

OFFICE OF THE  
FIRST SELECTMAN

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Lynne A. Vanderslice  
*First Selectwoman*

Joshua S. Cole  
*Second Selectman*

Kimberley Healy  
*Selectwoman*

Basam Nabulsi  
*Selectman*

Ross H. Tartell  
*Selectman*

TOWN HALL  
238 Danbury Road  
Wilton, CT 06897

**BOARD OF SELECTMEN REGULAR MEETING**  
**Monday February 7, 2022**  
**Held Electronically**

**PRESENT:** First Selectwoman Lynne Vanderslice, Joshua Cole, Kimberley Healy, Basam Nabulsi, Ross Tartell

**GUESTS:** Police Chief John Lynch, Captain Rob Cipolla, Captain Tom Conlan, Rebecca Hopkins & Jeff McElravy of Tecton Architects, Chris Giovino and Adrienne Reedy of the Police Commission, Dave Waters & Patti Temple of Police Building Committee, Chris Burney, Michael Wrinn, Tony DeFelice- Acting Finance Director

**A. Call to Order**

Ms. Vanderslice called the meeting to order at 6:03pm.

Ms. Vanderslice moved a motion to add an item to the agenda – Item E9 a Discussion of Public Testimony as a member of the Board of Selectmen on matters not discussed or voted on by the Board of Selectmen. Motion seconded by Mr. Cole and carried 4-0

**B. Public Comment**

None.

**C. Executive Session to Discuss Contract Negotiations with Oak Ridge Waste and Budgeted Compensation for Employees under Open or Expiring Collective Bargaining Agreements**

Ms. Vanderslice asked for a motion to go into Executive Session to Discuss Contract Negotiations with Oak Ridge Waste and Budgeted Compensation for Employees under Open or Expiring Collective Bargaining Agreements. Motion moved by Mr. Nabulsi seconded by Ms. Healy and carried 5-0.

Out of Executive Session and back in Regular Session at 6:32pm.

**D. Consent Agenda**

Motion made by Mr. Cole seconded by Mr. Tartell and carried 5-0 to approve the Consent Agenda as follows:

**Minutes**

- Board of Selectmen Regular Meeting – January 18, 2022
- Board of Selectmen Special Meeting – January 25, 2022

**E. Discussion and/or Action**

**1. FY2023 Proposed Budget Overview**

Ms. Vanderslice presented the attached presentation, which began with a 6-year perspective of the BOS approved budgets, which had an annual average increase of .54%. The FY2023 requested budget was \$34,119,884 or a 1.89% increase versus

**\*Minutes have not been reviewed by this Board and may be subject to revision in future minutes.**

FY2022. Ms. Vanderslice noted the increase was driven by the cost of three new employees, previously discussed and the increase in the Wilton Library Association grant, also previously discussed. Discussion of the budget ended to allow for the next agenda item.

2. Police Headquarters Design Drawings and Cost Estimate – Chris Burney, Tecton Architects  
Chris Burney began the review on the Police Headquarters Design Drawings and Cost Estimate noting the exceptional job done by Tecton Architects. He then introduced Rebecca Hopkins and Jeff McElravy of Tecton Architects who gave a more detailed update/overview on the project. Tecton Presentation's is attached. After overview, Ms. Hopkins opened the floor to questions/comments. A discussion was held.
3. Recommendation from the Police Commission to Revise Policy to Allow for Full Promotion Pay for Lieutenants and Captains During Their First Year in the Position  
Police Chief John Lynch began the review by explaining under BOS approved policy, when a union officer is promoted to a nonunion position, the officer only receives one half of the difference between the salary of their previous position and the salary for their new position. The Police Commission has recommended the policy be changed to allow the officer to receive the salary for the position at the time of the promotion. After discussion and review motion made by Mr. Nabulsi to change the policy to do away with the 6-month purgatory and step the person up to the appropriate salary as soon as they are promoted and make it retroactive to December 1, 2021 per Ms. Vanderslice's suggestion. Motion amended by Ms. Vanderslice to remove the word purgatory. Motion seconded as amended by Mr. Cole and carried 5-0.
4. Draft Affordable Housing Plan – Michael Wrinn  
Michael Wrinn reviewed the Draft Affordable Housing Plan with the Board. He noted under CT statute 8-30 j, municipalities are required to develop an affordable housing plan every five years. A plan is due by June 1, 2022. WestCOG has developed a plan for the region. Members can choose to add a member-specific addendum and have that serve as their plan. Wilton has chosen this approach. After presentation of the plan and possible strategies for inclusion in the Wilton addendum, Mr. Wrinn opened the floor to question/comments. As part of the discussion, members agreed to submit their prioritization of strategies to be discussed at the February 22, 2022 BOS meeting.

