

EAST LYME BOARD OF SELECTMEN
REGULAR MEETING OF JUNE 17, 2020
MINUTES

This meeting was held via Zoom online meeting services and was available for the public to view, listen and participate via videoconference and dial-in options.

This meeting, in its entirety, is available to view by visiting the East Lyme Town Hall webpage.

PRESENT: Mark Nickerson, Kevin Seery, Rose Ann Hardy, Marc Salerno, Dan Cunningham and Paul Dagle
ALSO PRESENT: Finance Director Anna Johnson, William Silver of Silver/Petrucci + Associates and Brian Cleveland of Silver/Petrucci + Associates.

FILED

First Selectman Nickerson called the meeting to order at 7:32 p.m.

June 29, 2020 AT 9:37 AM/PM
Brooke Salerno ATC
EAST LYME TOWN CLERK

2. Additional Agenda & Consent Calendar Items
There were none.

3. Delegations

Lisa Picarazzi, 14 Oak Hill Drive, Niantic, stated that she is speaking tonight as a former member of the Public Safety Building Vision Committee. She stated that in the original presentation by Silver/Petrucci, the roof as well as two roof top mechanical units were all on the list of items to be replaced when the discussions began. In this final plan, it only calls for repairs to the roof and replacement of one of the roof top mechanical units. If these items were added back in, this would add an additional \$467,636 to the project total.

4. Approval of Minutes

MOTION (1)

Mr. Seery MOVED to approve the Public Hearing Minutes of June 3, 2020, as submitted.
Seconded by Mr. Salerno. Motion passed 6-0.

MOTION (2)

Mr. Seery MOVED to approve the Regular Meeting Minutes of June 3, 2020, as submitted.
Seconded by Ms. Hardy. Motion passed 6-0.

5. Consent Calendar

MOTION (3)

Mr. Seery MOVED to approve the Consent Calendar for the meeting of June 17, 2020, in the amount of \$2,488.08.
Seconded by Mr. Cunningham. Motion passed 6-0.

6. Presentation by the Public Safety Vision Committee

Mr. Nickerson started the presentation by noting that this committee was formed over a year ago and that they have been working diligently over that time. The Committee consists of members from the Police Commission, the Board of Selectman, the Board of Finance, as well as private citizens. Paul Dagle,

member of the Board of Selectman, was appointed the Chairman and he has done a great job in leading this committee through this process.

Mr. Dagle commended Julie Wilson on all of her hard work and dedication as recording secretary for this committee, noting that she has done a fantastic job and has been a pivotal member of the committee. Mr. Dagle also thanked Chief Finkelstein for leading the charge on this project's communication needs.

Mr. Dagle of the Public Safety Vision Committee, Finance Director Anna Johnson, Brian Cleveland and Bill Silver of Silver/Petrucci + Associates went through the presentation, which is attached hereto as Exhibit 1. On slide four, Mr. Dagle stated that both the Building Official and the Fire Marshal reviewed and approved the construction documents. He stated that members of the committee also went out and visited numerous police departments that have been recently renovated or were built new in order to collect lessons learned. Mr. Dagle stated that the Public Safety Building Vision Committee unanimously approved this plan that is being presented tonight.

Mr. William Silver introduced himself and stated they have had a team of 10 staff members working diligently on this project, especially in the area of Needs Assessment. He went through his slides, which are attached hereto as part of Exhibit 1. Key points of interest were that the parking area is large and will easily accommodate both the Police Department's needs as well as general functions. There is currently no ADA compliant access to the second floor from the lobby area, so they added the installation of the elevator to solve that. There is access to the second floor from a door in the rear of the building, but that is slated to be a secured parking area for the police department with no general access to the public. The bathrooms are being moved into the general area of the building and upgraded.

Mr. Brian Cleveland of Silver/Petrucci + Associates continued with the presentation and stated that detailed information on their work with the Public Safety Building Vision Committee can be found in the minutes of all of those meetings and gave an overview of the Project Development as well as the site plans, both attached hereto as part of Exhibit 1. He summarized the Project Bid Results slide and noted that Noble Construction and Management was the lowest bidder. Total projected cost of the project is \$7,178,566. Mr. Cleveland summarized the costs associated with building the same brand-new facility from ground up, including land acquisition, and that number is shown to be \$12,038,499. Mr. Cleveland summarized slide 16a, in which they looked at three other police departments that have recently renovated or are currently renovating their facilities to compare costs. Both Mr. Silver and Mr. Cleveland stand by their professional opinion that this building is a great value for the money spent. The roof will need to be replaced at some point, but with the proper maintenance it could last another 10 years or longer. The Town has until August 22nd to move forward before Noble Construction can pull out of the project.

Ms. Johnson reviewed the existing and proposed debt service, slide 18; pro forma debt service impact future principal, slide 19; and the detailed project timeline, slide 20. Ms. Johnson noted that the Town is consistently paying off debt as we go along, as outlined on slide 21. On slide 23, Ms. Johnson stated that this slide clearly outlines how the average homeowner would be financially impacted in their taxes by this project. For a home assessed at \$250,000, the average tax increase would be \$49.20/year or \$4.10/month. For a home assessed at \$450,000, the average tax increase would be \$88.57/year or \$7.38/month.

