

Stand Alone Repair Project

Brunswick School Dep

Repairs for 2017 Construction start

Brunswick Junior High School 1959

Grades 6-8

600 Students 98,834 sf

(165 sf/stud.)

Item 1: Construction			
1.1 Repairs @ Coffin			\$0
1.2 Repairs @ Junior High			\$4,569,406
1.3 New 12 classroom modular			\$0
Inflation 2017 repairs 3.75%	\$	0.0375	\$171,353
Subtotal			\$4,740,759
Item 2: Admin. Costs and Reserves			
2.1 Site Purchase			\$0
2.2 Furnishings & Movable Equipment 6%			\$0
2.3 Technology 3%			\$0
2.4 Advertising, Insurance, Legal, Printing			\$10,000
2.5 Contingency (5 % of Item 1)			\$237,038
2.6 % for Art			\$0
Subtotal			\$247,038
Item 3: Fees and Services			
Basic Services			
3.1 Architect New (Item 1 x State of MI Fee)	\$4,740,759 @	10.0 %	\$474,076
3.2 Architect Reno(Allocated Reno 1.2 above)			\$0
3.3 Reimbursables & Permits			\$30,000
Special Services			
3.4 Environmental Permitting			\$20,000
3.5 Survey, Soils and Wetlands			\$0
3.6 Construction Testing			\$40,000
3.7 Special Inspections			\$20,000
3.8 Clerk			\$75,000
3.9 Commissioning			\$25,000
3.10 Owner's Representative			\$0
			\$0
Subtotal			\$684,076
Total Project Cost			\$5,671,873



11 June 2014

Project Budget
660 Students

New Elementary School 660 Students

Brunswick School Dep

Grades PK-2 660 Students

Fall 2017 Construction Date

Jordan Acres Location

Simplified floor plan

Item 1: Construction			
1.1 New Construction	86500 sf		\$17,717,795
1.2 Reno.			\$0
1.3 Demolition	54718 S 10.30		\$563,595
1.4 Haz-Mat Abatement			\$109,436
1.4 Site Development-			\$1,300,000
1.5 Off-Site Improvements			\$50,000
1.6 Alternate Energy Investments			
1.7 Inflation to fall 2017 1.875 %	S 0.01875		S 370,140
Subtotal			\$20,110,967
Item 2: Admin. Costs and Reserves			
2.1 Site Purchase			\$0
2.2 Furnishings & Moveable Equipment 6%			\$0
2.3 Technology 3%			\$531,534
2.4 Advertising, Insurance, Legal, Printing			\$40,000
2.5 Contingency (10% of Item 1)			\$2,011,097
2.6 % for Art			\$0
Subtotal			\$2,582,631
Item 3: Fees and Services			
Basic Services			
3.1 Architect New (Item 1 x State of MI Fee)	\$20,110,967 @	7.0 %	\$1,407,768
3.2 Architect Reno(Allocated Reno 1.2 above)	\$0 @	2.5 %	\$0
3.3 Reimbursables & Permits			\$60,000
Special Services			
3.3 Environmental Permitting			\$0
3.4 Survey, Soils and Wetlands			\$0
3.5 Construction Testing			\$60,000
3.6 Special Inspections			\$10,000
3.7 Clerk			\$160,000
3.8 Commissioning			\$25,000
3.9 Owner's Representative			\$41,600
			\$0
Subtotal			\$1,764,368
Total Project Cost			\$24,457,965



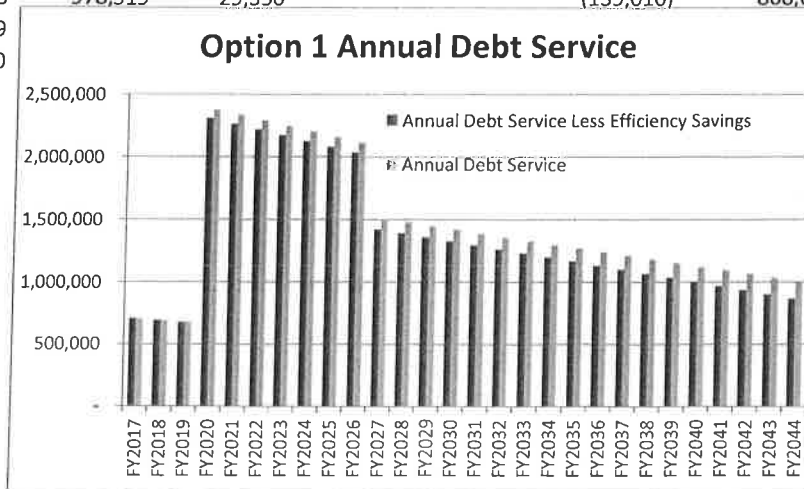
Brunswick Funded School Construction

Option 1: New Elementary School; Repair Junior High

ASSUMPTIONS

	New Elementary	Junior High	Efficiency Savings		
Amount	\$24,457,965	\$5,671,873	\$ (60,758)	Current 1% Tax	\$395,000
Term	25	10		1% Tax Growth	0.00%
Rate	3.00%	2.50%	3.00%		\$24,457,965
Start Year	4	1	4	Construction Inflation	3.00%