Ms. Vanderslice moved a motion to return to the Budget discussion following item 5. Motion seconded by Ms. Healy and carried 5-0.

5. Appointment of Chief Financial Officer – Town of Wilton and Wilton Public Schools  
Ms. Vanderslice described the search process and noted the search committee comprised of Kevin Smith-Superintendent for BOE, Sandy Arkell-BOF Representative and the First Selectwoman had recommended a candidate for appointment. After statement, Ms. Vanderslice made a motion to appoint Dawn Norton as the Chief Financial Officer for the Town of Wilton and Wilton Board of Education. Motion seconded by Mr. Cole. Ms. Vanderslice noted the BOS discussed the candidate's background, experience, interviews and references in Executive Session. She shared Ms. Norton professional experience, including her municipal and school financial experience and her private industry experience. After further discussion, motion carried 5-0. She noted that the start date for Ms. Norton will be March 14, 2022.
6. Continuation of FY2023 Proposed Budget Overview  
Ms. Vanderslice continued the discussion on the FY23 Proposed Budget and reviewed the attached draft forecasted FY2023 mill rate calculation.
7. Authorization for Bond Refunding  
Ms. Vanderslice noted the Town's bond advisor identified approximately \$3.250 million of bonds for refunding. After discussion and review motion moved by Mr. Nabulsi to adopt the resolution as presented. See attached. Motion seconded by Ms. Healy and carried 5-0.

8. Reappointment – Miriam Sayegh Inland Wetlands  
Ms. Vanderslice asked for a motion to reappoint Miriam Sayegh to the Inland Wetlands Commission. Motion moved by Mr. Cole, seconded by Ms. Healy and carried 5-0.
9. Zoning Board of Appeals Vacancy
  - Appointment – Tom Gunther  
Ms. Vanderslice noted Tom Gunther was recently appointed to fill the ZBA alternate vacancy. She recommended he now be appointed to the full member vacancy on Zoning Board of Appeals. Motion moved by Mr. Tartell, seconded by Ms. Healy and carried 5-0.
10. Discussion of Public Testimony as a member of the Board of Selectmen on matters not discussed or voted on by the Board of Selectmen  
Ms. Vanderslice noted she received question from Selectmen Tartell regarding public testimony as a member of the Board of Selectmen on matters not discussed or voted on by the Board of Selectmen. She provided advice from Town Counsel that when testifying in such a manner, the selectman/woman should disclose that they are an elected member of the Board of Selectmen, but the topic has not been discussed by or voted on by the Board of Selectmen and the comments are the individual's private comments.

F. Selectmen's Reports

1. First Selectman

Ms. Vanderslice reviewed the availability of the following documents on the First Selectman's page of the town website:

- [Metropolitan Planning Organization Primer](#)
- [CT-Federal Infrastructure Investment Jobs Act](#)

2. Selectmen

Mr. Tartell

Mr. Tartell noted he attended the CCM presentation on ARPA, which he will circulate to the board. He reminded residents that BOS has a civility affirmation available for review on the BOS page on the website.

Ms. Healy

Ms. Healy thanked Mr. Cole for promoting the BOS on Channel 12 News, while at the Winter Carnival. She noted the League of Women Voters, of which she is a member, is planning to hold a government info session at the Wilton Library.

Mr. Cole

None.

Mr. Nabulsi

None.

H. Public Comment

None.

I. Adjournment

There being no further business, motion to adjourn meeting at 9:05pm. Motion moved by Mr. Tartell, seconded by Mr. Cole and carried 5-0.