Mr. Paul Dagle stated that the project cost that's presented is \$7.18M is a 19.7% increase over what the Board of Selectmen approved last January. \$1.18M more than the \$6M that was approved. This does include an elevator shaft and cab. The Vision Committee unanimously agreed that it would be in the best interest of the Town to include this in the current project to allow for access to the second floor to begin utilizing office space, as well as for easy access to the server room, especially as we begin to move equipment in. There is an entrance directly to the second floor; however, it is not desirable for the public to enter or exit this way as it will be in a secured parking area for the police department. \$7.1M project will cost the Town approximately \$250/sq. ft., which is significantly less than building a new facility for \$12M.

This building will be a fully functional Public Safety Facility at an affordable cost. It will provide for those who are dedicated to professionally and bravely protecting the citizens of East Lyme 24 hours a day, 365 days a year. 13,000 sq. ft. of office space and ~10 acres of remaining land are available for future town needs.

Mr. Dagle took a moment to thank Bill Silver, Brian Cleveland and their team for their hard work on this project; they've done an outstanding job.

Mr. Seery noted that the slide which outlines the tax increase for residents may want to include also what that cost would be at \$6M so that the taxpayers can see the minimal impact the increase to \$7.18M will be on their taxes. He also noted that might also want to clarify that the Town will be saving \$50,000 per year once we move out of the Waterford Police Department.

Mr. Nickerson noted that a question had been received via the chat function asking if the roof would need to be replaced in 1-3 years. Mr. Cleveland responded that the cost of patching and repairing of the existing roof is included in the \$7.18M and is anticipated to extend the life of the roof out 10 years or more. Mr. Salerno inquired about the HVAC roof top units, and Mr. Cleveland stated that one of them is five years younger than the one which is slated to be replaced, so we should be able to get another five years out of that unit before it needs to be replaced. Mr. Nickerson stated that this equipment will go on our Capital Improvement Plan with the rest of the town buildings and be replaced as needed, just like all of the existing equipment related to our town buildings. Mr. Salerno inquired as to the driveway and sidewalks, and Mr. Cleveland stated that the driveway is in good shape expect for a couple of areas. This plan includes the necessary sidewalk and driveway repairs, including some grading to allow for handicapped accessibility.

Mr. Salerno inquired about the contingency plan, and it was discussed that there is a up to 10% at \$300K buffer that is built into this project, and if it doesn't get used it would not be spent. Mr. Salerno inquired about reimbursement opportunities. Mr. Dagle stated that they did look into any available opportunities, but that they could not find any at the current time. They did apply for a FEMA grant for a generator, but unfortunately did not receive that grant. Chief Finkelstein stated that they do receive a FEMA grant for the Emergency Operations Center, but that can only be used in the EOC portion of the building. Mr. Salerno inquired as to the start date of the project, and Mr. Nickerson stated that work could start immediately upon approval.

Ms. Hardy inquired about tying into the water supply. Mr. Dagle stated that there is \$40,000 included in this project to connect this building to the town water supply. The plan is to tie in from the new housing development that is being built. That project is underway. Ms. Hardy inquired if the elevators will accommodate equipment as well as people, for moving heavy equipment from one for to the other, and Mr. Dagle answered affirmative. Ms. Hardy inquired as to the use of the second floor and if it is ready to utilize the office space. Mr. Dagle stated that the second floor is habitable and can be used as soon as we are ready to rent it out. Mr. Nickerson confirmed that he has had many inquiries for use of this building, so we will have no problem utilizing the space for town use or for private rented use, when we are ready. Mr. Nickerson also noted that the property on Main Street will be re-developed once the police have moved out. We will work with Dominion using a Brownfield Grant to get that space back to a usable, rentable building.

Mr. Nickerson thanked Mr. Dagle for his hard work and dedication on this project. We all appreciate your service to the Town of East Lyme. Mr. Cunningham also thanked and recognized Mr. Dagle for his work on this project.

Mr. Cunningham agrees with putting the elevator in now to open up the use of the second floor.

Mr. Seery spoke and noted that he has a background in law enforcement, and that the police officers are a part of this community both as public servants and residents. The building that they are currently in is not suitable and not safe, and we as a town would never expect our teachers or students to work and learn in such conditions, nor should we. We have supported the school system in their needs for

many years, and it is now time for the police and emergency services to have our full support and get them into a proper facility. He is hopeful that the town will support this project.

Ms. Hardy stated that she has been at this since 1984 and has visited many neighboring police facilities; Clinton and Montville and several more around the state. Everyone has done a good job on this project for the right reasons. We knew in 1984 the police needed new facilities. The police have been put on the back burner for the high school, the middle school, and the elementary schools. The police are there for our community 24 hours a day, 365 days a year and we count on them. They deserve an appropriate professional workspace for the professionals that they are. The time has come for us to do the right thing and get them in an appropriate facility. Mr. Nickerson agreed that we all willingly put the police on the back burner to get the schools to where they should be, and we all knew this was coming and would have to be done. Also coming up is something we've been talking about for a while and that is the Library expansion. This new building will open up the possibility of moving departments around and giving the library more space without having to build. This proposed public safety facility is not extravagant; it is appropriate and fully functional as presented.

Mr. Dagle said thank you to his fellow Vision Committee members for all of their hard work throughout this process. We've heard testimony tonight about what is needed, not wanted, and he encourages this Board, the Board of Finance, and the Taxpayers of East Lyme to support this project. Mr. Salerno thanked the entire Vision Committee members for their hard work, and thanked Paul for his leadership.

Mr. Salerno is supporting this project; and he noted that 40-50 years of use out of this building is a great value and we should all support this.