	Year	Principal	Interest	Principal	Interest	Efficiency Savings	Annual Debt Service Less Efficiency Savings	YOY Tax Impact	Cost per \$115,700 property	1% Tax Impact
FY2016	0						-			395,000
FY2017	1			567,187	141,797		708,984	1.79%	58.90	395,000
FY2018	2			567,187	127,617		694,804	-0.04%	57.72	395,000
FY2019	3			567,187	113,437		680,625	-0.04%	56.54	395,000
FY2020	4	978,319	733,739	567,187	99,258	(68,384)	2,310,119	4.13%	191.90	395,000
FY2021	5	978,319	704,389	567,187	85,078	(70,435)	2,264,538	-0.12%	188.11	395,000
FY2022	6	978,319	675,040	567,187	70,898	(72,548)	2,218,896	-0.12%	184.32	395,000
FY2023	7	978,319	645,690	567,187	56,719	(74,725)	2,173,190	-0.12%	180.53	395,000
FY2024	8	978,319	616,341	567,187	42,539	(76,966)	2,127,419	-0.12%	176.72	395,000
FY2025	9	978,319	586,991	567,187	28,359	(79,275)	2,081,581	-0.12%	172.92	395,000
FY2026	10	978,319	557,642	567,187	14,180	(81,654)	2,035,674	-0.12%	169.10	395,000
FY2027	11	978,319	528,292			(84,103)	1,422,507	-1.55%	118.17	395,000
FY2028	12	978,319	498,942			(86,626)	1,390,635	-0.08%	115.52	395,000
FY2029	13	978,319	469,593			(89,225)	1,358,686	-0.08%	112.87	395,000
FY2030	14	978,319	440,243			(91,902)	1,326,660	-0.08%	110.21	395,000
FY2031	15	978,319	410,894			(94,659)	1,294,553	-0.08%	107.54	395,000
FY2032	16	978,319	381,544			(97,499)	1,262,364	-0.08%	104.86	395,000
FY2033	17	978,319	352,195			(100,424)	1,230,090	-0.08%	102.18	395,000
FY2034	18	978,319	322,845			(103,436)	1,197,727	-0.08%	99.49	395,000
FY2035	19	978,319	293,496			(106,540)	1,165,275	-0.08%	96.80	395,000
FY2036	20	978,319	264,146			(109,736)	1,132,729	-0.08%	94.10	395,000
FY2037	21	978,319	234,796			(113,028)	1,100,087	-0.08%	91.38	395,000
FY2038	22	978,319	205,447			(116,419)	1,067,347	-0.08%	88.66	395,000
FY2039	23	978,319	176,097			(119,911)	1,034,505	-0.08%	85.94	395,000
FY2040	24	978,319	146,748			(123,509)	1,001,558	-0.08%	83.20	395,000
FY2041	25	978,319	117,398			(127,214)	968,503	-0.08%	80.45	395,000
FY2042	26	978,319	88,049			(131,030)	935,337	-0.08%	77.70	395,000
FY2043	27	978,319	58,699			(134,961)	902,057	-0.08%	74.93	395,000
FY2044	28	978,319	29,350			(139,010)	868,658	-0.08%	72.16	395,000
FY2045	29						-	-2.20%	-	395,000
FY2046	30						-	0.00%	-	395,000



3,152.92 total
112.60 avg - for 28 yrs

Brunswick School Dept.

