Town of South Windsor Referendum: March 16, 2021

PROPOSED PURCHASE OF 1645 ELLINGTON ROAD FOR MUNICIPAL OFFICES

On March 16, 2021 the Town of South Windsor will conduct a referendum concerning the question set forth below. Pursuant to the Town Council’s authorization of Feb 1, 2021, this explanatory text describes the proposed purchase of the property at 1645 Ellington Road for the housing of municipal offices and vital community documents.

The Town is considering the purchase of 1645 Ellington Road, a building constructed in 2000, to allow for expansion of space for municipal offices and the housing of vital community records. The cost to purchase the building is $3,925,000 and the estimated cost to modify the building for municipal purposes is $1,550,000, as set forth below. On December 21, 2020, the Town Council voted to direct the Town Manager to sign the Purchase and Sale Agreement for 1645 Ellington Road.

Project & Project Budget

- 1645 Ellington Road purchase: $3,925,000
- New vault construction: $500,000 (est.)
- Office design/Reno and FF&E: $850,000
- Project Contingency: $200,000 (7.2%)


PROPOSED FUNDING FOR RENOVATION OF 1540 SULLIVAN AVENUE

On March 16, 2021 the Town of South Windsor will conduct a referendum concerning the question set forth below. Pursuant to the Town Council’s authorization of Feb 1, 2021, this explanatory text describes the proposed renovation of 1540 Sullivan Avenue. The $1.3 M referendum will cover the five-year renovation items as laid out in the table below.

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roofing</td>
<td>$350,000</td>
</tr>
<tr>
<td>Code Related ADA</td>
<td>$20,000</td>
</tr>
<tr>
<td>Safety/Security</td>
<td>$100,000</td>
</tr>
<tr>
<td>Windows</td>
<td>$450,000</td>
</tr>
<tr>
<td>Concrete, Masonry, Brick</td>
<td>$140,000</td>
</tr>
<tr>
<td>Doors Exterior</td>
<td>$20,000</td>
</tr>
<tr>
<td>HVAC Systems</td>
<td>$150,000</td>
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<tr>
<td>Sub Total</td>
<td>$1,305,000</td>
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</tbody>
</table>

Referendum Question: “Shall the resolution entitled “Resolution Appropriating $1,305,000 for the Planning, Design, Acquisition, Renovation, Equipping, and Furnishing of the Town Hall at 1540 Sullivan Avenue and Authorizing the Issuance of $1,305,000 Bonds of the Town to Meet Said Appropriation and Pending the Issuance Thereof the Making of Temporary Borrowings for Such Purpose,” adopted by the Town Council on February 1, 2021, be approved?”

PROPOSED FUNDING FOR CONSTRUCTION OF THE NEVERS SPORTS FACILITY COMPLEX

On March 16, 2021 the Town of South Windsor will conduct a referendum concerning the question set forth below. Pursuant to the Town Council’s authorization of February 1, 2021 this explanatory text describes the proposed project to construct an athletics complex in Nevers Park.

The proposal is to build an athletics complex in Nevers Park. The total cost is $3,950,625 and would provide additional sports fields for the High School consistent with the NEASC report that was received by the Board of Education.

Project Scope:
- Synthetic Field: $1,000,000
- Lighting: $400,000
- Bleachers / Press Box: $575,000
- Site Improvements A:
  - Driveway, ADA Parking, Gravel Lot: $500,000
  - Site Improvements B: Locker Rooms, Public Restrooms, Officials Room, Training Room (w/ appropriate toilets/sinks): $1,200,000
- Sub-total: $3,675,000
- Contingency: $275,625
- TOTAL: $3,950,625


The Town of South Windsor Referendum: March 16, 2021

PROPOSED FUNDING FOR COMMUNITY CENTER AND PUBLIC WORKS FACILITY ROOF REPLACEMENTS

On March 16, 2021 the Town of South Windsor will conduct a referendum concerning the question set forth below. Pursuant to the Town Council’s authorization of February 1, 2021 this explanatory text describes the proposed project to replace the roofing systems at the Community Center at 150 Nevers Road and the Public Works Facility located at 157 Burgess Road.