Mr. Nickerson recapped the process, stating that they Board of Selectmen approved \$6M for this project. The Board of Finance reduced that number by \$1M, asking for more details. We have now come back with all the details they asked for, so really this project is requiring the approval of an additional \$1.2M to get the job done right. We cannot have a Town Meeting currently because of the pandemic, so we will plan to have a referendum, which we can hold.

7a. Public Safety Building

MOTION (4)

Mr. Seery MOVED to approve the Public Safety Building Vision Committee's recommendations as presented; and to direct the Finance Director to work with Bond Counsel to prepare the necessary documentation to move this matter for Board of Selectmen and Board of Finance approval, then to Referendum for final adoption.

Seconded by Mr. Cunningham. Motion passed 6-0.

8a. Ex-Officio Reports

Mr. Seery reported that Parks and Recreation are now selling a limited number of drive-in day passes to out of town visitors.

Mr. Cunningham reported that WELSCO is working out the process of how to sell shellfish permits during the pandemic. He stated that WELSCO has also maintained their own financial records and has for a couple of different reasons decided to move away from this system. The Town of Waterford has now agreed to incorporate WELSCO into their accounting system.

Mr. Nickerson reported that the Inland Wetlands Commission had some technical difficulties and communication issues, and that they are working on getting another meeting scheduled soon to address the pending issues.

Mr. Salerno reported that the library is waiting on pricing for the replacement carpeting. Annual meeting is scheduled for July 7th. They are tentatively planning to try to open the library for pick up only and to reserve a computer to use on July 6th.

Ms. Hardy reported that Mrs. Wilson continues to get the Meals on Wheels deliver and is a great help to the community.

8b. First Selectman's Report

Mr. Nickerson stated that the Town is working slowly and carefully to get our community back open. Beaches and parks are open. The playgrounds are open but are not being cleaned so use at your own risk and bring your disinfectant wipes and sanitizer with you. Concerts may return to the bandshell some time in August, and the Theatre Under The Shell is asking to have a play at the end of July. Cases around the country continue to spike, and we are doing our best to follow CDC guidelines and keep everyone safe. The Town has received 12,000 masks that we will be distributing around to the community during different times and events in the coming days. Town hall is fully staffed but the door remains locked. There are signs on the doors; please call the appropriate department and someone will help you. If you do need to go into the building, you must have an appointment and you will be escorted. For paying taxes this year, we are asking that you either mail your payments in or pay online. Alternatively, we also have a locked box at the front doors that you can slip your payment into. The library would like to open on July 6th, but we will not be opening up the Senior Center in the near future. There is a memorial service being scheduled at Bridebrook to honor all those affected by COVID19. There will be a shredding event at the Community Center on Thursday, June 18th from 4-7.

9. Public Comment

Daniel Price, Chairman of the Police Commission, spoke and thanked the Board of Selectmen for moving this forward tonight. Thank you also to Julie Wilson, Paul Dagle and everyone on the Vision Committee for their hard work and dedication on this project. This is a great deal and we should move forward for our Emergency Services personnel.

MOTION (5)

Mr. Seery MOVED to adjourn the June 17, 2020, regular meeting of the East Lyme Board of Selectmen at 9:19 p.m.

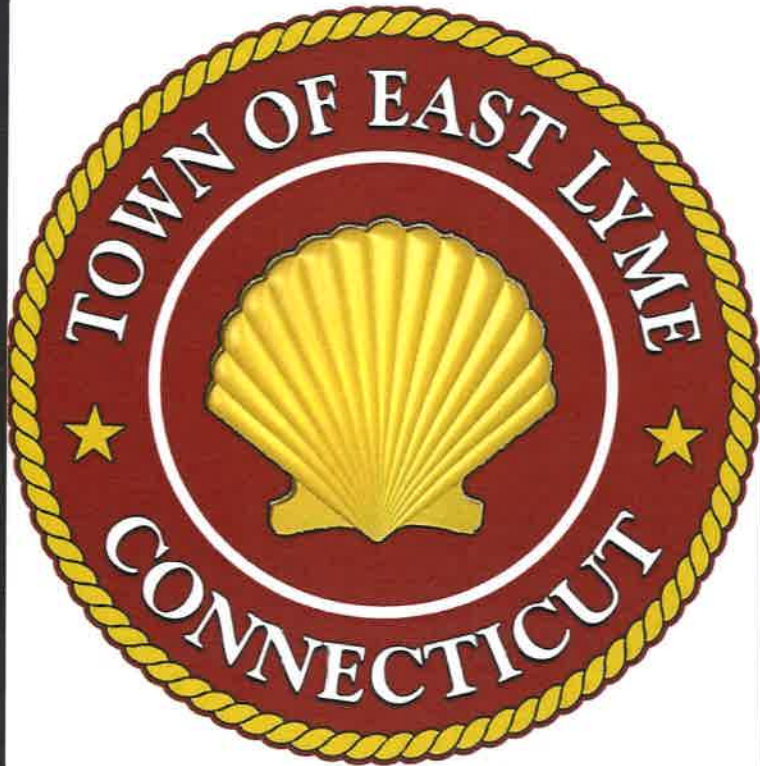
Seconded by Mr. Cunningham. Motion passed 6-0.