2014/2015 Operational costs

Cost accts: 2600-2620-2640-2660-2670-2690

Includes Utilities, Maintenance, Equipment, Security, Safety

	Operating costs	SQ.FT.	Cost/SQ.FT.
Coffin School	284,793.00	57,440	4.96
Harriet Beecher Stowe	245,843.00	94,836	2.59
Brunswick Junior High	399,195.00	98,380	4.06
Brunswick High School	672,022.05	172,500	3.90
Hawthorne	82,983.00	23,490	3.53
Bus Garage	36,798.00	8,292	4.44
Totals	\$ 1,721,634.05	454,938	\$ 3.91

Option 1 - New Elementary School; Repair Junior High

Annual

	Operating costs	SQ.FT.	Cost/SQ.FT.
Coffin School	284,793.00	57,440	4.96
New Elementary Sch	224,035.00	86,500	2.59

Est annual cost reduction \$ 60,758.00 current dollars

Using square foot cost from Harriet Beecher Stowe School

Option 1: New Elementary School; Repair Junior High

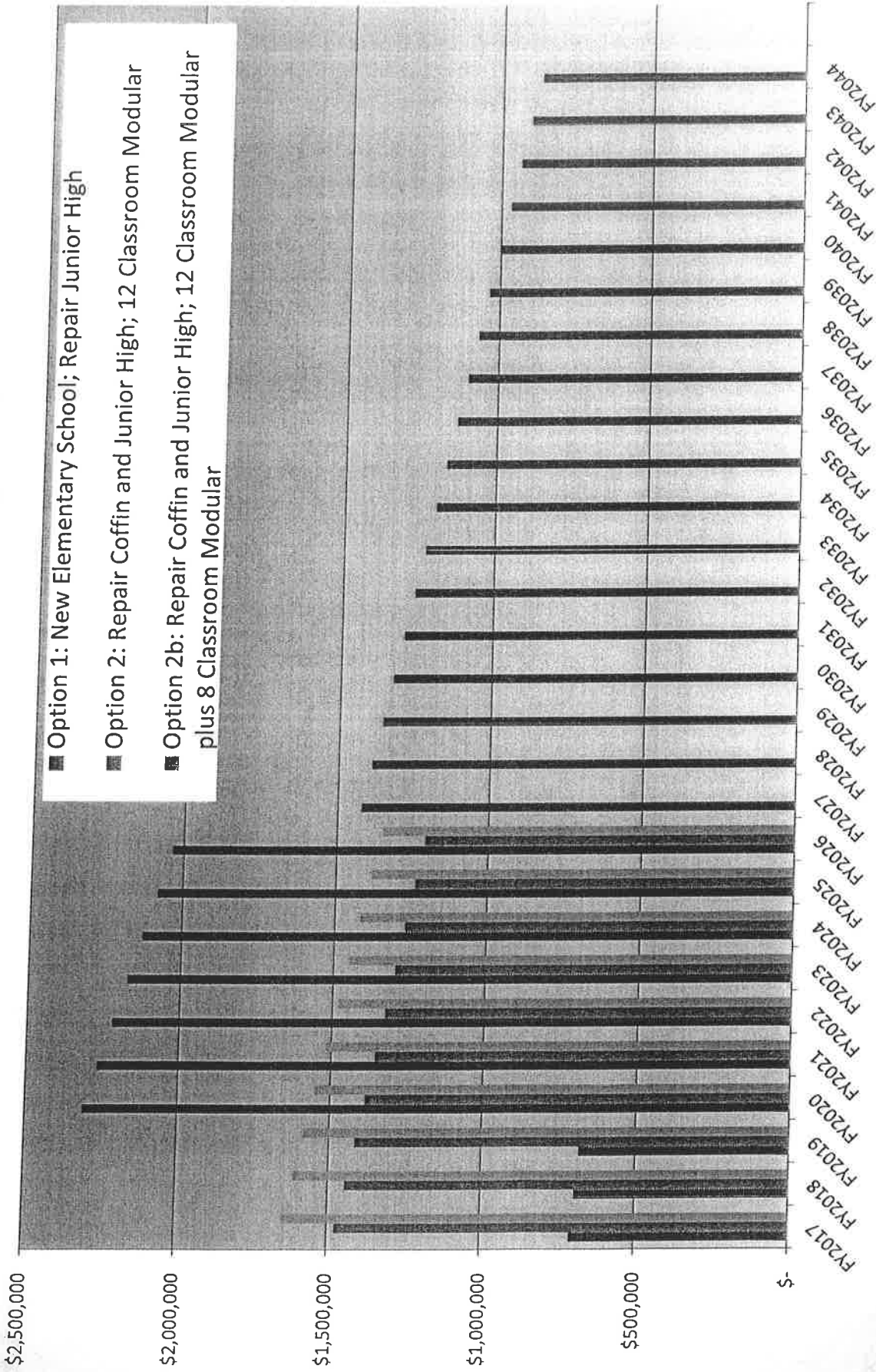
ASSUMPTIONS

Amount	\$24,457,965	Current 1% Tax	\$395,000
Term	25	1% Tax Growth	0.00%
Rate	3.00%	Construction Inflation	\$24,457,965
Start Year	4		3.00%