The Public Buildings Division has received budget estimates to replace the roofing systems at the Community Center on 150 Nevers Rd. and the Public Works Facility located at 157 Burgess Rd. Both roofs were inspected and evaluated by Garland, Inc., a roofing manufacturer.

The Public Works Facility roof consists of a modified bitumen and EPDM (rubber roof) covering an area of approximately 34,000 sq. ft. Similar roofing systems would be installed, the estimate for this work is $900,000.

The Community Center roof is also slated to be replaced. The roof would be replaced with similar roofing materials consisting of three tab architectural shingles, base layer, ice and water shield, fascia trim and gutters. The roof replacement estimate totals $240,000.

Referendum Question: “Shall the resolution entitled “Resolution Appropriating $9,340,000 for Roof Replacements and Road Repairs and Authorizing the Issuance of $9,340,000 Bonds of the Town to Meet Said Appropriation and Pending the Issuance Thereof the Making of Temporary Borrowings for Such Purpose,” adopted by the Town Council on February 1, 2021, be approved?”

Questions? Phone: 860-644-2511 ext. 200
Email: michael.maniscalco@southwindsor-ct.gov
On March 16, 2021 the Town of South Windsor will conduct a referendum concerning the question set forth below. Pursuant to the Town Council’s authorization of February 1, 2021 this explanatory text describes the proposed project to design and construct an expansion to the Women’s Locker Room at the Police Headquarters, with a primary focus on renovating and expanding the women’s locker room facilities.

The existing South Windsor Police Headquarters facility was built in 1984. At the time of construction, the law enforcement profession was overwhelmingly comprised of males and the police department locker rooms were designed accordingly. Over the last 35 years, the composition and size of the police force has changed markedly which has begun to create significant space needs within the existing facility. The Women’s Locker Room has reached maximum capacity. The locker room includes toilets, showering, and locker facilities utilized by all of our female employees, and each uniformed female employee has an assigned locker. Due to the composition of the current workforce, there are currently no available lockers for any women hired in the future. The $500,000 for this project is intended to design and construct an expansion to the women’s locker room facilities.

Referendum Question: “Shall the resolution entitled “Resolution Appropriating $9,340,000 for Roof Replacements and Road Repairs and Authorizing the Issue of $9,340,000 Bonds of the Town to Meet Said Appropriation and Pending the Issuance Thereof the Making of Temporary Borrowings for Such Purpose,” adopted by the Town Council on February 1, 2021, be approved?”

On March 16, 2021 the Town of South Windsor will conduct a referendum concerning the question set forth below. Pursuant to the Town Council’s authorization of February 1, 2021 this explanatory text describes the proposed project to reconstruct Buckland Road and Pleasant Valley Road.

These two roads have required many repairs and need significant improvements to continue to effectively serve the transportation needs of the public. The total estimated cost of these two road projects is $5,000,000.

Buckland Road: The top 3 inches of old pavement will be milled off and the old curb will be removed and replaced with new bituminous curb. Catch basin tops will be replaced and minor drainage repairs made as needed and the road will be repaved. The obsolete traffic signal controllers will be replaced with modern controllers that are compatible with a central traffic management system. This upgraded system can accommodate connected vehicles and an adaptive traffic signal control system. The timeline is to design these improvements in 2021 and bid for construction in 2022. The total estimated cost of this project is $2,450,000.

Pleasant Valley Road: The section of Pleasant Valley Road between Long Hill Road and Clark Street is in the worst condition and will be reconstructed first. Improvements will be made to the storm water drainage system with new catch basins and pipes where needed. The old pavement and base will be removed and replaced with new stone base and pavement. The geometry will be new stone base and pavement. The geometry will be

TAX IMPACT

<table>
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<tr>
<th>Home Market Value</th>
<th>Taxable Assessment</th>
<th>2022</th>
<th>Total Cost</th>
<th>Avg Monthly Cost</th>
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Mill Rate Increase/(Decrease): 0.28

Total Referendum Tax Impact After State Grants: $19,065,625

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