

FINAL

BLOOMFIELD TOWN COUNCIL

There was a regular meeting of the Bloomfield Town Council held at 7:30 p.m. on Monday, July 11, 2016 in Council Chambers, Bloomfield Town Hall, 800 Bloomfield Avenue, Bloomfield, CT.

Present were: Mayor Joan Gamble, Deputy Mayor Schulman, Councilors Joseph Merritt, Patrick DeLorenzo, Wayne Hypolite, Joel Neuwirth, Derrick Seldon, Leon Rivers and Joseph Washington

Also present were: Philip K. Schenck, Jr., Town Manager, Sharron Howe, Assistant to the Town Manager, William Hogan, Director of Finance, Nancy Haynes, Purchasing/Risk Manager, Roberta LaMonaca, Director of Library Services, Cindy Coville, Human Resource Director, John Lawlor, Director of Public Works, Benjamin Whittaker, Facilities Manager, David Melesko, Director of Leisure Services, Yvette Huyghue-Pannell, Director of Senior Services and India M. Rodgers, Clerk of Council

Guest were: Mark Weisman, Chair of the Prosser Library, Richard Szczypek, Tai Soo Kim Partners, LLC, Jon Lavy and Elizabeth Hedde, Centerbrook Architects

PLEDGE OF ALLEGIANCE

The meeting began with the pledge of allegiance to the flag.

ANNOUNCEMENTS & PRESENTATIONS

Mayor Gamble requested a Moment of Silence for lives lost in Alton Sterling of Baton Rouge, LA, Philando Castile of Falcon Heights, MN and several police officers from Dallas, TX.

Update on Prosser Library Mr. Mark Weisman & Tai Soo Kim Partners, LLC

Mr. Mark Weisman, Chair of the Prosser Public Library Building Committee presented the Council with an update regarding the progress of this project.

Mr. Weisman reported new information regarding the possibility to acquire the Riley Lumber property, west of the existing site of Prosser Public Library located at 1 Tunxis Avenue. Mr. Riley has been in discussions with town administration regarding his willingness to sell the property to town. By obtaining this land parcel, it would provide additional parking needed. However, this property is also in the flood plain, so it could only be used for parking purposes. It was also suggested and recommended to build a pedestrian bridge for access to the main building.

Mr. Richard Szczypek of Tai Soo Kim Partners LLC presented updated information regarding conceptual architectural designs and cost estimates related to the new information with acquiring the Riley Lumber property.

Mr. Szczypek stated initially parking was an issue with the original site plans, however by obtaining the Riley Lumber property parking can be developed for a two story building with a northwest addition. It was estimated that approximately 131 parking spaces could be available across Wash Brook.

Mr. Szczypek also presented an updated project budget comparison with all three site options for the Town Hall site, existing Prosser site (lift building and expand to the north) and the updated Prosser site including the Riley property. (See attached spreadsheet)

The overall budget estimate of \$20.2 million include all components for the project in a side by side comparison. In acquiring the Riley property, \$700,000 was allocated to perform additional site work, \$380,000 was estimated to build a pre-fab bridge over Wash Brook, plus \$50,000 for footings and \$250,000 as a potential offer for property acquisition.

The final move after renovation to the new Prosser Library would be in the year 2020.

Councilor Merritt inquired about the availability of the lot to the west for available parking. It was noted that only an additional four spaces would be provided, which is not enough to address existing parking concerns. However, expansion of the library to the North is still a possibility.

Councilor Hypolite inquired about the current status of availability to acquire the Riley Lumber property. He asked if discussions and potential negotiation began. Is the property free and clear for sale or is it in Probate court for settlement. The Town may have interest to pursue purchase of this property, although timing is in favor of the proposed 2017 design phase. Councilor Hypolite also stated that the Council would need to know post referendum if there is a purchase/sale agreement.

Deputy Mayor Schulman asked about parking availability with the new updated plan. It was noted that parking was excluded under building due to the current flood plain. In regards to east of the river, 24 spaces are available and west of the river it was proposed to have 127 spaces, 4 handicap and the potential for an additional 20 spaces. If plans are not finalized with Riley Lumber, a total of 59 spaces would be provided if there is acquisition of the property to the north.

Councilor Seldon asked about the necessary approvals from the Army Corp of Engineers. Mr. Szczypek stated that if there is no impact on watercourse so no approval is needed. However, timeframes have been coordinated to support no impact with Army Corp of Engineers. The current zoning regulations allow parking in flood plan. They tentatively file a determination within approximately 3 months. It was noted that acquiring more property for parking is not viable whether it is designed to work or not.

Councilor Rivers inquired about the existing acreage of Riley Lumber. It was noted that the property is approximately 2 ½ acres. The parking lot will effect 2 acres and the remaining ½ acre would be designated as open space. There was some preliminary discussions about utilizing the entire acreage in conjunction with Filley Park.

Councilor DeLorenzo asked about the timeline regarding the Riley Lumber acquisition, the cost to pay with no referendum and any potential other funding.

Councilor Washington stated that the site acquisition to North scheme is an option, however the preferred layout would be to the west.

Mr. Weisman stated that the State Library grant still available in the current fiscal year budget. The Prosser Library Building Committee submitted a letter of intent expressing interest for funding.

Update on the Human Services Center Building (330 Park Avenue), Centerbrook Architects & Planners

Mr. Jon Lavy and Mrs. Elizabeth Hedde from Centerbrook Architects & Partners presented new schematics, floor plans with estimated conceptual project cost at \$21.87 million.

It was noted that an additional \$540,000 would be added to project cost, if there is a desire to have a full brick exterior with CMU backup and \$1,700,000 million solar panels.

The final project completion for the new Human Services Building would be in December 2018.

Councilor Hypolite inquired about excluding the replacement of soccer fields from the proposed bond referendum. Other funds may be available within the town capital improvement budget. He also noted several other concerns regarding the ½ brick exterior, light span slightly different, solar panels as a possible addition at a later date, acoustics cost estimates, which is included in the budget.

Councilor DeLorenzo stated that the new design is without a pool, meet requirements of all three departments with no program reductions and has an elevator. He also inquired about who would determine final decision regarding aesthetics. It was noted that recommendations would be obtained from the current department heads utilizing the building.

Councilor Rivers stated that the new design is a two story building may have the possibility for two elevators included with the estimated project, which are \$40,000 per elevator.

Councilor Seldon asked about the proposed gym size. It was noted that the architects are proposing a full court, with two practice courts. In regarding the building exterior, Councilor Seldon noted his preference for brick over metal outlay.