Jacqueline Rochester

Recording Secretary

Taken from Video

FY 2023 Board of Selectmen Budget  
February 2022

## TABLE OF CONTENTS

<b>Budget Requests Overview</b>	<b>4-14</b>	<b>Frank Smeriglio</b>	<b>253 -271</b>
		• Other Town Properties	
		• Town Hall & Annex	
		• DPW Administration	
		• Highway	
<b>Revenue and Operating Expenses by Line Item-All Departments &amp; Grants</b>	<b>15-172</b>	<b>John Lynch</b>	<b>273-302</b>
<b>By Department</b>		• Police	
<b>First Selectwoman:</b>	<b>173-181</b>	• Central Dispatch	
• Board of Selectman		• Animal Control	
• Town Counsel		• CERT	<b>318-319</b>
• Economic Development		<b>Jim Blanchfield</b>	<b>303-318</b>
• Town Administrator		• Fire	
• Insurances	<b>201-203</b>	<b>Steve Pierce</b>	<b>321-338</b>
<b>Sarah Taffel</b>	<b>182-200</b>	• Comstock	
• Town Clerk		• P& Admin	
• Human Resources		• Recreation Programs	
• Registrar		• Parks & Grounds	
<b>CFO</b>	<b>205-216</b>	<b>Sarah Heath</b>	<b>339-347</b>
• Finance		• Social Services	
• Tax Collector/Assessor		• Senior Center	
<b>John Savarese</b>	<b>217-223</b>	<b>Chris Burney</b>	
• Information Systems		▪ Construction Management	<b>349-350</b>
• Land Use			
• DPW			
<b>Michael Wrinn</b>	<b>226 to 251</b>	<b>Non Department Operating Expenses and Grant Requests</b>	<b>351-363</b>
• Planning & Zoning		<b>Operating Capital by Department</b>	<b>365-373</b>
• Building			
• Environmental Affairs		<b>5-Year Operating Capital Plan</b>	<b>375 -377</b>
• Health			

**BUDGET OVERVIEW**

**FY2023 Budget Goals**

- ***Continued efforts to provide the high quality of services Wilton residents and businesses expect and at the lowest possible cost.***
- ***Continued efforts to increase the Town's resiliency.***
- ***Continued investments in the infrastructure.***
- ***Continued focus on cost savings opportunities, increased use of technology and maintaining appropriate staffing levels.***

FY 2023 Board of Selectmen Budget  
6 YEAR OVERVIEW

***During the 6 Years from 2016 to 2022***

- ***The Consumer Price Index Averaged Annual Growth of 2.32%***
- ***Town General Annual Wage Increases Averaged 1.95% To 2.75%***
- ***State Mandates Increased***
- ***Wilton's Population Increased***

***Yet, the Average Annual Increase in the BOS Budget Was Only .54%***

(in thousands)										
	2016 Budget	2017 Budget	2018 Budget	2019 Budget	2020 Budget	2021 Budget	2022 Budget	FY22 vs FY16	FY22 vs FY16	Annual Avg Increase
Expenses	\$ 31,079	\$ 31,051	\$ 32,035	\$ 32,320	\$ 32,542	\$ 32,097	\$ 32,210	\$ 1,131	3.64%	0.61%
Capital	\$ 1,353	\$ 1,187	\$ 1,174	\$ 1,182	\$ 1,274	\$ 819	\$ 1,275	\$ (78)	-5.76%	-0.96%
Total	\$ 32,432	\$ 32,238	\$ 33,209	\$ 33,502	\$ 33,816	\$ 32,916	\$ 33,485	\$ 1,053	3.25%	0.54%

***\*FY2020 Approved Budget plus additional appropriation from reserves for the purchase of a fire truck***



## **The .54% Annual Average Budget Increase Was Achieved From**

### **➤ *Staffing Reductions***

- **Consolidation of positions within town government.**
- **Shared employees with the Wilton Public Schools.**
- **Increased use of technology to modernize and create efficiencies.**

### **➤ *Energy Cost Reductions***

- **Solar Renewable Energy.**

### **➤ *Results of Collective Bargaining Negotiations***

- **Change in medical plan.**
- **Premium cost sharing changes.**
- **Most new employees come onboard at lower wages and with a defined contribution plan, not the more expensive defined benefit plan.**