Junior High	\$5,671,873	Efficiency Savings	\$ (60,758)
	10		
	2.50%		
	1		

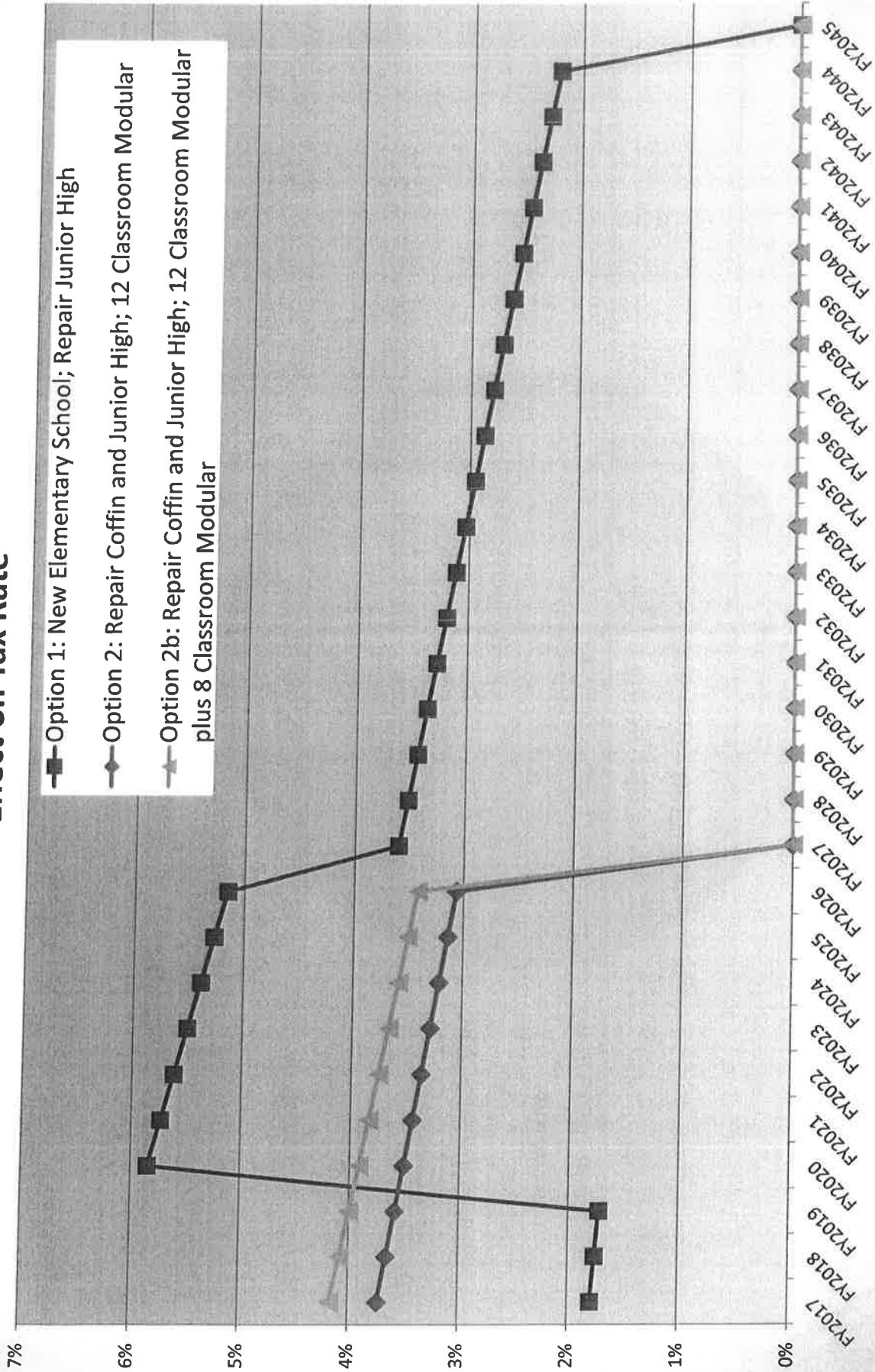
Year	Principal	Interest	Principal	Interest	Efficiency Savings	Annual Debt Service Less Efficiency Savings	YOY Tax Impact	Cost per property	1% Tax Impact
FY2016									395,000
FY2017	978,319	733,739	567,187	141,797		708,984	1.79%	58.90	395,000
FY2018	978,319	704,389	567,187	127,617		694,804	-0.04%	57.72	395,000
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FY2043	978,319		567,187		(134,961)	902,057	-0.08%	74.93	395,000
FY2044	978,319		567,187		(139,010)	868,658	-0.08%	72.16	395,000
FY2045							-2.20%		395,000