Deputy Mayor Schulman inquired about the amount of contingency for change orders. He also expressed potential concerns regarding the following:

- 40 years of lifespan and deterioration of metal panels for replacement
- 12 month timeframe for project completion, expansion to 24 months (construction time) on hold between phases
- Fire walls and safety concerns – design and layout impacted if walls are not extended and open, loss of heat building still insulated
- Difference in lighting with initial and new proposal, total voltage the same, LED fixtures are not customized, spread of light will reduce building expenses in utilities
- Minority set aside and prevailing wages
- Carpeting less expensive in certain areas
- Provision for bleachers, are included with the Furniture, Fixture and Equipment budget cost estimate
- Additional cost for an industrial kitchen, Senior Services requested a level up from the average residential kitchen, estimated at approximately \$125,000

- Generator to be added is estimated at \$150,000

Councilor DeLorenzo inquired about the outline of existing plans, demolishing the entire building, partitioned rooms, fire safety, sprinkler installations and exposed parts of the building.

Councilor Washington expressed concerns about having carpeted areas for senior citizens. The project cost estimate adjustments for \$21.87M does not include brick exterior, however labor expenses are built into the budget.

Councilor Seldon inquired about firewalls extended to the top of ceiling, carpeted areas for seniors, and acoustics with specialized panels.

Deputy Mayor Schulman stated that project plans satisfy all program needs for all three departments, additional ceilings or acoustic panels, area for mechanicals and storage.

Councilor Hypolite expanded and inquired about the confidence level of Centerbrook Architects. Mr. Lavy stated that he research and consulted a firm with work history of 30 years, analyzed materials and discussions with trade professionals. The life expectancy of this building would be 60 to 100 years, however maintenance is key.

Councilor Merritt stated that the concept of renovating the current building was dismissed. He stated that this decision is a rush to judgement. He also expressed interest about generator at this location. Councilor Merritt also inquired pricing as a result of the unpredictable growth of building costs. The estimated escalation at 3%, 1.5% each additional year.

Deputy Mayor Schulman requested additional information regarding to warranty replacement and useful life of metal outlay.

CITIZENS STATEMENTS & PETITIONS

1. **David Olden – 10 Jeffrey Lane** – stated that he was disturbed as a volunteer paramedic and 33 year town resident. Mr. Olden stated that on July 5, 2016, his wife visited the Prosser Public Library, in which she witnessed a patron watching pornography on the computer. He was told by library staff that this individual has rights under the freedom of information act. Mr. Olden called Police to file a complaint. He requested the town to install filters and prevent this issue from reoccurring.
2. **Bradley Klein, 82 Tariffville Road** representing BloomfieldCitizens.org spoke regarding support for the library and expressed concerns regarding proposals for 330 Park Avenue. (see written statement)
3. **Joseph Suggs, 10 Sandpiper Drive** – stated that he would like Council to advocate for the better good of people for reasonable cost estimates. He stated that he in support for new Senior Services Center, which provide essential services to the largest growing population in town.
4. **David Macbride, 20 Westbrook Road** stated his support for the library project, which is based on fully developed plans and its vitality to families and businesses in the community.
5. **Jane Nadel-Klein, 82 Tariffville Road** – voiced her appreciation to be heard by Council. She recommended a questions and answer format for later in the meeting. This dialogue is important for

citizens to ask questions. She also stated that she is not a proponent for renovations at 330 Park Avenue due to the lack of information on functionality of all departments by contrast. However, the library plans presented were thoughtful consideration, well researched, provides synergy in center of town. Mrs. Nadel-Klein recommended the library has a first priority and then consider 330 Park Avenue with more discussion and input from the public.

6. **Joan Geetter, 14 Shibah Way**, member of the Library Board of Trustees stated in 2006 and 2008 library plans were developed with no follow up actions. She requested that Council put the vote to citizens. Mr. Geetter is in support of the library project and noted differences of why 330 Park Avenue is not shovel ready.
7. **Jerry Long, 17 Avery Road** – Chair of the Economic Development Commission (EDC) reviewed the proposed bond referendum proposal regarding Prosser Library and 330 Park Avenue. The EDC stated that the library building committee did a thorough job in vetting feasibility in Bloomfield. However, proposals for 330 Park Avenue were not presented to the EDC and needs more vetting.
8. **Tollie Miller, 88 Kenmore Road** stated there was significant time and energy committed to the library project, remaining in the center of town and the potential consideration for the \$1 million grant. However, 330 Park Avenue needs more vetting and explore moving some services into the center of town. Ms. Miller also advocated to support the police department in deescalation techniques due to the recent deaths that were racially driven.
9. **Kevin Hussein, 95 Woodland Avenue** commended both architects for their respective presentations. However, he expressed disappointed regarding the user ship on each building. He is in support of the library, with a concentrated focus on the Plan of Conservation study. Mr. Hussein stated that 330 Park Avenue should be in the center of town as well. He also commented on Public Safety issues and suggested a training forum to discuss respect for officers and deescalation techniques. In addition, Mr. Hussein mentioned a draft policy addressing transparency in town government, the request to have a question and answer discussion with feedback between citizens and Council. Also, he stated that volunteerism on a board or commission needs to be more efficient in response time from expressed interest.
10. **Sharon Mann, 1 Adams Road** stated her support for the Prosser Library renovation project. She also stated that 330 Park Avenue should be in the center of town. The project needs more vetting, investigation and research for another year.
11. **Kevin Gough, 5 Bear Ridge Drive** stated that the library is a critical component of a town. During the process in evaluating renovations to the library, there was excellent citizen input and dialogue. Mr. Gough also stated that 330 Park Avenue is deserving as well, however needs to be more time for vetting, discuss potential locations.
12. **David Mann, 1 Adams Road** is in support of the library. The concerns regarding current debt service levels, the town must decide with the most vital project and greater impact to the town. Mr. Mann noted the lack of design and user information for 330 Park Avenue. He also mentioned an overall review of public investment that spear private investments for the town center. Mr. Mann also expressed his excitement over solar interest in projects.

13. **Paula Jones, 5 Bear Ridge Drive** stated her support for Prosser Library, due to this project being shovel ready and more planning for senior center complex.
14. **Bonnie Bercowetz, 492 Park Avenue** recommended not going forward with the library at this time, due to uncertainties in obtaining the Riley Lumber project. She also stated that it is time to renovate 330 Park Avenue, however it has not been vetted and the Public Works Garage is vital to the town, a must do.
15. **Michelle Bononi, 85 Vista Way** – resident, taxpayer and retired urban planner and EDC member. Mrs. Bononi expressed her opinion regarding the three proposed renovation capital improvement projects.
 - The Public Works Garage proposal has been reviewed, firm cost and shovel ready.
 - The Prosser Library has the best proposal than any previous one, creative and utilization of the existing building. However, the \$20.2 million does not include the purchase of Riley Lumber. In addition, it does not include any additional land right of way or easement fees.
 - The Human Services Center at 330 Park demographics consideration relative to square footage and other needs, no planning/public input, no floor plans/renderings, concerns about project overruns. This project is not ready for consideration going forward for referendum item the November ballot.