**Following 6 Years of Staffing Reductions, the FY2023 Budget  
Includes an Expansion of Staff to**

- ***Facilitate & Support Historic Level of Transportation Grants Awarded/Available***
  - **Full-time Engineer in Public Works Department**
    - ***Support significant increases in grant awards, including over \$20 million in newly awarded for bridges, ARPA and applications for Infrastructure Investment Jobs Act.***
    - ***Support flood mitigation plan for WHS sport complex.***
    - ***Support draining upgrades to playing field.***
- ***Properly Maintain Infrastructure***
  - **Full-time Additional Parks and Grounds crew member**
    - ***Meet needs and resident demand for improved fields.***
    - ***Reinstatement of a position eliminated post-recession.***



**Following Six Years of Staffing Reductions, the FY2023 Budget  
Includes an Expansion of Staff to**

- ***Facilitate Cost Savings, Secure Newly Available Grants & Ensure Professional Continuity of Government***
  - **Full-time Town Administrator**
    - ***Professional Administrator, knowledgeable of all aspect of municipal government.***
    - ***Ensures continuity through a change of first selectperson or regardless of a new selectperson's knowledge.***
    - ***Able to secure and support grants under IJA and ARPA.***
    - ***Able to identify and implement additional cost savings.***

## Budgeted Employee Costs

### ➤ ***Wages Rates***

- Non union: GWI 2.75% increase.
- ASCFME: GWI 2.0% Per contract, plus wage rate changes
- Police, Fire and Teamsters: Open/Expiring contracts. Wage rate changes budgeted on salary line. GWI budgeted in "Reserve".

### ➤ ***Staffing***

- Vacant positions savings budgeted in "Reserve".
- No budgeted COVID staffing.

### ➤ ***Medical Benefits***

- CT Partnership Plan 2.0.
- Premium rates aren't yet available. Budgeted at 3%. FY2022 actual increase was 1%.
- Phased drawdown of previous medical reserves no longer required. Reflected in Reserve Account.

### ➤ ***Retirement***

- Defined Contribution for new employees, except fire.
- Defined Benefit for fire and longer-term employees.

## **Budget Risks**

- ***Medical Costs-Rate of Increase***
  - The State has not yet provided FY2023 rates for this medical plan. State subsidizes the Plan.
  - State continues to refuse to implement a lower cost HSA/HD option, stating such an option promotes inequity.
- ***Georgetown Fire District Charges***
  - FY2023 cost not yet available.
  - District's Annual Meeting held in March, at which time the mill rate will be set.
- ***General Insurance Costs-Rate of Increase***
  - FY2023 renewals still outstanding.
- ***Litigation***
- ***New or Extended Pandemic***
- ***Major Weather Event or Natural Disaster***
- ***Nationwide and Statewide Police Officer Shortage***
- ***Employee Burn Out***

## **Budget Risks**

### **➤ *Legislative initiatives discussed during the this year and the last few years including***

- **Proposals to repeal the tax and/or replace with a state motor vehicle have been discussed.**
  - ***Ongoing effort by the legislature to address the inconsistency of vehicle taxes across municipalities.***
  - ***Motor vehicle property taxes account for 5% of Wilton's property tax revenue.***
  - ***Governor has proposed to lower the mill rate ceiling for vehicles to 29.***
- **Teacher pension fund is significantly underfunded. State's responsibility.**
  - ***During FY2020, the State paid \$11.8 million on behalf of Wilton teachers.***
  - ***In FY2020, the unfunded pension attributed to Wilton teachers was \$156.5 million.***
  - ***In 2021, funded just over 50%.***
  - ***There has been discussion of pushing some of the pension cost to towns.***
  - ***Discussion that wealthy communities, which pay higher salaries, receive a disproportionate benefit. Discussion to require wealthy communities to contribute toward pension costs related to salaries above a certain threshold.***