Net Debt Service and Operating Costs

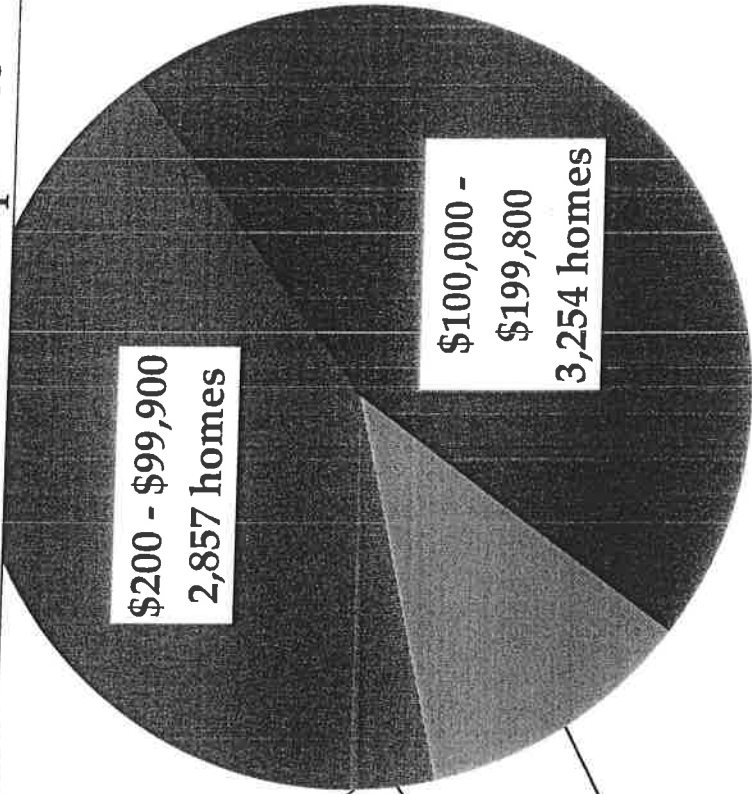


Net Debt Service and Operating Costs Effect on Tax Rate

1% = \$395,000



**2015 Assessed Taxable Value (70% of Market)
7,172 Residential Properties**



\$500,000 - \$923,200
28 homes

\$300,000 - \$496,800
222 homes

\$200,000 - \$299,800
811 homes

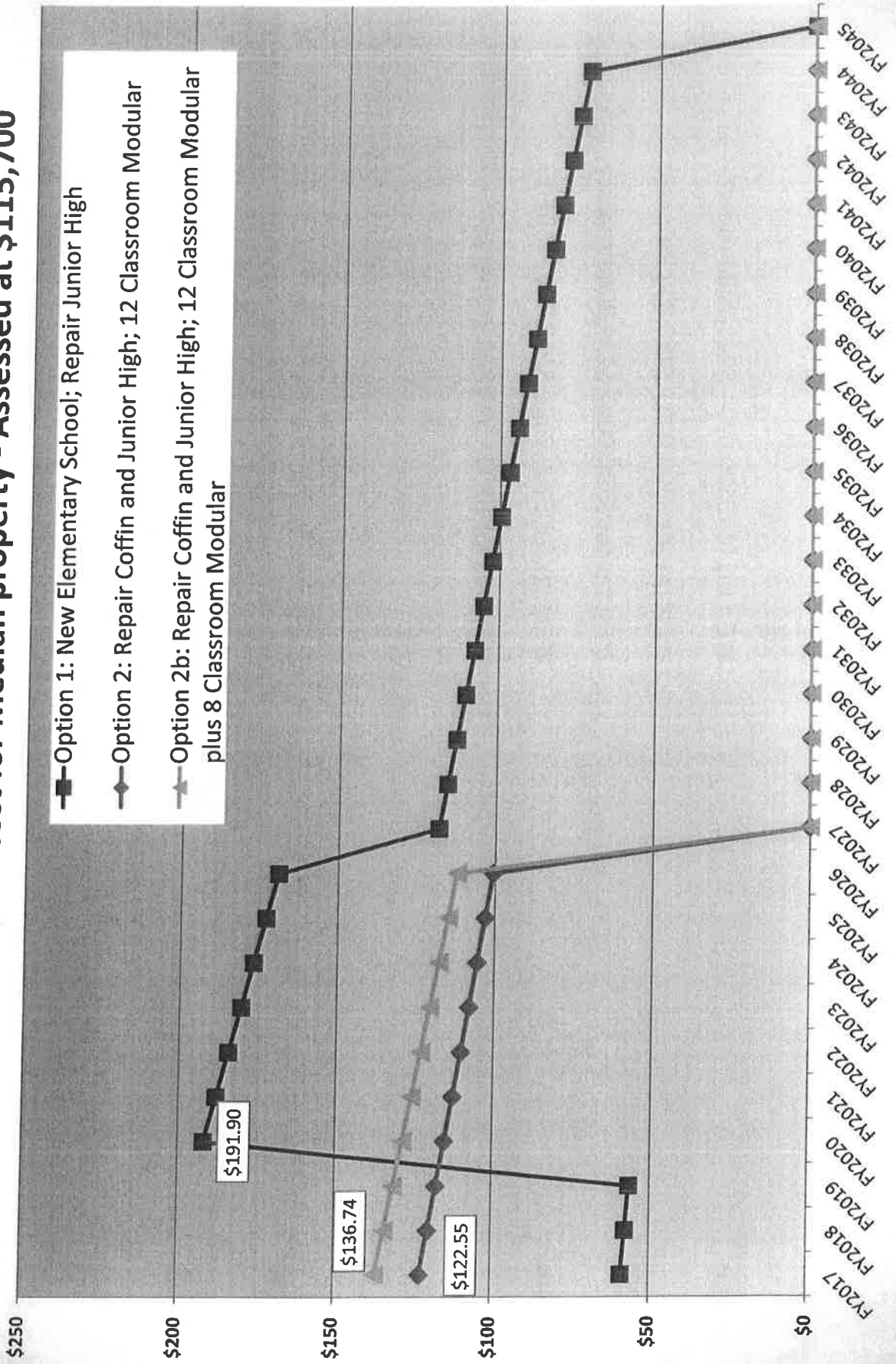
\$200 - \$99,900
2,857 homes

\$100,000 -
\$199,800