Mrs. Bononi recommended the following to the Council:

- Council and voters need to know what they are voting for.
 - Bond proposed to finance these three projects are generally obligation bonds, payment defaulted by the town, taxpayers are responsible, town/council have the ability to increase property taxes.
 - Property taxes currently paid by residents should reflect a town offering premier schools and parks/recreation services, Bloomfield has neither, existing indebtedness from the school system remain
 - Emerging revenue reductions to municipalities must be considered, i.e. – State of Connecticut, the potential loss of larger businesses in town.
 - Not acquiring more debt than the town could sustain
 - Recommended approval of the Public Works Garage, Library on a conditional basis pending information regarding the purchase of Riley Lumber. In regards to 330 Park Avenue, more research and public input during the process,
16. **Fred Hesketh, 1 Essex Lane** mentioned the town hall site and the other two plans for the Prosser Library. He asked the Council to consider the tax consequences for citizens.
 17. **Ruthanne Marchetti, 669 Bloomfield Avenue** expressed her support for library. She commended the building committee, citizens, and public input in the process. She also stated that 330 Park not ready at this time and premature for placement as a bond referendum.

18. **Jerry Middleton, 4 Pine Meadow Lane** – expressed concerns about who is responsible for mowing tall grass.

REPORT FROM COUNCIL SUBCOMMITTEES

Public Safety – Councilor Washington read a brief subcommittee report of the last meeting held on June 13, 2016.

Committee on Committees – The next subcommittee meeting will be held on July 18, 2016 at 6:30 p.m.

Land Use & Economic Development – The meeting scheduled for Monday, July 18, 2016 at 7:00 p.m. will be cancelled.

COUNCIL BUSINESS

OLD BUSINESS

FY 15/16-85: Discussion and Possible Action Regarding Three Capital Improvement Projects (Comments from Douglas Gillette, Bond Attorney of Day-Pitney LLP; Separate votes needed)

- **Prosser Library**
- **Public Works Facility**
- **Alvin & Beatrice Wood Human Services Building**

Mr. Doug Gillette, Bond Attorney of Day-Pitney, LLP reviewed the procedure overview for bond resolutions and schedule.

There are three separate bond resolutions on the agenda that must be voted on separately. The resolutions approved would also have a separate referendum vote.

It was noted that whichever bond resolutions are forwarded with approval, a public hearing scheduled for the next regular meeting date of July 25, 2016.

On August 8, 2016, all bond resolutions must be acted on by Council and referendum date set.

The resolutions were drafted for Prosser Library, 330 Park Avenue and Public Works Garage in determination scope and particulars for each respective project. The Library resolution was drafted by the existing building committee defining scope, 330 Park Avenue and Public Works Garage was drafted by Council or designee defining scope.

There is no legal limit to max bonding capacity at \$30 million.

It was noted that current resolution 20.8 million presented for the Human Services Building at 330 Park Avenue should be amended with newly proposed base lower figures and include possible additions.

Mr. Gillette noted that it is necessary to approve a project with at least 115% affirmative vote larger than the negative vote.

Councilor Hypolite inquired if a public hearing can be held on the same voting day. He also requested clarification regarding a minimum voter turn-out in approval for referendum. It was noted that there is no minimum amount needed, only the two part test in moving forward.

Deputy Mayor Schulman inquired about the latest for public hearing and modification with referendum schedule.

By September 8, 2016, all resolutions must be submitted and acted over the Notice of Passage publication for the November 2016 ballot.

Councilor Seldon requested clarification regarding the 115% affirmative vote.

Councilor DeLorenzo inquired about validation of results. It was noted that results are validated by the Town Clerk, Moderator and Registrar.

Prosser Library

It was moved by Councilor Merritt, seconded by Councilor Neuwirth to approve the following: Resolution of the Town Council of the Town of Bloomfield appropriating \$20,277,000 for renovations to and expansion of the Prosser Public Library and authorizing the issuance of bonds and notes to finance the portion of the appropriation not defrayed from grants.

**VOTE: AYE: J. Merritt, J. Neuwirth, P. DeLorenzo
 NAY: J. Gamble, S. Schulman, J. Washington, W. Hypolite, L. Rivers, D. Seldon
 ABSTAIN: None**

The motion failed, 3-6-0.

Deputy Mayor Schulman stated the Riley Lumber is owned by several family members, who may have interest or shares within the property, which may have some probate court issues.

At this time, there is no possibility to determine and proceed with acquiring the Riley Lumber site. However, there may be a possibility to proceed to the North.

Due to these significant concerns, it is difficult have a November referendum vote for the library site. The current debt service is a result of past investments with the golf course and renovation of Bloomfield Public schools.

Deputy Mayor Schulman noted the value of the present proposal. He also expressed great concerns regarding safety issues at 330 Park Avenue, relative to fire safety and future warranties.

Councilor Merritt stated that the differences, hazards, services and user ship between both projects. He stated that the library is the busiest in town and services are currently being denied, due to lack of space and programmatic barriers.

Councilor DeLorenzo suggested renovating 330 Park Avenue when the debt service is decreased in approximately 4 years. The town could be in position for another referendum in the year 2020. He expressed respective concerns regarding west versus north site acquisition of property. Councilor DeLorenzo expressed his disappointment regarding the lack of advocacy for 330 Park Avenue, representative of all three departments related to service delivery and need. He stated that the renovation of the library would encourage revitalization of town center with new apartments, Wintonbury Mall and other economic development in town.

Public Works Facility

It was moved by Councilor Neuwirth, seconded by Councilor Hypolite and voted unanimously to approve the following:

Resolution of the Town Council of the Town of Bloomfield appropriating \$11,683,000 for renovations to and expansion of the Town's Public Works Complex and authorizing the issuance of bonds and notes in the same amount to finance the appropriation.

Alvin & Beatrice Wood Human Services Building

It was moved by Deputy Mayor Schulman, seconded by Councilor Washington to approve the following:

Resolution of the Town Council of the Town of Bloomfield appropriating \$20,819,000 for Construction of a Human Services facility to be located at 330 Park Avenue in Bloomfield and authorizing the issuance of bonds and notes in the same amount to finance the appropriation.

Councilor Seldon requested a friendly amendment to the original motion to consider and take action regarding a continuance to the next special meeting of the Bloomfield Town Council set for Monday, July 25, 2016. The maker and seconder of the motion accepted.

