

City of Derby New Middle School Or New Middle School with Two Classroom Addition to Bradley School

**Explanation of referendum questions to be voted on
March 13, 2007 - 6:00 AM to 8:00 PM**

Explanatory text prepared in accordance with Section 9-369b of the Connecticut General Statutes, as amended, and in accordance with Section 93 of the Charter of the City. The Town/City Clerk, the City's Corporation Counsel and the City's Board of Aldermen, at its meeting held on February 22, 2007, approved this brochure.



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The Board of Aldermen and the Board of Apportionment and Taxation have approved resolutions offering two alternate school building projects, subject to approval by the legal voters of the City of Derby voting at a referendum to be held on March 13, 2007 between the hours of 6:00 A.M and 8:00 P.M. The full texts of the resolutions are on file in the office of the Town/City Clerk and available for inspection during normal business hours.

Question 1: "SHALL THE CITY OF DERBY APPROPRIATE \$28,000,000 FOR DESIGN, CONSTRUCTION, FURNISHING AND EQUIPPING OF A NEW GRADES 6 THROUGH 8 MIDDLE SCHOOL FACILITY TO BE LOCATED ON THE DERBY HIGH SCHOOL SITE, AND AUTHORIZE THE ISSUANCE OF BONDS, NOTES AND TEMPORARY NOTES IN THE SAME AMOUNT TO DEFRAY SAID APPROPRIATION?"

Question 2: "SHALL THE CITY OF DERBY, IF THE NEW GRADES 6 THROUGH 8 MIDDLE SCHOOL FACILITY PROJECT IS NOT APPROVED, IN LIEU THEREOF APPROPRIATE \$23,190,000 FOR DESIGN, CONSTRUCTION, FURNISHING AND EQUIPPING OF A NEW GRADES 7 THROUGH 8 MIDDLE SCHOOL FACILITY TO BE LOCATED ON THE DERBY HIGH SCHOOL SITE AND A TWO CLASSROOM ADDITION TO BRADLEY SCHOOL, AND AUTHORIZE THE ISSUANCE OF BONDS, NOTES AND TEMPORARY NOTES IN THE SAME AMOUNT TO DEFRAY SAID APPROPRIATION?"

City of Derby New Middle School

Grades 6, 7 and 8 freestanding school located on Derby High School site

Question 1: “SHALL THE CITY OF DERBY APPROPRIATE \$28,000,000 FOR DESIGN, CONSTRUCTION, FURNISHING AND EQUIPPING OF A NEW GRADES 6 THROUGH 8 MIDDLE SCHOOL FACILITY TO BE LOCATED ON THE DERBY HIGH SCHOOL SITE, AND AUTHORIZE THE ISSUANCE OF BONDS, NOTES AND TEMPORARY NOTES IN THE SAME AMOUNT TO DEFRAY SAID APPROPRIATION?”

Purpose: That the City of Derby appropriate \$28,000,000 for costs in connection with: (1) the design, construction, furnishing and equipping of a new three-story, approximately 72,500 square foot, approximately 420 student capacity middle school facility serving the 6th, 7th and 8th grades to be located on the Derby High School site on Nutmeg Avenue in Derby, (2) related site and other improvements and (3) the financing of the project appropriation; and authorize the issue of bonds and notes to finance the appropriation.

This project includes:

- 1) Free standing school
- 2) Media Center with computer labs
- 3) Cafeteria and Meal Prep Area
- 4) Full size Gymnasium
- 5) Enrollment capacity of 420 students
- 6) Science Labs and Prep areas
- 7) Constructed on existing City land creating a Municipal School Campus
- 8) Fully sprinklered building

Project Budget: Project costs in 2008 dollars will be \$28,000,000. Should the project be approved, Derby anticipates receiving approximately 60.96% State grant reimbursement rate, equaling approximately \$15,700,000. The City portion of the project would be approximately \$12,300,000.

Question 1 will take effect if approved by a majority of the voters voting thereon, regardless of whether Question 2 is approved or disapproved.