Respectfully Submitted By:



Recording Secretary

Exhibit I



**EAST LYME
PUBLIC SAFETY BUILDING
RENOVATION PROJECT**

**Vision Committee
Recommendation Presentation
June 17, 2020**



EAST LYME PUBLIC SAFETY BUILDING

ELPSB Vision Committee was appointed in March 2019

Committee Membership:

Paul Dagle – BOS, Chair

Dan Cunningham – BOS

Kevin Seery – BOS

Anne Santoro – BOF

Lisa Picarazzi – BOF/Citizen

Bill Weber – BOF/Citizen

Dan Price – Police Comm., Vice Chair

Mark Powers – Police Comm.

Tony Buglione – Police Comm.

Mike Finkelstein – Police Chief

Joe Barry – Citizen

Bill Cornelius – Citizen



EAST LYME PUBLIC SAFETY BUILDING

Framework for Vision Committee Tasks

- **Need for a fully functional facility for our Police, Dispatch, Emergency Management and Fire Marshal Departments**
- **Consideration and appropriation in 2019 for this need by Boards of Selectmen and Finance; Referendum**
 - **BOS approved \$6M including holding cells and sally port**
 - **BOF reduced appropriation to \$5M**
 - **\$5M appropriation approved at referendum by voters of East Lyme**
- **Renovate only as necessary, not totally new, and without sacrificing functionality**



EAST LYME PUBLIC SAFETY BUILDING

Vision Committee Responsibilities & Objectives

- **Prepare Request for Proposal, Evaluate Proposals (9 received) and select an Architect firm**
- **Determine a Scope of Work for the renovation project**
- **Partner with Architect through five phases of work**
 - **Needs Assessment**
 - **Conceptual Design**
 - **Schematic Design**
 - **Construction Documents**
 - **Contractor Bidding and Evaluation**



EAST LYME PUBLIC SAFETY BUILDING

Vision Committee Responsibilities & Objectives (cont.)

- **Select a Contractor for the renovation**
- **Develop an accurate total project cost estimate, compiled with Contractor's bid**
- **Recommend a best design and its cost to the Town**



EAST LYME PUBLIC SAFETY BUILDING

Silver / Petrucelli + Associates

William R. Silver, AIA, Principal

Brian Cleveland, AIA, LEED - AP

EAST LYME PUBLIC SAFETY BUILDING



**SELECTMEN'S MEETING
JUNE 17, 2020**

**Conversion of:
277 West Main Street to the
East Lyme Public Safety Facility**

EAST LYME PUBLIC SAFETY BUILDING



Preliminary Assessment of the Building

Existing Site Characteristics

- Paving**
- Storm Water**
- Septic**
- Site Lighting**
- Security**
- Accessibility**



Existing Building Characteristics

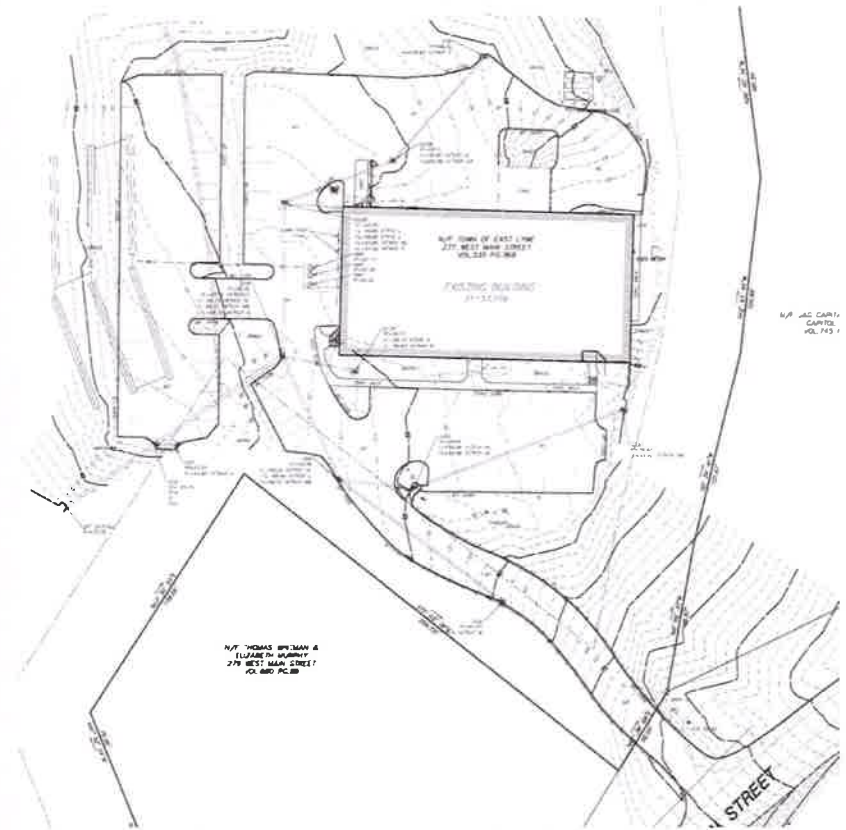
- Accessibility**
- Egress**
- Life/Safety**
- Mechanical Systems**
- Plumbing Systems**
- Electrical Systems**
- Structural System**



EAST LYME PUBLIC SAFETY BUILDING

Existing Site Characteristics

Paving, Storm Water, Septic, Site Lighting, Security
Accessibility





EAST LYME PUBLIC SAFETY BUILDING

Existing Building Characteristics

Accessibility, Egress, Life/Safety,
Mechanical Systems, Plumbing Systems,
Electrical Systems, Structural System