VOTE: AYE: J. Gamble, S. Schulman, J. Washington, W. Hypolite, L. Rivers, D. Seldon

NAY: J. Merritt, P. DeLorenzo

ABSTAIN: J. Neuwirth

The motion passes, 6-3-1.

NEW BUSINESS

FY16/17-1: Review/Discussion/Action: Additional Funding for Architectural Design Services (Alvin & Beatrice Wood Human Services Center)

It was moved by Councilor Rivers, seconded by Councilor Merritt and voted unanimously to approve the following:

Resolved: That the Bloomfield Town Council authorize the expenditure of \$15,000 to Centerbrook Architects LLP to provide these additional services and such expenditures be charged to the 2016-17 Town Council budget (budgetary code 0110-52251 Professional Services).

Mayor's Report

There is no report from Mayor Gamble at this time.

Town Manager's Report

Mr. Schenck, Jr., Town Manager reported the following updates to the Town Council:

- On July 25, 2016, Mr. James Wren, Jr. from the Town of Berlin will begin his employment with the Town of Bloomfield as the new Director of Finance. Mr. Wren is a graduate of the University of Connecticut's School of Business and has successfully completed both the Certified Public Accountant and Certified Internal Auditor examinations.
- On July 29, 2016, Mr. William Hogan will retire from the Town of Bloomfield as the Director of Finance. Mr. Schenck, Jr. wished Mr. Hogan the best in his future endeavors.
- As a reminder, tax bills have been issued and are due on August 1, 2016.
- The Summer Concert series on the Town Green is held every Thursday evening, hosted by Bloomfield Leisure Services.
- The paving program is well underway with the Department of Public Works.

APPROVAL OF MINUTES

It was moved by Councilor Neuwirth, seconded by Deputy Mayor Schulman and voted unanimously to approve the minutes of June 28, 2016 – Special Meeting with noted amended corrections presented by Councilor Hypolite.

It was moved by Deputy Mayor Schulman, seconded by Councilor Neuwirth and voted unanimously to approve the minutes of June 27, 2016.

Councilor Hypolite congratulated Mr. William Hogan, Director of Finance on his retirement. He wished him the best and his departure is bittersweet. Councilor Hypolite also encouraged a public forum discussion regarding the recent public safety events nationwide. In addition, the library computer concerns should be to be addressed with filters to prevent inappropriate surfing.

Mayor Gamble informed staff in attendance at this meeting, the Town Manager approved a one hour delay for reporting to work the next business day.

COUNCIL COMMENTS

EXECUTIVE SESSION

Mayor Gamble postponed Executive Sessions for this meeting.

ADJOURNMENT

It was moved by Councilor Rivers, seconded by Councilor DeLorenzo to adjourn the meeting at 11:50 p.m.

RESOLUTION OF TOWN COUNCIL
JULY 11, 2016
(Public Works Complex Renovation and Expansion Project)

Item __. (Public Works Complex Renovation and Expansion Project)

RESOLVED, that the reading into the minutes of the text of the resolution entitled "**Resolution Of The Town Council Of The Town Of Bloomfield Appropriating \$11,683,000 For Renovations To And Expansion Of The Town's Public Works Complex And Authorizing The Issuance Of Bonds And Notes In The Same Amount To Finance The Appropriation**" is hereby waived, the full text of the resolution having been distributed to each member of the Council and copies being made available to those persons attending this meeting; and that the full text of the resolution be recorded with the minutes of this meeting.

FURTHER RESOLVED, that the aforesaid resolution is hereby introduced.

FURTHER RESOLVED, that the project described in the aforesaid resolution is referred to the Town Plan and Zoning Commission for a report pursuant to Section 8-24 of the Connecticut General Statutes.

FURTHER RESOLVED, that a public hearing on the aforesaid resolution be held in accordance with Section 307 of the Town Charter on Monday, July 25, 2016 at 7:35 p.m. in the Council Chambers, Town Hall, 800 Bloomfield Avenue in Bloomfield; and that the Town Manager, the Town Clerk and the Clerk of the Council are hereby directed to provide due and legal notice of such public hearing.

RESOLUTION OF THE TOWN COUNCIL
OF THE TOWN OF BLOOMFIELD
APPROPRIATING \$11,683,000 FOR RENOVATIONS TO AND EXPANSION OF THE
TOWN'S PUBLIC WORKS COMPLEX AND AUTHORIZING THE ISSUANCE OF
BONDS AND NOTES IN THE SAME AMOUNT TO FINANCE THE APPROPRIATION

RESOLVED,

(a) That the Town of Bloomfield appropriate ELEVEN MILLION SIX HUNDRED EIGHTY-THREE THOUSAND DOLLARS (\$11,683,000) for costs related to renovations to and expansion of the Town's Public Works Complex located at 21 Southwood Drive in the Town of Bloomfield, contemplated to include renovations to the existing building for shops, maintenance and vehicle storage, an office/employee facility and vehicle maintenance addition, drainage and paving, increased vehicle and material storage, site security and safety measures, removal of underground fuel tanks, a new fueling facility and wash bay, the acquisition of land or easements therein, and related work, improvements, equipment and appurtenances; provided

that no portion of the appropriation shall be expended on the acquisition of land, including any easements therein, (other than costs preliminary thereto) until such acquisition has been approved by the Town Council following a report from the Town Plan and Zoning Commission pursuant to Section 8-24 of the General Statutes of Connecticut, Revision of 1958, as amended. The appropriation may be spent for design, construction, acquisition and installation costs, land or easement acquisition costs, equipment, furnishings, materials, utilities, permitting costs, project management including but not limited to a clerk of the works, administrative costs, architects' fees, engineering and other consultant fees, legal fees, net interest on borrowings and other financing costs, and other expenses related to the project or its financing. The Town intends to reimburse the General Fund for preliminary expenditures on the project, including but not limited to costs with respect to related eminent domain proceedings, in an amount not to exceed \$103,000. The Town Council, or such building committee or such other Town officers or officials as are so authorized by the Town Council, is authorized to determine the scope and particulars of the project; and may reduce or modify the scope of the project including the deletion of elements of the project, and the entire appropriation may be spent on the project as so reduced or modified.

(b) That the Town issue its bonds or notes in an amount not to exceed ELEVEN MILLION SIX HUNDRED EIGHTY-THREE THOUSAND DOLLARS (\$11,683,000) to finance the appropriation for the project. The amount of bonds or notes issued shall be reduced by the amount of grants, if any, received by the Town for the project and not separately appropriated to pay additional project costs. The bonds or notes shall be issued pursuant to Section 7-369 of the General Statutes of Connecticut, Revision of 1958, as amended, and any other enabling acts. The bonds or notes shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town.