3,254 homes

**Median
Assessed
Taxable Value:
\$1115,700**

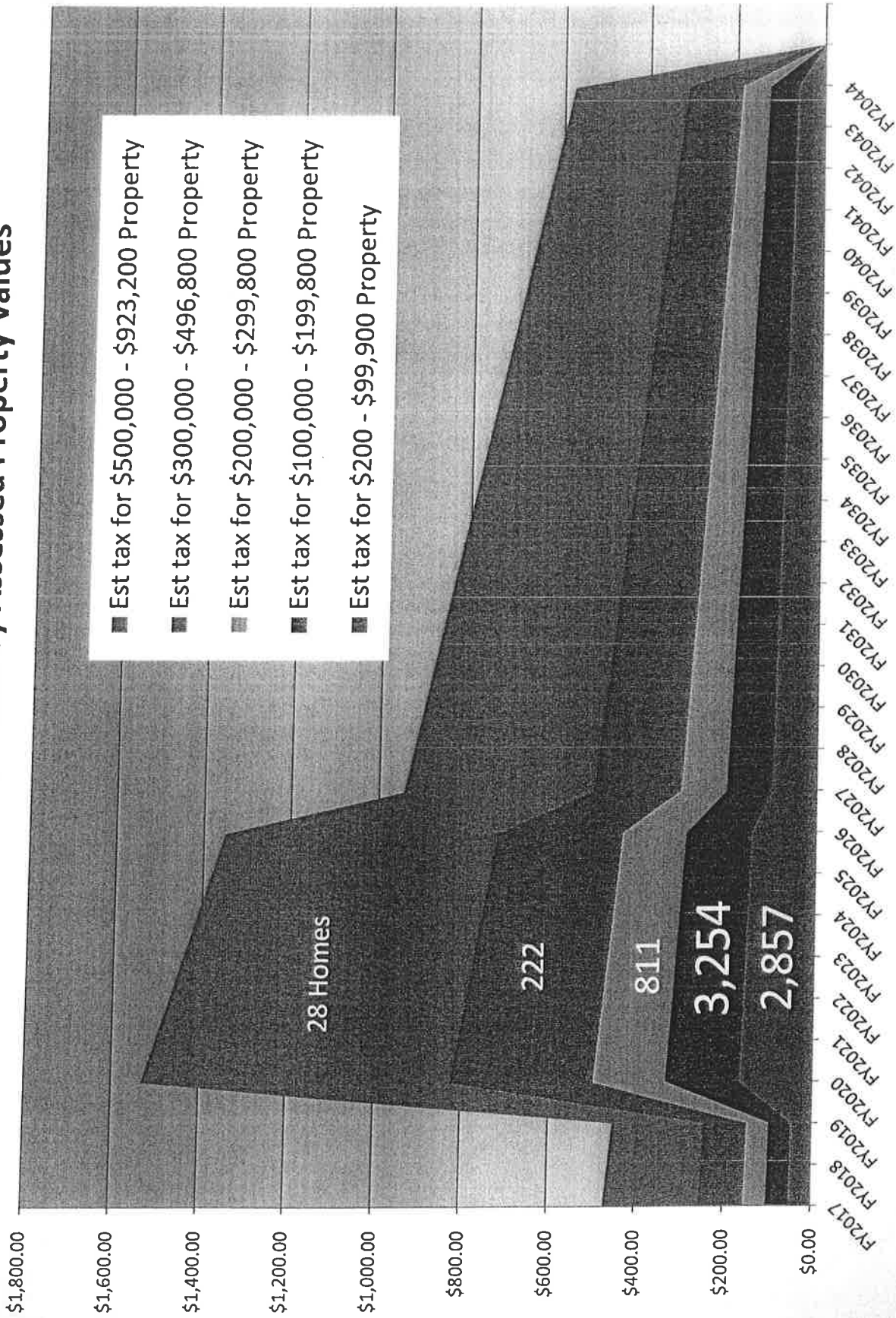
	Assessed value	@ 70% =	Estimated Market Value
2,857 homes	\$200 - \$99,900		\$286 - \$144,000
3,254 homes	\$100,000 - \$199,800		\$145,000 - \$284,000
811 homes	\$200,000 - \$299,800		\$285,000 - \$430,000
222 homes	\$300,000 - \$496,800		\$440,000 - \$710,000
28 homes	\$500,000 - \$923,200		\$720,000 - \$1,320,000