**BUDGET OVERVIEW**

**The FY2023 BOS Requested Budget is \$34,119,884**

**The request is \$634,398 or 1.89% greater than the FY2022 approved budget**

**The 7-year average annual increase is .74% versus 6-year annual average of .54%**

*In thousands*

	<b>FY2022 Approved Budget</b>	<b>FY2023 Proposed Budget</b>	<b>FY23 vs FY22 Change</b>	<b>% Change</b>	<b>7-year Change</b>	<b>Avg. Annual Change</b>
<b>Operating Expenses</b>	<b>\$ 32,210</b>	<b>\$ 33,135</b>	<b>\$ 925</b>	<b>2.87%</b>	<b>\$ 2,056</b>	<b>0.95%</b>
<b>Operating Capital</b>	<b>\$ 1,275</b>	<b>\$ 984</b>	<b>\$ (291)</b>	<b>-22.82%</b>	<b>\$ (369)</b>	<b>-3.90%</b>
<b>Total BOS</b>	<b>\$ 33,485</b>	<b>\$ 34,119</b>	<b>\$ 634</b>	<b>1.89%</b>	<b>\$ 1,687</b>	<b>0.74%</b>



**BUDGET OVERVIEW****Breakdown of the Requested Budget Increase**

	<b>FY23 vs FY22 \$ Change</b>	<b>FY23 vs FY22 % Change</b>
<b><i>New Positions</i></b>		
<b>Town Administrator</b>	<b>\$ 259,000</b>	<b>0.77%</b>
<b>Engineer</b>	<b>\$ 130,000</b>	<b>0.39%</b>
<b>P&amp;G Crew Member</b>	<b>\$ 69,000</b>	<b>0.21%</b>
	<b>\$ 458,000</b>	<b>1.37%</b>
<b><i>All Other Town Operating Expenses</i></b>	<b>\$ 295,080</b>	<b>0.88%</b>
<b><i>Library Grant</i></b>	<b>\$ 172,000</b>	<b>0.51%</b>
<b><i>Operating Capital</i></b>	<b>\$ (290,682)</b>	<b>-0.87%</b>
<b><i>Net Increase</i></b>	<b>\$ 634,398</b>	<b>1.89%</b>



## BUDGET OVERVIEW

### REQUESTED BUDGET BY EXPENSE CATEGORY

#### ➤ Drivers

- **Wages:** *New employees, as per previous slide.*
- **Medical:** *Change in selection and employee changes partially offset premium increase.*
- **All Other Benefits:** *Decline in required pension contribution-Preliminary estimate, 101% funded.*
- **Library:** *FY22 grant reduced by PPP funds the Library received from the federal government.*
- **All Other Operating Costs:** *Drawdown of a reserve that is no longer required.*

	2022 Adopted	2023 Request	2023R vs 2022B	% change
Wages	\$ 14,802,680	\$ 15,633,275	\$ 830,595	4.18%
Medical	\$ 3,367,943	\$ 3,412,519	\$ 44,576	1.32%
All Other Benefits	\$ 3,629,506	\$ 3,425,750	\$ (203,756)	-5.61%
Workman's Comp & Other Ins	\$ 656,397	\$ 663,139	\$ 6,742	1.03%
Utilities	\$ 826,796	\$ 848,327	\$ 21,531	2.60%
Wilton Library Grant	\$ 2,722,000	\$ 2,894,761	\$ 172,761	6.35%
All Other Operating Costs	\$ 6,204,931	\$ 6,257,562	\$ 52,631	.85%
Operating Capital	\$ 1,275,233	\$ 984,551	\$ (290,682)	-22.79%
<b>Total</b>	<b>\$ 33,485,486</b>	<b>\$ 34,119,884</b>	<b>\$ 634,398</b>	<b>1.89%</b>