EAST LYME PUBLIC SAFETY BUILDING



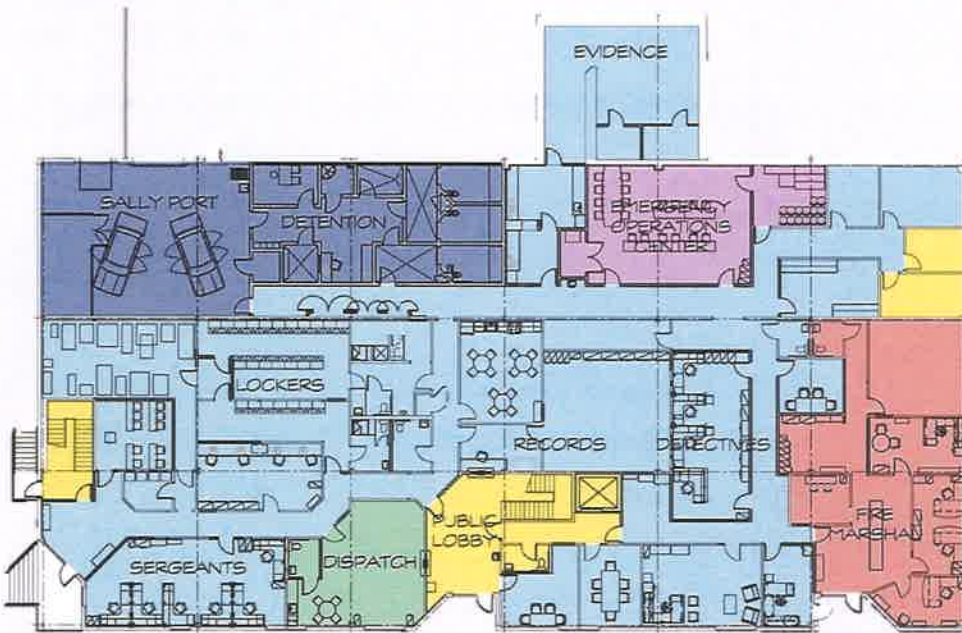
Project Development

- **Space needs of each department to be moved into the building were gathered.**
- **Investigation of building elements ranked (1-4) with associated cost estimates were presented to Vision Committee (VC) to consider for inclusion in the scope of the project.**
- **Schematic layouts of building plans presented to Police and Fire Marshal for review and feedback.**
- **Preferred layout with cost estimate presented to VC for review and approval.**
- **Select elements to include as base scope or alternates were considered by the VC.**
 - ❖ **Detention & Sally Port**
 - ❖ **Elevator Hoistway and Cab**
 - ❖ **Extension of Domestic Water to Building**
 - ❖ **Sprinkler vs. Fire Rated Walls**
 - ❖ **Mechanical Equipment Replacement**