Net Debt Service and Operating Costs Estimated Annual Tax cost for Median Property - Assessed at \$115,700



Net Debt Service and Operating Costs - Option 1

Estimated Annual Tax Cost by Assessed Property Values



MEMORANDUM

DATE: March 29, 2016
TO: John Eldridge, Town Manager
FROM: Fran Smith, Town Clerk
RE: Timeline for possible school bond referendum at the November 8, 2016 Election

Per your request, I have revised the timeline for the Council if they wish to place a question on the November 3, 2015 ballot regarding school building improvements. I will be referencing sections of the Town Charter and State Election law, and have included the full text of those sections as Appendix A.

Section 512 of the Town Charter requires capital improvements or capital acquisitions exceeding \$1,000,000 to be authorized by ordinance. The ordinance provision is governed by section 210 and 211 of the Charter. Section 1104 of the Charter allows the Council to send an ordinance out to the voters for their approval.

If the Council chooses to place the ordinance on the ballot for a vote, state law dictates when absentee ballots must be available. Section 751 of Title 21-A requires absentee ballots to be available not less than 30 days prior to the election, and the time to prepare the ballot and have it printed would need to be added into the schedule.

Recommended schedule working back from Election Day if the Council wishes to have an ordinance question placed on the November 8, 2016 ballot:

- November 8th - Election Day
- No later than October 7th - Absentee ballots available in Clerk's office. (We prefer to have the ballots one week earlier in order to begin the process of proofreading and filling requests already on file that may require mailing long distances.)
- September 9th - Ballot to printer to allow time for ballot preparation/printing. (Expect absentee ballots approximately three weeks from time ballot sent to printer.)
- September 6th - Last Council meeting prior to ballots going to the printer, so this is the last chance to hold a public hearing and call for the election in order to have enough time to order ballots.
- August 1st or August 15th - The Council will need to set the required public hearing for August 15th public hearing or September 6th public hearing. The public hearing must be advertised at least 10 days before the hearing is held. (The August 15th public hearing date allows for a two week time between the public hearing and Council action.)
- July 18th - School Board and Council have a discussion on this item (not required by Charter)

The Council also has the option of enacting the ordinance without sending it to the voters. It is important to keep in mind that if the Council decides to do this, you need to take into consideration the possibility of a citizen's overrule process by petition (as outlined in Sections 1101, 1102 and 1103 of the Town Charter.) In the event there is a successful petition and the Council then wishes to have citizens decide via referendum in November, the schedule will need to be pushed back. These are the dates the Council needs for this process:

- November 8th - Election Day
- No later than October 7th - Absentee ballots available in Clerk's office. (We prefer to have the ballots one week earlier in order to begin the process of proofreading and filling requests already on file that may require mailing long distances.)
- September 9th - Ballot to printer to allow time for ballot preparation/printing. (Expect absentee ballots approximately three weeks from time ballot sent to printer.)
- September 6th - After the public hearing, Council can either send the issue of repealing the ordinance to the voters to decide, or repeal the ordinance
- By August 24th - If enough signatures to overrule, the Council will need to hold a special meeting to set a public hearing for September 6th as required by Charter
- August 21st - Deadline for a petition to overrule ordinance
- August 1st - Public hearing held and Council ordinance adopted (if the Council chooses not to wait two weeks between the public hearing and enactment. *(Per their rules, if the Council waits the two weeks, they will need to set public hearing on June 20th or at special meeting.)*)
- July 20th - Council sets the public hearing on the ordinance
- No July 5th meeting at this time
- June 20th - School Board and Council have a discussion on this item (not required by Charter)

Appendix A

Brunswick Town Charter:

Section 512. Capital improvements or acquisitions; issuance of bonds or notes.

The making of contracts for capital improvements or capital acquisitions, to be financed solely or partly by the issuance of bonds or notes, the making of contracts for capital improvements or capital acquisitions exceeding \$1,000,000, and the making of contracts for capital improvements or capital acquisitions which irrevocably obligate the town to raise or appropriate, in a future fiscal year, funds to pay for all or part of the improvement or acquisition must be authorized by ordinance.

Section 210. Ordinances.

In addition to such acts of the council as are required by law or by this Charter to be by ordinance, every act establishing a fine or other penalty shall be by ordinance.

Section 211. Public hearing on ordinances.

- (a) Before an ordinance is enacted, amended or repealed, the council shall hold a public hearing, notice of which must be published in a newspaper having general circulation in the town at least 10 days before the hearing date. The text of the intended act must be included in the notice where it is reasonable to do so, in the opinion of the council. Otherwise, the notice must contain a reasonable summary of the purpose of the intended act. In either case, a reasonable number of copies of the intended act must be made available to the public at the office of the manager for at least 10 days before the hearing date.
- (b) An ordinance shall not become effective until at least 30 days after passage.

Section 1101. Power of referendum.

The following shall be subject to overrule by referendum:

- (a) All ordinances enacted by the Town Council.

Section 1102. Referendum procedures.

- (a) Any 5 voters may begin referendum proceedings by a written request made to the town clerk for the appropriate petition blanks. All papers of the petition shall be uniform in size and style and shall be assembled as one instrument for filing. They shall contain or have attached thereto throughout their circulation the full text of the ordinance, sought to be reconsidered. The petition shall be signed only by voters of the town and each voter's signature shall be followed by an address.
- (b) Each paper of the petition shall have attached to it when filed an affidavit executed by the circulator thereof stating that the circulator personally circulated the paper, the number of signatures thereon, that all signatures were affixed in the circulator's presence, that the circulator believes them to be the genuine signatures of the persons whose names they purport to be and that each signer had an opportunity before signing to read the full text of the ordinance sought to be reconsidered.
- (c) If, within 20 days after the enactment of an ordinance by the Town Council, the appropriate petition signed by not less than 5% of the registered voters of the town is filed with the town clerk requesting its submission to a referendum, the council shall call a public hearing to be held within 30 days from the date of the filing of such petition with the town clerk. Within 14 days after such a public hearing, the council shall call a special municipal election for the purpose of submitting to a referendum vote the question of affirming the enactment of the ordinance.

Section 1103. Referendum petitions; suspension of effect of ordinance.

When a referendum petition is filed with the town clerk, the ordinance enacted by the Town Council sought to be reconsidered shall be suspended from taking effect. Such suspension shall terminate when:

- (a) The ordinance shall have received an affirmative vote of the majority of the voters voting on the question, or
- (b) There is a final determination of the insufficiency of the petition, or
- (c) The council repeals the ordinance.

Section 1104. Ordinances, orders or resolves submitted to popular vote.

The council may submit on its own initiative a proposition for the enactment, repeal or amendment of any ordinance, order or resolve, except as herein otherwise provided, to be voted upon at any municipal election, and should such proposition receive a majority of the affirmative votes cast thereon at such election, such ordinance, order or resolve shall be enacted, amended accordingly, or otherwise repealed. The proposition shall be so stated that an affirmative vote is for the passage of the ordinance, order or resolve, and a negative vote is against its passage.

State Law - Title 21-A: ELECTIONS

§752. Material Furnished

At least 3 months before any election, the Secretary of State shall furnish each municipality with a reasonable number of dated absentee ballot applications. A reasonable time, not less than 30 days unless an emergency exists, before any election, the Secretary of State shall furnish each municipality with a reasonable number of absentee ballots and return envelopes.