<b>FY2023 Projected Mill Rate Calculation</b>						
as of February 7, 2021. Subject to change	<b>FY 20 Adjusted</b>	<b>FY 21 Approved</b>	<b>FY 22 Approved</b>	<b>FY 23 Forecasted</b>		
	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>\$ Change</b>	<b>% Change</b>
<b>OPERATING REQUIREMENTS</b>						
BOS - Operating Expenses	32,542,102	32,097,312	32,210,253	33,135,333	925,080	2.87%
BOS - Oper. Capital	1,273,727	818,412	1,275,233	984,551	(290,682)	-23%
<b>Board of Selectmen</b>	<b>33,815,829</b>	<b>32,915,724</b>	<b>33,485,486</b>	<b>34,119,884</b>	<b>634,398</b>	<b>1.89%</b>
BOE - Operating Expenses	82,344,563	82,344,563	84,804,215	87,339,862	2,535,647	2.99%
BOE-Operating Capital				610,002	610,002	
<b>Board of Education</b>	<b>82,344,563</b>	<b>82,344,563</b>	<b>84,804,215</b>	<b>87,949,864</b>	<b>3,145,649</b>	<b>3.71%</b>
Debt Service	10,153,497	9,015,040	9,224,024	9,025,210	(198,814)	-2.16%
Reserves	473,491	2,969,160	1,275,137	1,310,950	35,812	2.81%
<b>TOTAL OPERATING REQUIREMENTS</b>	<b>126,787,380</b>	<b>127,244,487</b>	<b>128,788,862</b>	<b>132,405,908</b>	<b>3,617,045</b>	<b>2.81%</b>
<b>SOURCES FOR FUNDING</b>						
Revenue Other Than FY2023 Property Taxes	4,753,424	4,349,276	5,443,649	5,695,053	251,404	4.62%
Use of Excess of Fund Balance	2,851,773	7,719,577	4,858,040	3,333,494	(1,524,546)	-31.38%
Property Taxes	119,182,183	115,175,634	118,487,173	123,377,360	4,890,187	4.13%
<b>TOTAL SOURCES FOR FUNDING</b>	<b>126,787,380</b>	<b>127,244,487</b>	<b>128,788,862</b>	<b>132,405,908</b>	<b>3,617,045</b>	<b>2.73%</b>
Senior and Other Tax Relief	1,230,750	1,230,750	1,230,750	1,230,750	-	0.00%
<b>MILL RATE LEVY</b>	<b>120,412,933</b>	<b>116,406,384</b>	<b>119,717,923</b>	<b>124,608,110</b>	<b>4,890,187</b>	
Grand List	4,249,234,560	4,281,687,742	4,326,099,334	4,347,729,831	21,630,497	0.50%
Increase in Grand List	-2.08%	0.27%	1.037%	0.50%		
Collection Rate	99.3%	99.0%	99.3%	99.3%		
<b>COLLECTIBLE GRAND LIST</b>	<b>4,219,489,918</b>	<b>4,238,870,865</b>	<b>4,295,816,639</b>	<b>4,317,295,722</b>	<b>21,479,083</b>	<b>0.50%</b>
<b>MILL RATE</b>	<b>28.5373</b>	<b>27.4616</b>	<b>27.8685</b>	<b>28.8625</b>	<b>0.9940</b>	<b>3.57%</b>
<b>CALCULATION OF USE OF EXCESS FUND BALANCE</b>						
Beginning Estimated Fund Balance	16,030,511	20,444,026	17,736,926	16,574,085	(1,162,841)	-5.69%
10% Minimum Fund Balance	12,678,738	12,724,449	12,878,886	13,240,591	361,705	2.84%
Discretionary Addition over 10% Minimum	500,000	-	-	-	-	
Ending Estimated Fund Balance	13,178,738	12,724,449	12,878,886	13,240,591	361,705	2.84%
Use of Excess Fund Balance	2,851,773	7,719,577	4,858,040	3,333,494	(1,524,546)	-19.75%