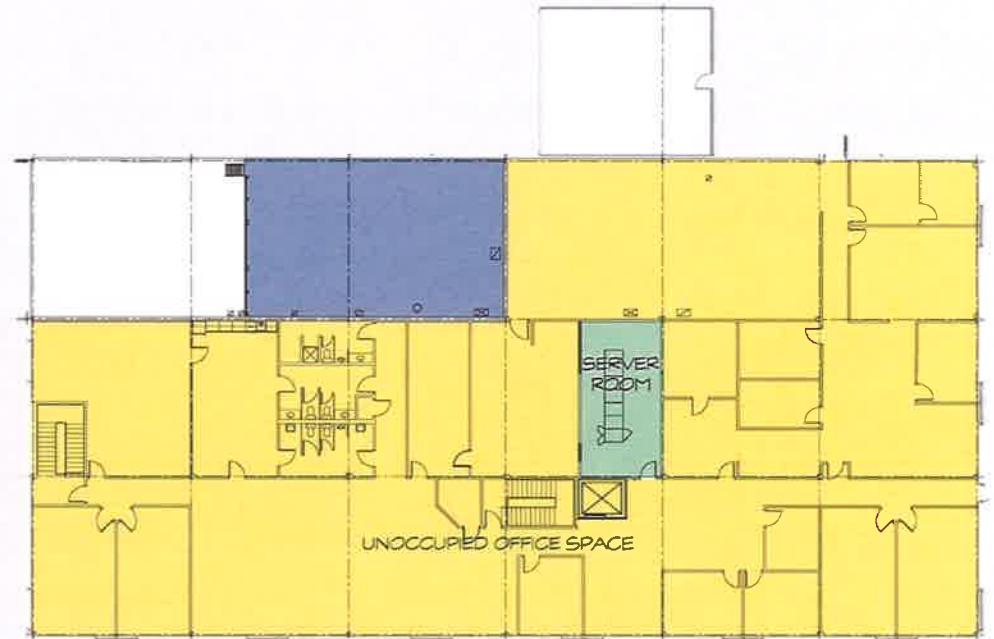


EAST LYME PUBLIC SAFETY BUILDING

Approved Building Plan



First Floor Plan



Second Floor Plan

EAST LYME PUBLIC SAFETY BUILDING

Total Project Cost Compiled with Bid



Town of East Lyme		Date:	2/10/2020 Rev 5/12/2020
East Lyme Public Safety Building		Job No.:	19.087
277 West Main Street Niantic, Connecticut 06357			
OPINION OF PROBABLE COST			
Total Project Cost Estimate			
			Noble
Base Bid Construction Cost Estimate			\$ 3,091,750
Hazardous Materials Abatement	Part of GC Base Bid		\$ -
Furnishings	Allowance		\$ 30,500
Relocation Cost (Furniture Moving)	Allowance		\$ 10,000
A/E Contract Design and Bid Base Services			\$ 86,100
A/E Contract Add Alternate Allowances (incl Sully Port and Elevator Design)			\$ 46,800
A/E Furniture Inventory & MM Sevcies (Tasks 1-5)			\$ 22,248
Environmental Engineer Services			\$ 6,028
Clerk of the Works (40 wks x 36 hrs x \$36)	Allowance		\$ 50,000
Connect to Public Water	Allowance		\$ 40,375
Materials Testing	Allowance		\$ 6,000
Zoning Application Fee	Waived		\$ -
Building Permit Fee (May be waived)	Waived \$10.00 per \$1,000		\$ -
State Education Fee	\$0.26 per \$1,000		\$ 601
Owners Contingency (% of Base Bid)	10%		\$ 308,175
Communications Equipment	Allowance		\$ 500,000
Building Procurement			\$ 2,799,937
		Base Bid Grand Total	\$ 6,977,614
Deduct Alternate 1 (Eliminate Detention and Sully Port from Base Bid)			\$ 734,000
Reduction in Building Permit Fee (May be waived)	\$10.00 per \$1,000		\$ -
Reduction in State Education Fee	\$0.26 per \$1,000		\$ 191
Reduction of Materials Testing	Allowance		\$ 3,000
Reduction in Owners Contingency (% of Deduct Alternate 1)	10%		\$ 73,400
		Deduct Alternate 1 Grand Total	\$ 810,591
Add Alternate 1 (Add Elevator and Equipment to Base Bid)			\$ 198,000
Building Permit Fee (May be waived)	Waived \$10.00 per \$1,000		\$ -
State Education Fee	\$0.26 per \$1,000		\$ 51
Materials Testing	Allowance		\$ 3,000
Owners Contingency (% of Add Alternate 1)	0%		\$ -
		Add Alternate 1 Grand Total	\$ 201,051
		Total Project Cost	\$ 7,178,566



RIVERBURY CELLULOSE ASSOCIATES
Architects / Engineers / Interior Designers
3190 Wilbur Avenue, Hamden, CT 06418
Tel: 203 236-9097 Fax: 203 236-9247
www.riverbury.com

EAST LYME PUBLIC SAFETY BUILDING



Estimated Cost for Comparable New Building

Town of East Lyme			Date: 5/18/2020	
Rough Order of Magnitude for New East Lyme Public Safety Building			Job No.: 19.087	
Niantic, Connecticut 06357 Rough Order of Magnitude Cost				
Project Hard Costs				
	Qty.	Unit	Unit Cost	Total
Site Work	31,685	SF	\$ 26	\$ 833,906
Police Department (Inc. Dispatch, EOC, Sally Port & Holding Cells)	15,700	SF	\$ 336	\$ 5,268,333
Fire Marshalls Offices	2,130	SF	\$ 220	\$ 468,090
Unfinished Municipal Office Space	13,855	SF	\$ 171	\$ 2,370,191
Total Project Hard Costs				\$ 8,940,519
Project Soft Costs				
Land Acquisition	8	Acre	\$ 70,000	\$ 560,000
Furnishings	17,830	SF	\$ 9	\$ 160,470
Communications Equipment	1	Allowance	\$ 500,000	\$ 500,000
A/E Services (% of Hard Costs)			6%	\$ 536,431
Owner Related Fees (% of Hard Costs)			15%	\$ 1,341,078
Total Project Soft Costs				\$ 3,097,979
Grand Total of Project Costs				\$ 12,038,499
<div style="display: inline-block; vertical-align: middle; margin-left: 10px;"> <p>SILVER/TRUCELLI - ASSOCIATES <i>Architects / Engineers / Interior Designers</i> 3190 Whitney Avenue, Hamden, CT 06518 Tel: 203 230 9007 Fax: 203 230 8247 www.silvertrucelli.com</p> </div>				

EAST LYME PUBLIC SAFETY BUILDING



Police Station Construction Comparisons

Town	Existing SF	Renovated SF	Scope	Project Cost
Brookfield	12,950	22,500	Expansion at current location	\$8.5 million
Newtown	21,687	25,341	Renovation & expansion of former Taunton Press Building	\$15.1 million
Ansonia	17,000	28,000	Renovation & expansion of former Farrel corporate headquarters	\$11.6 million
East Lyme	8,384	15,700 D.P. 2,130 F.M. 13,855 Vac.	Relocation and renovation of former Honeywell building	\$7.18 million

The April 24 bids are valid for 120 days from the bid date. Therefore the bids will expire on August 22, 2020