(c) That the Town issue and renew its temporary notes from time to time in anticipation of the receipt of the proceeds from the sale of the bonds or notes and the receipt of grants for the project. The amount of the notes outstanding at any time shall not exceed ELEVEN MILLION SIX HUNDRED EIGHTY-THREE THOUSAND DOLLARS (\$11,683,000). The notes shall be issued pursuant to Section 7-378 of the General Statutes of Connecticut, Revision of 1958, as amended. The notes shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town. The Town shall comply with the provisions of Section 7-378a of the General Statutes if the notes do not mature within the time permitted by said Section 7-378.

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

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

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

(g) That the Town Council, the Town Manager, the Town Treasurer, the Director of Finance, and other proper officers and officials of the Town are authorized to take any other action which is necessary or desirable to enable the Town to complete the project and to issue bonds, notes or temporary notes to finance the aforesaid appropriation.

(h) That this resolution shall be effective when approved in accordance with the requirements of Section 310 of the Town Charter by majority vote of the qualified electors voting thereon following adoption by the Town Council.

RESOLUTION OF TOWN COUNCIL
JULY 11, 2016
(Prosser Public Library Renovation and Expansion Project)

Item __. (Prosser Public Library Renovation and Expansion Project)

RESOLVED, that the reading into the minutes of the text of the resolution entitled "**Resolution Of The Town Council Of The Town Of Bloomfield Appropriating \$20,277,000 For Renovations To And Expansion Of The Prosser Public Library And Authorizing The Issuance Of Bonds And Notes To Finance The Portion Of The Appropriation Not Defrayed From Grants**" is hereby waived, the full text of the resolution having been distributed to each member of the Council and copies being made available to those persons attending this meeting; and that the full text of the resolution be recorded with the minutes of this meeting.

FURTHER RESOLVED, that the aforesaid resolution is hereby introduced.

FURTHER RESOLVED, that the project described in the aforesaid resolution is referred to the Town Plan and Zoning Commission for a report pursuant to Section 8-24 of the Connecticut General Statutes.

FURTHER RESOLVED, that a public hearing on the aforesaid resolution be held in accordance with Section 307 of the Town Charter on Monday, July 25, 2016 at 7:35 p.m. in the Council Chambers, Town Hall, 800 Bloomfield Avenue in Bloomfield; and that the Town Manager, the Town Clerk and the Clerk of the Council are hereby directed to provide due and legal notice of such public hearing.

RESOLUTION OF THE TOWN COUNCIL
OF THE TOWN OF BLOOMFIELD
APPROPRIATING \$20,277,000 FOR RENOVATIONS TO AND EXPANSION OF THE
PROSSER PUBLIC LIBRARY AND AUTHORIZING THE ISSUANCE OF BONDS AND
NOTES TO FINANCE THE PORTION OF THE APPROPRIATION NOT DEFRAYED
FROM GRANTS

RESOLVED,

(a) That the Town of Bloomfield appropriate TWENTY MILLION TWO HUNDRED SEVENTY-SEVEN THOUSAND DOLLARS (\$20,277,000) for costs related to renovations to and expansion of the Prosser Public Library located at 1 Tunxis Avenue in the Town of Bloomfield, contemplated to include renovation of the existing library facility, coupled with an addition that will expand the Library, to create a new facility of approximately 36,958 square feet, including the Library's print, video, audio and digital collections, computer space, children's library, teen space and adult library services, staff offices, processing area, storage, as

well as meeting space for library and community programs; acquisition of land or easements therein, site improvements including but not limited to parking, and related work, improvements, equipment and appurtenances; provided that no portion of the appropriation shall be expended on the acquisition of land, including any easements therein, (other than costs preliminary thereto) until such acquisition has been approved by the Town Council following a report from the Town Plan and Zoning Commission pursuant to Section 8-24 of the General Statutes of Connecticut, Revision of 1958, as amended. The appropriation may be spent for design, construction, acquisition and installation costs, land or easement acquisition costs, equipment, furnishings, materials, utilities, permitting costs, project management including but not limited to a clerk of the works, grant management and other administrative costs, architects' fees, engineering and other consultant fees, legal fees, net interest on borrowings and other financing costs, and other expenses related to the project or its financing. The Town intends to reimburse the General Fund for preliminary expenditures on the project in an amount not to exceed \$41,000. The Town anticipates receiving grants from the State of Connecticut Library Board in an amount estimated not to exceed \$1,000,000 to defray in part the appropriation for the project. The Prosser Library Building Committee is authorized to determine the scope and particulars of the project; and may reduce or modify the scope of the project including the deletion of elements of the project, and the entire appropriation may be spent on the project as so reduced or modified.

(b) That the Town issue its bonds or notes in an amount not to exceed TWENTY MILLION TWO HUNDRED SEVENTY-SEVEN THOUSAND DOLLARS (\$20,277,000) to finance the appropriation for the project. The amount of bonds or notes issued shall be reduced by the amount of grants received by the Town for the project and not separately appropriated to pay additional project costs. The bonds or notes shall be issued pursuant to Section 7-369 of the General Statutes of Connecticut, Revision of 1958, as amended, and any other enabling acts. The bonds or notes shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town.

(c) That the Town issue and renew its temporary notes from time to time in anticipation of the receipt of the proceeds from the sale of the bonds or notes and the receipt of grants for the project. The amount of the notes outstanding at any time shall not exceed TWENTY MILLION TWO HUNDRED SEVENTY-SEVEN THOUSAND DOLLARS (\$20,277,000). The notes shall be issued pursuant to Section 7-378 of the General Statutes of Connecticut, Revision of 1958, as amended. The notes shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town. The Town shall comply with the provisions of Section 7-378a of the General Statutes if the notes do not mature within the time permitted by said Section 7-378.

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

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

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

(g) That the Town Council, the Town Manager, the Town Treasurer, the Director of Finance, the Prosser Library Building Committee, and other proper officers and officials of the Town are authorized to take any other action which is necessary or desirable to enable the Town to complete the project and to issue bonds, notes or temporary notes to finance the aforesaid appropriation.

(h) That this resolution shall be effective when approved in accordance with the requirements of Section 310 of the Town Charter by majority vote of the qualified electors voting thereon following adoption by the Town Council.

**RESOLUTION OF TOWN COUNCIL
JULY 11, 2016
(Human Services Facility Project)**

Item __. Human Services Facility Project)

RESOLVED, that the reading into the minutes of the text of the resolution entitled **"Resolution Of The Town Council Of The Town Of Bloomfield Appropriating \$20,819,000 For Construction Of A Human Services Facility To Be Located At 330 Park Avenue In Bloomfield And Authorizing The Issuance Of Bonds And Notes In The Same Amount To Finance The Appropriation"** is hereby waived, the full text of the resolution having been distributed to each member of the Council and copies being made available to those persons attending this meeting; and that the full text of the resolution be recorded with the minutes of this meeting.

