

PROJECT HISTORY

The Board of Selectmen appointed a committee to evaluate the feasibility of the current Korn Elementary School building for use as a Community Center. The committee studied many programmatic options and concluded that a renovated building of approximately 32,000 square ft. would best support these community programs.

COMMITTEE ACTIVITIES INCLUDED:

- Selection of a professional design team through a competitive selection process.
- Evaluating building options
- Building tours and assessment of needs within the existing building (MEP systems, parking, ADA compliance, environmental issues)
- Reviewing and refining program needs with Town staff and design team
- (3) public informational presentations and building tours

The Board of Selectmen voted unanimously to call a Town Meeting with respect to the project resolution on October 29, 2018.

The Town Meeting voted on October 29, 2018 to send the project resolution to referendum on December 4, 2018 upon the recommendation of the Board of Finance.

Korn School Adaptive Reuse Feasibility Committee

David Heer, Chairman	Phil Muzio
Henry Coe	Karen Cheyney
Lainy Melvin	Carlton Stoup

TOWN OF DURHAM PROPOSED COMMUNITY CENTER PROJECT



REFERENDUM VOTE
TUESDAY, DECEMBER 4, 2018
KORN ELEMENTARY SCHOOL
6:00 AM – 8:00 PM

REFERENDUM BALLOT QUESTION:

“Shall the Town of Durham appropriate \$7,000,000 for the acquisition and conversion of the former Francis E. Korn Elementary School building into a community center and authorize the issuance of general obligation bonds and notes in the same amount to finance said appropriation?”

The full text of the Bond Resolution to be voted on at referendum is on the Town website and on file and open to public inspection in the Office of the Town Clerk during business hours.

Voting “Yes” on the Bond Resolution does not obligate the Town to borrow \$7.0 million at this time. It authorizes the Town to appropriate funds financed by the issuance of bonds and notes when it deems it appropriate to do so.

Project Estimated Cost

Total Construction Cost	\$5,012,320
Project Contingency	\$601,478
Acquisition, Equipment & Soft Costs*	<u>\$1,386,202</u>
TOTAL PROJECT ESTIMATED COST	\$7,000,000

*i.e. architecture, engineering, design, legal, other professional services, furnishings, technology, financing, planning, permitting, etc.

Even though the project is in its “conceptual phase”, it is the Town’s plan to acquire, design, and construct the project for no more than \$7 million.

Potential Tax Impact

Based on the issuance of debt to cover the entire cost of the project, the Town’s receiving an AA- bond rating, and a forecasted interest rate for 2021, the approximate tax impact for the project is estimated to be \$77 per year of \$100,000 assessed property value.

Example: For \$250,000 Assessed Value Property
 Sample equation per year $2.5 \times \$77 = \193 tax adjustment
 Sample equation per month $\$193 / 12 = \16 tax adjustment

The foregoing calculation does not take into account any possible offset by the Town using fund balance and/or capital project reserve funds.

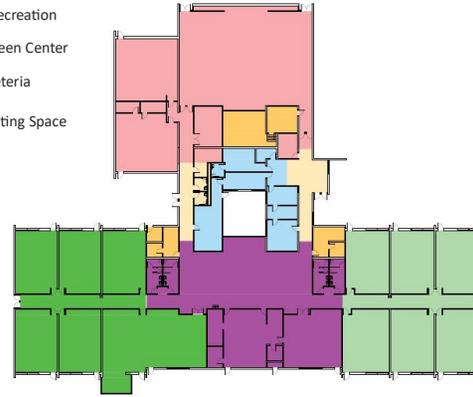
Anticipated Building Improvements

This includes meeting code requirements and building space usage for the next 25 to 30 years, as determined by the Feasibility Study.

- New Roof
- Fire Protection
- Asbestos Abatement
- Window Replacement
- Building Insulation
- ADA Compliance
- Lighting & Fire Alarm Upgrades
- HVAC and Plumbing Upgrades
- Parking & Code Compliant Entrance

Korn School Adaptive Reuse

- Circulation
- Offices & Human Services
- Gymnasium & Recreation
- Senior Citizen/ Teen Center
- Kitchen and Cafeteria
- Community Meeting Space
- Utilities



FLOOR PLAN – PROPOSED CONCEPTUAL PROGRAM



ABSENTEE BALLOTS ARE AVAILABLE AT THE
 TOWN CLERK’S OFFICE, 30 TOWN HOUSE ROAD
 DURHAM, CT 06422

FOR FURTHER QUESTIONS ON VOTING PROCEDURES,
 CONTACT THE REGISTRARS OF VOTERS AT 860-343-6706

Proposed Program Elements

- Youth & Teen Programming
 - Youth size gymnasium
 - Multi-use space/auditorium
 - Multi-media center
 - Existing stage/art/music areas
- Senior Citizen Programming
 - Art room
 - Music room
 - Exercise area
- Social Services and Recreation Department
 - Office space
 - Equipment storage
 - Food Pantry
 - Health and Wellness Programs
 - Flu Clinics
- Community Meeting Space
 - Boards & Commissions
 - Volunteer and civic organizations
 - Sports organizations
- Commercial Kitchen & Dining Area
 - Senior Lunch Program
 - Community Suppers
 - Teen Socials
 - Coffee Lounge

Proposed Timeline

- Design Phase: February-September 2019
 - Local Authority Approvals
 - Town Presentations
 - Value Management
 - Procurement / Bidding
- Construction Phase: November 2019-July 2020
 - Interior Renovations
 - Exterior Renovation
 - Technology & Furniture Installation