EAST LYME PUBLIC SAFETY BUILDING

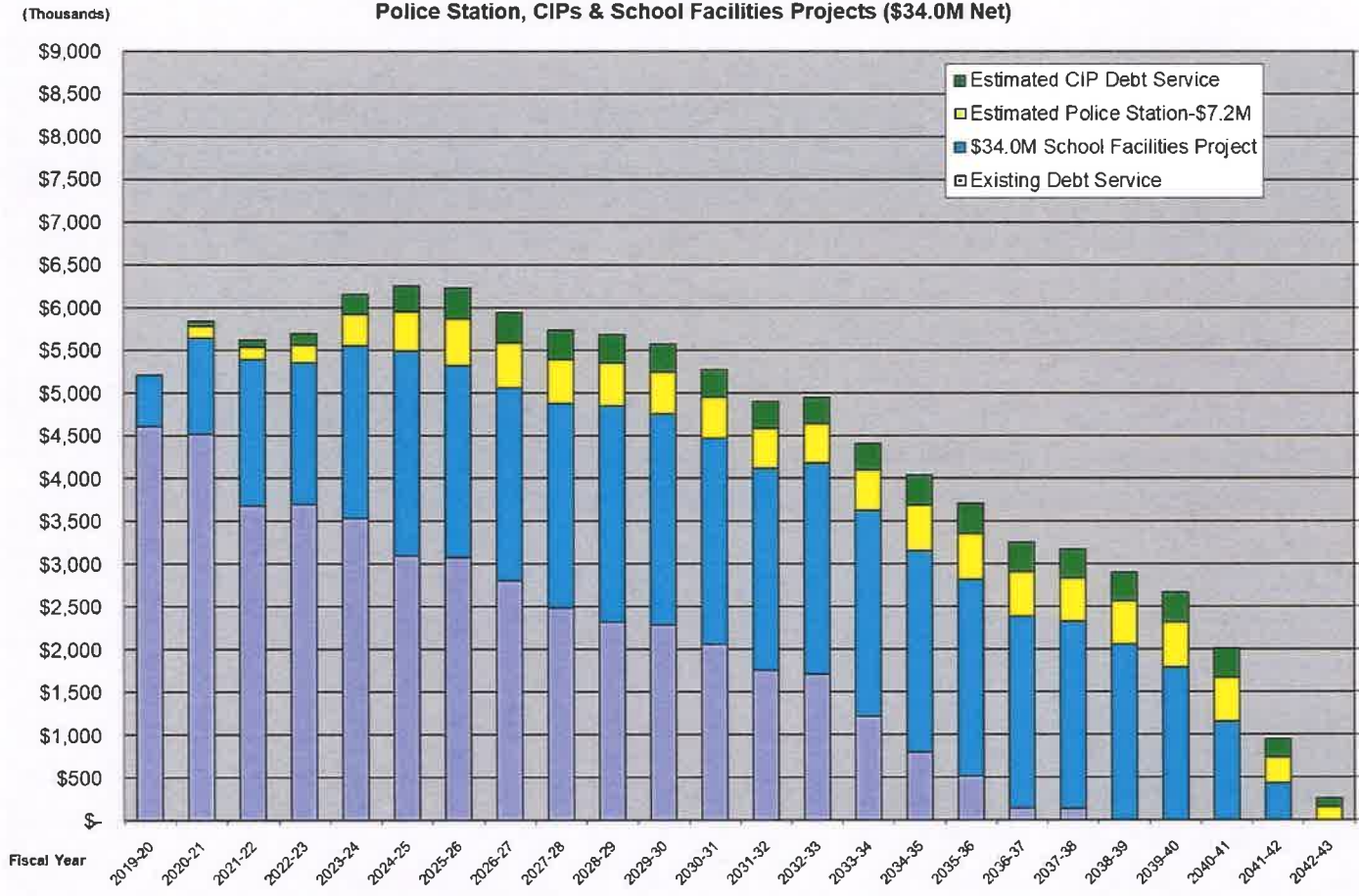
Anna Johnson

Director of Finance



EAST LYME PUBLIC SAFETY BUILDING

**Town of East Lyme
Existing and Proposed Debt Service
Police Station, CIPs & School Facilities Projects (\$34.0M Net)**





EAST LYME PUBLIC SAFETY BUILDING

**TOWN OF EAST LYME, CONNECTICUT
PRO FORMA DEBT SERVICE IMPACT
FUTURE PRINCIPAL**

PRINCIPAL AMORTIZATION SCHEDULE

Projects:	Existing General Fund Principal	Police Station & 2019-20 CIP	School Renovations	Police Station & 2020-21 CIP	School Renovations	Police Station & CIPs	Grand Total
Principal Amount:	\$ 52,698,303	\$4,780,000	\$10,000,000	\$3,390,000	\$8,045,000	\$3,800,000	\$ 82,713,303
Issue Date:		8/15/2020	8/15/2020	8/15/2021	8/15/2021	8/15/2022	
Maturity Date:		15-Aug	15-Aug	15-Aug	15-Aug	15-Aug	
Bond Term:		20	20	20	20	20	
<u>Fiscal Year</u>							
2019-20	\$ 4,011,242	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,011,242
2020-21	3,677,504	-	-	-	-	-	3,677,504
2021-22	3,549,892	-	-	-	-	-	3,549,892
2022-23	3,523,410	-	-	-	-	-	3,523,410
2023-24	3,471,058	225,000	400,000	-	-	-	4,096,058
2024-25	3,123,842	225,000	400,000	175,000	440,000	-	4,363,842
2025-26	3,191,762	225,000	400,000	175,000	350,000	175,000	4,516,762
2026-27	3,077,821	225,000	400,000	175,000	350,000	175,000	4,402,821
2027-28	2,828,024	225,000	600,000	175,000	350,000	175,000	4,353,024
2028-29	2,918,371	225,000	600,000	175,000	350,000	175,000	4,443,371
2029-30	2,939,867	225,000	600,000	175,000	350,000	175,000	4,464,867
2030-31	2,766,514	225,000	600,000	175,000	350,000	175,000	4,291,514
2031-32	2,509,316	225,000	600,000	175,000	355,000	175,000	4,039,316
2032-33	2,506,389	225,000	600,000	175,000	525,000	175,000	4,206,389
2033-34	2,048,293	255,000	600,000	175,000	525,000	175,000	3,778,293
2034-35	1,660,000	325,000	600,000	175,000	525,000	225,000	3,510,000
2035-36	1,400,000	325,000	600,000	175,000	525,000	250,000	3,275,000
2036-37	1,035,000	325,000	600,000	175,000	525,000	250,000	2,910,000
2037-38	1,035,000	325,000	600,000	175,000	525,000	250,000	2,910,000
2038-39	825,000	325,000	600,000	190,000	525,000	250,000	2,715,000
2039-40	600,000	325,000	600,000	250,000	525,000	250,000	2,550,000
2040-41		325,000	600,000	250,000	525,000	250,000	1,950,000
2041-42				250,000	425,000	250,000	925,000
2042-43						250,000	250,000
TOTAL	\$ 52,698,303	\$ 4,780,000	\$ 10,000,000	\$ 3,390,000	\$ 8,045,000	\$ 3,800,000	\$ 82,713,303