FURTHER RESOLVED, that the aforesaid resolution is hereby introduced.

FURTHER RESOLVED, that the project described in the aforesaid resolution is referred to the Town Plan and Zoning Commission for a report pursuant to Section 8-24 of the Connecticut General Statutes.

FURTHER RESOLVED, that a public hearing on the aforesaid resolution be held in accordance with Section 307 of the Town Charter on Monday, July 25, 2016 at 7:35 p.m. in the Council Chambers, Town Hall, 800 Bloomfield Avenue in Bloomfield; and that the Town Manager, the Town Clerk and the Clerk of the Council are hereby directed to provide due and legal notice of such public hearing.

**RESOLUTION OF THE TOWN COUNCIL
OF THE TOWN OF BLOOMFIELD
APPROPRIATING \$20,819,000 FOR CONSTRUCTION OF A HUMAN SERVICES
FACILITY TO BE LOCATED AT 330 PARK AVENUE IN BLOOMFIELD AND
AUTHORIZING THE ISSUANCE OF BONDS AND NOTES IN THE SAME AMOUNT
TO FINANCE THE APPROPRIATION**

RESOLVED,

(a) That the Town of Bloomfield appropriate TWENTY MILLION EIGHT HUNDRED NINETEEN THOUSAND DOLLARS (\$20,819,000) for costs related to the design, construction, furnishing and equipping of a human services facility to be located at 330 Park Avenue in the Town of Bloomfield, contemplated to include the demolition of the existing approximately 92,000 square foot building on the site and the construction of an approximately 52,419 square foot facility providing programming space for the Town's Leisure Services,

Senior Services and Social and Youth Services Departments and their activities, including a gymnasium, multipurpose rooms, a food bank and kitchen, site improvements, including but not limited to parking, traffic flow, lighting, security and landscaping, and related work, improvements, equipment and appurtenances. The appropriation may be spent for design, construction, acquisition, installation and demolition costs, equipment, furnishings, materials, utilities, permitting costs, project management including but not limited to a clerk of the works, administrative costs, architects' fees, engineering and other consultant fees, legal fees, net interest on borrowings and other financing costs, and other expenses related to the project or its financing. The Town intends to reimburse the General Fund for preliminary expenditures on the project in an amount not to exceed \$68,000. The Town Council, or such building committee or such other Town officers or officials as are so authorized by the Town Council, is authorized to determine the scope and particulars of the project; and may reduce or modify the scope of the project including the deletion of elements of the project, and the entire appropriation may be spent on the project as so reduced or modified.

(b) That the Town issue its bonds or notes in an amount not to exceed TWENTY MILLION EIGHT HUNDRED NINETEEN THOUSAND DOLLARS (\$20,819,000) to finance the appropriation for the project. The amount of bonds or notes issued shall be reduced by the amount of grants, if any, received by the Town for the project and not separately appropriated to pay additional project costs. The bonds or notes shall be issued pursuant to Section 7-369 of the General Statutes of Connecticut, Revision of 1958, as amended, and any other enabling acts. The bonds or notes shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town.

(c) That the Town issue and renew its temporary notes from time to time in anticipation of the receipt of the proceeds from the sale of the bonds or notes and the receipt of grants for the project. The amount of the notes outstanding at any time shall not exceed TWENTY MILLION EIGHT HUNDRED NINETEEN THOUSAND DOLLARS (\$20,819,000). The notes shall be issued pursuant to Section 7-378 of the General Statutes of Connecticut, Revision of 1958, as amended. The notes shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town. The Town shall comply with the provisions of Section 7-378a of the General Statutes if the notes do not mature within the time permitted by said Section 7-378.

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

(e) That the Town hereby declares its official intent under Federal Income Tax Regulation Section 1.150-2 that project costs may be paid from temporary advances of available funds and that the Town reasonably expects to reimburse any such advances from the proceeds

of borrowings in an aggregate principal amount not in excess of the amount of borrowing authorized above for the project. The Town Manager and either the Town Treasurer or the Director of Finance are authorized to amend such declaration of official intent as they deem necessary or advisable and to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds, notes or temporary notes authorized by this resolution if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years.

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

(g) That the Town Council, the Town Manager, the Town Treasurer, the Director of Finance, and other proper officers and officials of the Town are authorized to take any other action which is necessary or desirable to enable the Town to complete the project and to issue bonds, notes or temporary notes to finance the aforesaid appropriation.

(h) That this resolution shall be effective when approved in accordance with the requirements of Section 310 of the Town Charter by majority vote of the qualified electors voting thereon following adoption by the Town Council.

Statement of BloomfieldCitizens.org on Proposed Bonding Projects

The Bloomfield Town Council tonight needs to decide which, if any, of two town improvement projects – renovating Prosser Library or rebuilding 330 Park Ave. – will go to citizen bonding referendum along with the DPW renovation project in the fall election. BloomfieldCitizens.org believes that the Prosser Library project is the one that must go forward at this time.

As has been noted by independent bond counsel, Bloomfield is constrained to issuing only approximately \$30 million in new debt if it wishes to keep its AA+ S&P debt rating. Consequently, fiscal responsibility dictates that the Council can move forward with only one of the two projects, as each is valued at approximately \$20 million.

The case for renovating Prosser Library:

- Residents have known for years that expansion of Prosser Library is needed, as documented by our Librarian and the Library Board. Property was taken by eminent domain in 2005 for this purpose but, due to a variety of factors, the Town has delayed the renovation.
- Since the project was restarted, the Library Building Committee has reached out to the public for input and direction. The architect on the project made numerous design modifications as a result, delivering several workable options to the Town, all of which can be built well at the \$20 million price tag. The designs are buildings that Bloomfield residents will be proud of for the rest of the century.
- Important questions regarding Prosser renovation, such as location and size, were vetted by Town committees and commissions. This provided additional input to the Library Building Committee, the public, and the Town Council.

In short, through a healthy process of community input and discussion and thorough, diligent work by the Library Building Committee, Bloomfield's Librarian and Library Board, and Friends of the Library, a proposal has been delivered that has been vetted and conceptually approved by all who participated. This project, after years of delay, is ready to go and should move forward with the blessing of the Council. BloomfieldCitizens.org supports the renovation proposal and will work for passage of the bond referendum in the November election if it is on the ballot.