City of Derby New Middle School And Two Classroom Addition to Bradley School

Grades 7th and 8th freestanding school located on Derby High School site and a two classroom addition to Bradley School

Question 2: “SHALL THE CITY OF DERBY, IF THE NEW GRADES 6 THROUGH 8 MIDDLE SCHOOL FACILITY PROJECT IS NOT APPROVED, IN LIEU THEREOF APPROPRIATE \$23,190,000 FOR DESIGN, CONSTRUCTION, FURNISHING AND EQUIPPING OF A NEW GRADES 7 THROUGH 8 MIDDLE SCHOOL FACILITY TO BE LOCATED ON THE DERBY HIGH SCHOOL SITE AND A TWO CLASSROOM ADDITION TO BRADLEY SCHOOL, AND AUTHORIZE THE ISSUANCE OF BONDS, NOTES AND TEMPORARY NOTES IN THE SAME AMOUNT TO DEFRAY SAID APPROPRIATION?”

Purpose: That the City of Derby appropriate \$23,190,000 for costs in connection with: (1) the design, construction, furnishing and equipping of a new two-room classroom addition, approximately 50,000 square foot, approximately 280 student capacity middle school facility serving the 7th and 8th grades to be located on the Derby High School site on Nutmeg Avenue in Derby, (2) the design, construction, furnishing and equipping of a two-story, approximately 2,600 square foot, two classroom addition to Bradley School on David Humphreys Road in Derby, (3) related site and other improvements, and (4) the financing of the project appropriation; and authorize the issue of bonds and notes to finance the appropriation..

This project includes:

- 1) Two room addition to Bradley School
- 2) Free standing school
- 3) Media Center with computer labs
- 4) Cafeteria and Meal Prep Area
- 5) Full size Gymnasium
- 6) Enrollment capacity of 280 students
- 7) Science Labs and Prep areas
- 8) Constructed on existing City land creating a Municipal School Campus

Project Budget: Project costs in 2008 dollars will be \$23,190,000. Should the project be approved, Derby anticipates receiving approximately 63.03% State grant reimbursement rate, equaling approximately \$13,450,000. The City portion of the project would be approximately \$9,740,000.00.

Question 2 will take effect only if: (1) approved by a majority of the voters voting thereon, and (2) Question 1 is defeated.

New Derby Middle School Or New Derby Middle School with Two Classroom Addition to Bradley School

Question 1: Debt Service Costs Grades 6th, 7th and 8th: The annual payment on the project bonds would range between \$1,230,000 in year one to \$645,750 in year twenty (20), based on a \$12,300,000 20-year level principal payment bond issue. The estimated interest payment on the bonds would be \$615,000 for the 1st year, assuming a 5.0% interest rate. The total principal and interest payment for the 1st year would be \$1,230,000, which, based on the current grand list plus 2% growth, would generate a tax increase of approximately 1.33 mills. Assuming a 2% grand list growth, for a home with a current assessment of \$200,000 the increase would be approximately \$266.50 for the 1st year of repayment of the bonds, or approximately \$22.21 per month for the debt portion of this project only. This amount would decrease annually over the 20-year term of the bond issue. The total principal amount is \$12,300,000 and the estimated interest cost for that principal is \$6,457,500, for a total estimated cost of \$18,757,500.

Question 2: Debt Service Costs Grades 7th and 8th and Addition to Bradley School: The annual payment on the project bonds would range between \$974,000 to \$511,350 per year, based on a \$9,740,000 20-year level principal payment bond issue. The estimated interest payment on the bonds would be \$487,000 for the 1st year, assuming a 5.0% interest rate. The total principal and interest payment for the 1st year would be \$974,000, which, based on the current grand list plus 2% growth, would generate a tax increase of approximately 1.06 mills. Assuming a 2% grand list growth, for a home with a current assessment of \$200,000 the increase would be approximately \$211.04 for the 1st year of repayment of the bonds, or approximately \$17.59 per month for the debt portion of this project only. This amount would decrease annually over the 20-year term of the bond issue. The total principal amount is \$9,740,000 and the estimated interest cost for that principal is \$5,113,500, for a total cost estimated at \$14,853,500.

**Referendum - Tuesday, March 13, 2007. Polls are open from 6:00
AM to 8:00 PM**