EAST LYME PUBLIC SAFETY BUILDING



East Lyme Public Safety Project Timeline

January 22, 2019	Public Safety Project identified and brought to Board of Selectmen for approval \$6,000,000
January 23, 2019	Board of Finance approved \$5,000,000 for Public Safety Project
February 20, 2019	Town Meeting adjourned to Referendum
February 20, 2019	Referendum
April 30, 2019	\$3,000,000 Bond Anticipation Notes (BANs) sold with an August 15, 2019 maturity date
May 3, 2019	Closing on 277 West Main Street
August 15, 2019	\$5,000,000 (\$3,000,000 from April 30th and \$2,000,000 new money) BANs sold with an August 13, 2020 maturity date
August 13, 2020	\$3,000,000 Bond (20 year maturity) and \$4,200,000 BANs (\$2,000,000 from Aug 15, 2019 and \$2,200,000 new money with an August 12, 2021 maturity) sale
August 12, 2021	\$2,000,000 Bond (20 year maturity) and \$2,200,000 BANs (with an August 11, 2022 maturity) sale
August 11, 2022	\$2,200,000 Bond sale (20 year maturity)

EAST LYME PUBLIC SAFETY BUILDING



**Town of East Lyme
Pro Forma Debt Impact
Indebtedness
Existing, Police, CIPs & School Facilities**

FYE	General Fund Indebtedness			Ending Balance
	Beginning Balance	Additions	Reductions	
2020	\$ 52,698,303	\$ -	\$ (4,011,242)	\$ 48,687,062
2021	48,687,062	\$14,780,000	(3,677,504)	59,789,558
2022	59,789,558	\$11,435,000	(3,549,892)	67,674,666
2023	67,674,666	\$3,800,000	(3,523,410)	67,951,256
2024	67,951,256		(4,096,058)	63,855,198
2025	63,855,198		(4,363,842)	59,491,356
2026	59,491,356		(4,516,762)	54,974,594
2027	54,974,594		(4,402,821)	50,571,773
2028	50,571,773		(4,353,024)	46,218,749
2029	46,218,749		(4,443,371)	41,775,378

EAST LYME PUBLIC SAFETY BUILDING



Town of East Lyme
 Pro Forma Debt Impact
 Carrying Charge
 Existing, Police Station, CIP & School Facilities

FY	Budgetary Expenditures Excluding Debt*	Estimated Debt Service	Budgetary Expenditures Including Debt	Debt Service as % of Expenditures
2020	\$ 68,588,563	\$ 5,599,145	\$ 74,187,708	7.5%
2021	70,373,568	5,817,505	76,191,073	7.6%
2022	71,932,343	5,618,105	77,550,448	7.2%
2023	73,525,644	5,694,905	79,220,549	7.2%
2024	75,154,237	6,157,493	81,311,730	7.6%
2025	76,818,903	6,255,930	83,074,834	7.5%
2026	78,520,442	6,231,528	84,751,970	7.4%
2027	80,259,670	5,941,755	86,201,425	6.9%
2028	82,037,421	5,734,632	87,772,053	6.5%
2029	83,854,550	5,685,584	89,540,135	6.3%

* Assumed a 2.215% budgetary growth which is the average growth over the past 4 years.



Scenarios for Mil Rate Increase

(Phased in over 3 Years)



Home assessed at \$250,000
Average Tax Increase \$49.20/year (\$4.10/month)



Home assessed at \$350,000
Average Tax Increase \$68.89/year (\$5.74/month)



Home assessed at \$450,000
Average Tax Increase \$88.57/year (\$7.38/month)



Paul Dagle

**BOS – Chairman of the
Public Safety Building Vision Committee**



EAST LYME PUBLIC SAFETY BUILDING

Project Cost \$7.18M

- **19.7% increase over the BOS approved Rough Order of Magnitude cost estimate (\$1.18M/\$6M)**
- **Includes ~\$600K for an elevator that is not required by code as alternate means of access to the 2nd floor are available but not desirable**
- **\$250/sq. ft. cost compared to ~\$400/sq. ft. cost for new construction**
- **\$7.18M total cost compared to >\$12M for new construction**



EAST LYME PUBLIC SAFETY BUILDING

Project Value

- **Fully functional Public Safety Facility at an affordable cost**
- **Provides for those who are dedicated to professionally and bravely protecting the citizens of East Lyme 24 hours/day 365 days/year**
- **13,000 sq. ft. of office space and ~10 acres of remaining land provided for future town needs**

EAST LYME PUBLIC SAFETY BUILDING



THANK YOU