What of 330 Park Avenue? BloomfieldCitizens.org certainly agrees that the town services provided at the location – Senior Services, Leisure Services, Social & Youth Services – are essential to the community. We also agree with the basic analysis of the long-term inadequacy of the current building, a repurposed school that is near the end of its useful life. However, the proposed 330 Park Ave. project offers a sharp contrast to the Prosser Library proposal:

- While residents have known of the building’s inadequacies for some time, the proposal to “rebuild” came out of the blue. Where is the Building Committee?
- Consequently, there has been little or no public input on the proposal, certainly not on the basic questions, e.g. what are the needs vs. wants of each service, should all the services remain in a single location or should/could they be separated, is 330 Park Ave. a good location for any of the services or would a new location – the center of town – be better?
- As opposed to the Prosser Library architect, estimates for different options at 330 Park Ave. vary wildly, from \$20 to \$35 million. Unfortunately, the low end estimate – the only one Bloomfield can currently afford – is a “stripped down” plan that delivers the bare minimum, not a building citizens are likely to be either happy with functionally or proud of aesthetically.

The long-term decisions and subsequent work at 330 Park Ave. are “not ready for prime time” as the expression goes. BloomfieldCitizens.org is surprised that the Town Council is considering this path, given the lack of review and the price tag of the project relative to quality. This is an “on the cheap” proposal and issuing a bond to pay for it is fiscally irresponsible. We urge the Council to drop this project and begin the input and review process in earnest to arrive at a good solution to the future facility needs of the current services at 330 Park Ave.

Follow us at [Bloomfield Citizens - Facebook](#)

Project Budget - Updated

Prosper Public Library
 Bloomfield, Connecticut
 Project Budget Analysis
 July 7, 2016

multiplier 1.08
 projected
 to 2016
 multiplier 1.12
 projected
 to 2019
 at 4% p/yr

use for
 Prosper
 in 2016

| | | | | | | |
|----|---|------------|-------------------|----|--|--|
| 1 | Site Work on Existing Site | 300,000 /A | | | | |
| 2 | Site Work on Additional Site | | | | | |
| 3 | Pre-Pad Bridge over Wash Brook, plus \$50k for footings | 3,000 /lf | | | | |
| 4 | HazMat & Demo | 325 /sf | | | | |
| 5 | Building New | 300/sf | | | | |
| 6 | Building Interior Renovation | 210/sf | | | | |
| 7 | Building Unassigned Basement | | | | | |
| 8 | Flood Proof Existing Building per Weston & Sampson | | | | | |
| 9 | Lift Existing Building, Add Foundation Walls, and Reinforce Structure | | | | | |
| 10 | Premium on Elevated Structure | | | | | |
| 11 | Subtotal | | 12,736,600 | | | |
| 12 | Estimating Contingency | 9% | 1,146,294 | 9% | | |
| 13 | A. Total Construction Cost | | 13,882,894 | | | |

| | | | | | | |
|----|---|---------|------------------|------|--|--|
| 14 | Site Acquisition | | 0 | | | |
| 15 | Furniture, Equip., & Shelving | 982,000 | 1,055,000 | | | |
| 16 | A/E Fees | | 1,045,000 | 7.5% | | |
| 17 | A/E Reimbursables | | 35,000 | | | |
| 18 | CM Fees | | 416,487 | 3% | | |
| 19 | Design Contingency (9% on Prosper, 6.5% on Town Hall) | | 502,388 | 6.5% | | |
| 20 | Other Consult. Budget | | 50,000 | | | |
| 21 | Testing Fees | | 25,000 | | | |
| 22 | Owner's Rep or Clerk of Works | | 100,000 | | | |
| 23 | Moving Expenses | | 25,000 | | | |
| 24 | Legal & Accounting Expenses | | 10,000 | | | |
| 25 | Computer Equipment, Server & Network | | 237,300 | | | |
| 26 | Voice and Video Equipment | | 39,500 | | | |
| 27 | Security Equipment, incl. Book Security | | 85,000 | | | |
| 28 | Swing Space Costs | | 0 | | | |
| 29 | B. Total Other Costs | | 4,025,675 | | | |

30 C. Owner's Proj Contingency 10% 1,790,857 10%

31 D. TOTAL PROJECT COST (A + B + C) 19,699,426

32 Rounded say \$19.7 Million

| | Town Hall Site (New Three-Story Building) Option 1 36,328 SF | Prosper Site (Lift Building and Expand Toward North) Option 2 38,234 SF | Updated Prosper Site (Abandon Basement; Add Riley Property) Updated Option 2 37,309 SF (no basement) |
|-----------|---|--|---|
| 1,25 A | 930,000 | 375,000 | 375,000 |
| 0.5 A | 0 | 150,000 | 700,000 |
| | 0 | 0 | 380,000 |
| | 0 | 75,000 | 75,000 |
| 19,038 sf | 11,806,600 | 6,396,768 | 7,471,968 |
| 19,196 sf | 325/sf | 4,415,080 | 336/sf |
| - sf | 0 | 0 | 0 |
| - sf | 0 | 0 | 0 |
| | 0 | 800,000 | 0 |
| | 0 | 0 | 0 |
| | 12,736,600 | 12,211,848 | 12,468,298 |
| | 1,146,294 | 1,099,066 | 1,122,147 |
| | 9% | 9% | 9% |
| | 36,328 sf | 38,234 sf | 37,309 sf |
| | 13,882,894 | 13,310,914 | 13,590,445 |
| | | | Riley Property |
| | 0 | 500,000 | 250,000 |
| | 1,055,000 | 1,055,000 | 1,055,000 |
| | 1,045,000 | 1,080,000 | 1,087,000 |
| | 7.5% | 8.0% | 8.0% |
| | 35,000 | 35,000 | 35,000 |
| | 416,487 | 399,327 | 407,713 |
| | 3% | 3% | 3% |
| | 502,388 | 1,197,982 | 1,223,140 |
| | 6.5% | 9% | 9% |
| | 50,000 | 50,000 | 50,000 |
| | 25,000 | 25,000 | 25,000 |
| | 100,000 | 100,000 | 100,000 |
| | 25,000 | 50,000 | 50,000 |
| | 10,000 | 10,000 | 10,000 |
| | 237,300 | 237,300 | 237,300 |
| | 39,500 | 39,500 | 39,500 |
| | 85,000 | 85,000 | 85,000 |
| | 0 | 250,000 | 150,000 |
| | 4,025,675 | 5,094,110 | 4,804,653 |
| | | | multiple moves |
| | 1,790,857 | 1,840,502 | 1,839,510 |
| | 10% | 10% | 10% |
| | 19,699,426 | 20,245,526 | 20,234,608 |
| | | | Internal phasing |
| | | | 4,804,653 |
| | | | 1,839,510 |
| | | | 10% |
| | | | 20,234,608 |
| | | | say \$20.2 Million |

| | | | |
|--|--|-----------------|------------------|
| Town of Bloomfield: | Human Services Facility: New Building | Updated: | 7/11/2016 |
| Estimated Conceptual Project Cost | | | |
| Conceptual Phase | | | |
| Copyright - Centerbrook Architects and Planners, LLP | | | |

Note: This project cost budget does not include contingency for 'OBE's ("Out of Budget Expenses").
 Some Owner's expenses may be missing.
 Removal and disposal of hazardous materials and soil is estimated.
 Includes adjustments from Staff Meeting on 7/8/2016

A. POTENTIAL CONSTRUCTION COST (BASED ON AGREED SF COSTS)

| | | | | |
|--|-----------|-----------|---------------------|--|
| 1 Building Demolition | 90,000 SF | \$20 /SF | \$1,800,000 | Est. |
| 2 New Construction | 52,419 SF | \$180 /SF | \$9,435,420 | Est. Includes prevailing wages/levy |
| 3 Site (parking, landscaping, utilities) | | \$25 /SF | \$1,310,475 | Est. |
| 4 New Playing Fields | | | \$500,000 | Est. |
| 5 Site Demolition (includes site restoration) | | | \$250,000 | Est. |
| (A) TOTAL ESTIMATED CONSTRUCTION COSTS: | | | \$13,295,895 | <i>NOTE: Does not include the markups below.</i> |

A1. DESIGN CONTINGENCIES AND MARKUPS

| | | | |
|--|---------------|--------------------|---------------------|
| 1 General Conditions for Div. 2-15 | Lump Sum | \$650,000 | \$55k for 12 months |
| 2 Contractor OH & P, Bond and Insurance | 5% of A, A1.1 | \$664,795 | |
| 3 Escalation Contingency | 3% of A | \$398,877 | |
| 4 Design, Estimating, & Bidding Contingency | 8% of A | \$1,063,672 | |
| TOTAL CONSTRUCTION CONTINGENCIES & MARKUPS: | | \$2,787,343 | |

COMPLETE CONSTRUCTION COST

| | | |
|--|--------------|---------------------|
| Total construction costs (A + A1) | | \$16,083,238 |
| Construction Contingency | 6% of A + A1 | \$964,994 |
| (A) TOTAL ESTIMATED CONSTRUCTION COSTS: | | \$17,048,232 |

PROJECT SUPPORT

B. PROJECT SOFT COSTS

| | | | |
|---|---------------|--------------------|----------------------------------|
| 1 FF & E (Moveable) | 3% of A2 | \$283,063 | Est. |
| 2 Equipment (Fels/Data) | 0.5% of A2 | \$47,177 | Est. |
| 3 Preliminary Design Fees (Programming, Workshops) | | \$0 | |
| 4 Basic Arch/Structural/MEP Services | 9% of A | \$1,534,341 | |
| 5 Special Consultant - Acoustics | | \$5,000 | Est. |
| 6 Special Consultant - Commissioning | | \$35,000 | Est. |
| 7 Special Consultant - Laser Documentation of Existing Conditions (Plans and Elevations to CAD Files) | | \$0 | Est. |
| 8 Special Consultant - Audio Visual | | \$5,000 | Est. |
| 9 Special Consultant - IT | | \$20,000 | Est. |
| 10 Special Consultant - Specialty Lighting | | \$15,000 | Est. |
| 11 Landscape Architect | 5% of A3 + A4 | \$80,524 | Est. |
| 12 Civil Engineering | 7% of A3 + A4 | \$126,733 | Est. |
| 13 Equipment/Furnishings Design Fees | 10% of B1+B2 | \$33,024 | Est. |
| 14 Municipal & Related Fees | | \$75,000 | Est. |
| 15 Additional Service Fee | | \$0 | TBD |
| 16 Reimbursable Expenses (est) | 4% of B3-B15 | \$17,985 | Est. |
| 17 Building Permits | 0% of A | \$0 | None - Town Project |
| 18 CIV Project Delivery Method Upcharge | 0% of A | \$0 | Included above |
| 19 Owner's Rep | | \$100,000 | Est. - Recommend not be required |
| 20 Security (Cameras, Door Access, etc) | | \$75,000 | Est. |
| 21 IT Wiring and Installation by Owner | | \$120,000 | Est. |
| 22 Miscellaneous | | \$0 | Est. |
| 23 Additional Service Renderings | | \$10,000 | Est. |
| (B) TOTAL FEES AND EXPENSES: | | \$2,652,446 | |

C. DEVELOPMENT AND MISCELLANEOUS OWNER'S COSTS (Estimated)

| | | |
|--|----------|----------------|
| 1 Financing (Construction or Other Debt Service) | TBD | Tob to Provide |
| 2 Development and Miscellaneous Costs | TBD | Tob to Provide |
| 3 Building Envelope Survey | \$0 | Not Required |
| 4 Site and Utility Surveys | \$10,000 | Est. |
| 5 Geotechnical Borings | \$20,000 | Est. |

| | | | |
|---|-----------|-----------|--------------------------------|
| 6 Environmental Reviews/Mitigation/Abatement | | \$10,000 | Est. |
| 7 Asbestos Abatement | | \$250,000 | Est. |
| 8 Legal | | \$50,000 | T&B to confirm |
| 9 Special Inspections-Construction-Required | | \$92,415 | Est. \$1.00 per sq of building |
| 10 Additional Testing-Building Envelope Testing, etc. | | \$0 | Est. |
| 11 Peer Review (verify applicability) | | \$0 | Est. |
| 12 3rd Party Cost Estimating | 0.5% of A | \$0 | Included in CM Fees |
| 13 In-house Management | | \$0 | T&B |
| 14 Owner's Insurance | | \$33,240 | Builder's Risk Only |
| 15 Relocation Costs (Moving and Storage) | | \$25,000 | Est. |
| 16 Miscellaneous (Municipal Fees, Utility Fees, Etc) | | \$100,000 | Est. |
| (E) TOTAL MISCELLANEOUS COSTS | | \$550,659 | |
| E. SUBTOTAL PROJECT COST (A+B+C) | | | \$20,251,338 |
| F. OWNER'S PROJECT CONTINGENCY | | 8% | \$1,620,107 |
| G. TOTAL ESTIMATED PROJECT COST (E + F) | | | \$21,871,445 |

Budget Estimate Disclaimer

This document represents our opinion of the probable cost of the construction based on the referenced documents and nationally published construction cost guidelines and available information on local market conditions. This estimate can provide guidance for your decision-making, however it is not intended to be a guarantee of the actual cost of a project. Frequent fluctuations in labor and materials costs, as well as the local bid climate, can substantially alter the construction cost of an individual project. The final determination of building cost is made through the bidding process with a Contractor.