# WILTON POLICE STATION

PROPOSED NEW CONSTRUCTION

**BOARD OF SELECTMEN**

TOWN OF WILTON, CONNECTICUT

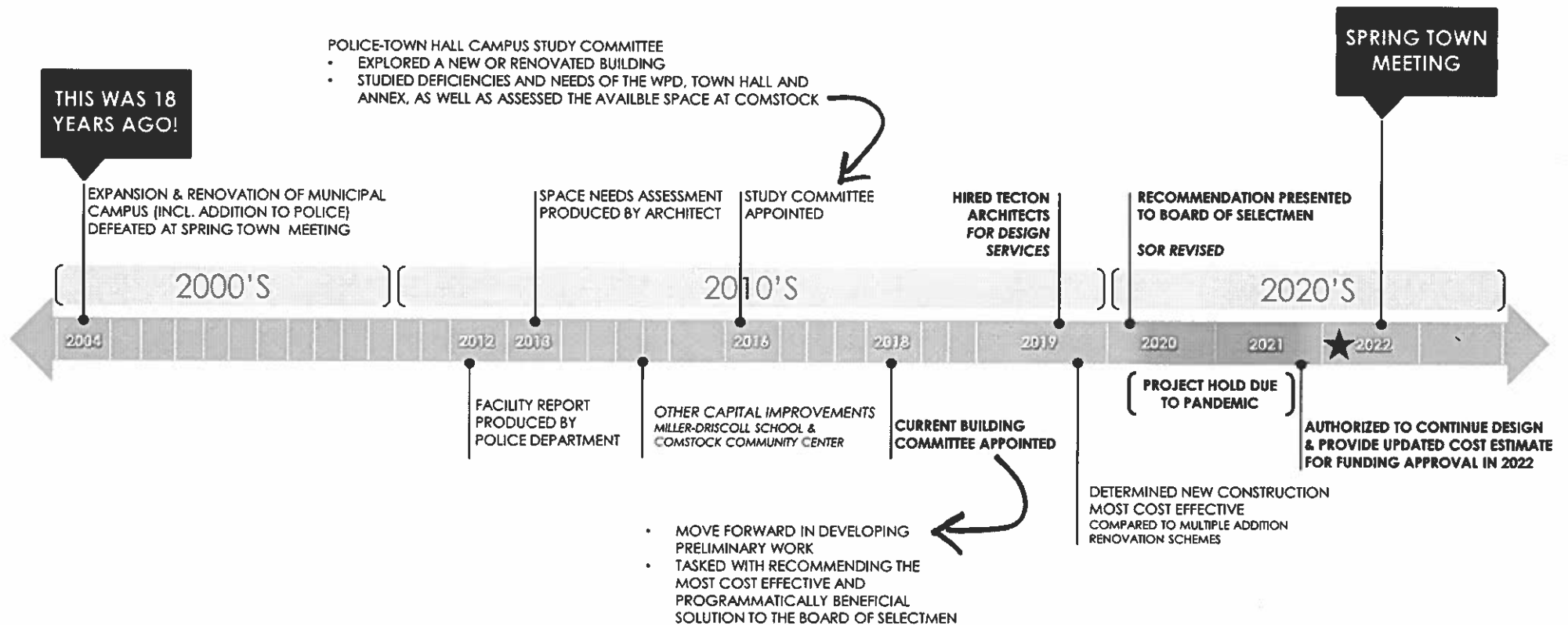
02.07.2022

**Tecton**  
ARCHITECTS

# AGENDA

- 1 PROJECT UPDATE
- 2 CURRENT DESIGN
- 3 PROBABLE COSTS
- 4 MOVING FORWARD

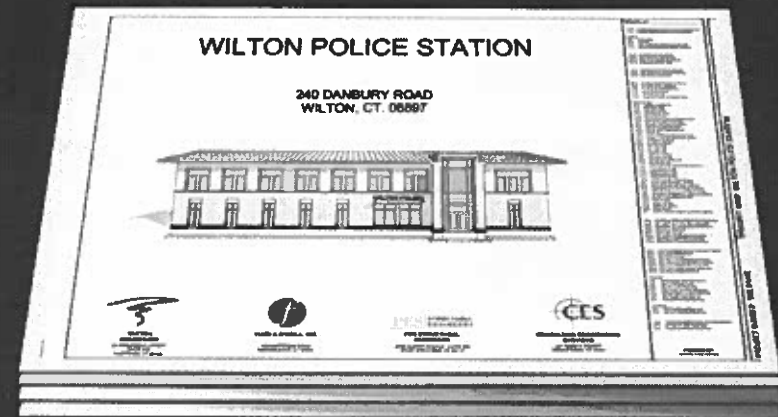
# PROJECT TIMELINE



# PROJECT UPDATE

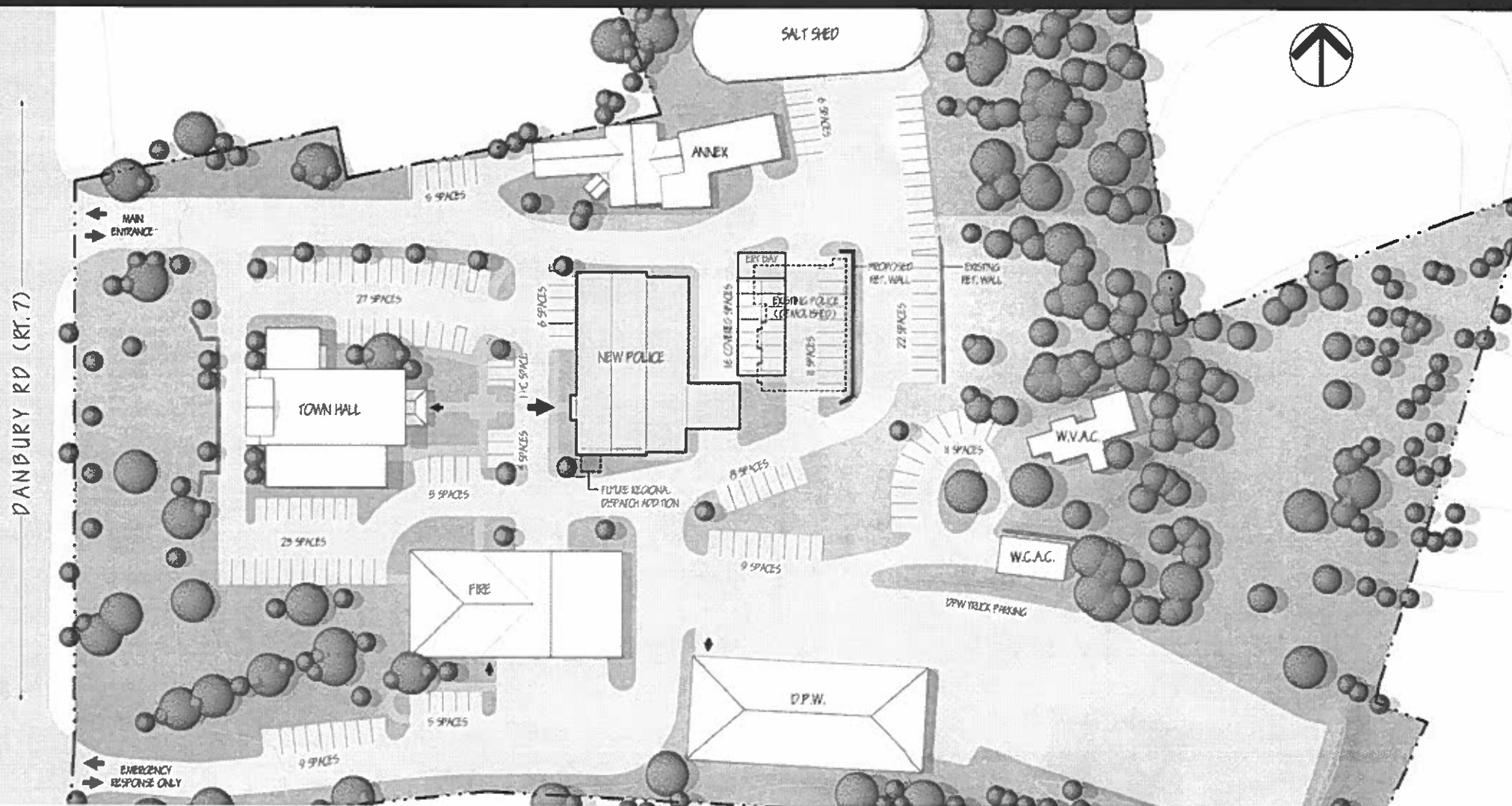
*THE DESIGN TEAM, IN PARTNERSHIP WITH THE TOWN, HAS CONTINUED TO  
PROGRESS THE DEVELOPMENT OF THE NEW POLICE STATION DESIGN.*

- 1 SIZE & CHARACTER OF ALL FEATURES AND BUILDING SYSTEMS
- 2 SITE LOGISTICS & PHASING
- 3 BUILDING ENVELOPE EFFICIENCY
- 4 EXTERIOR DESIGN DEVELOPMENT
- 5 INTERIOR DESIGN REFINEMENT
- 6 CONSTRUCTION DETAILING
- 7 SPECIFICATIONS

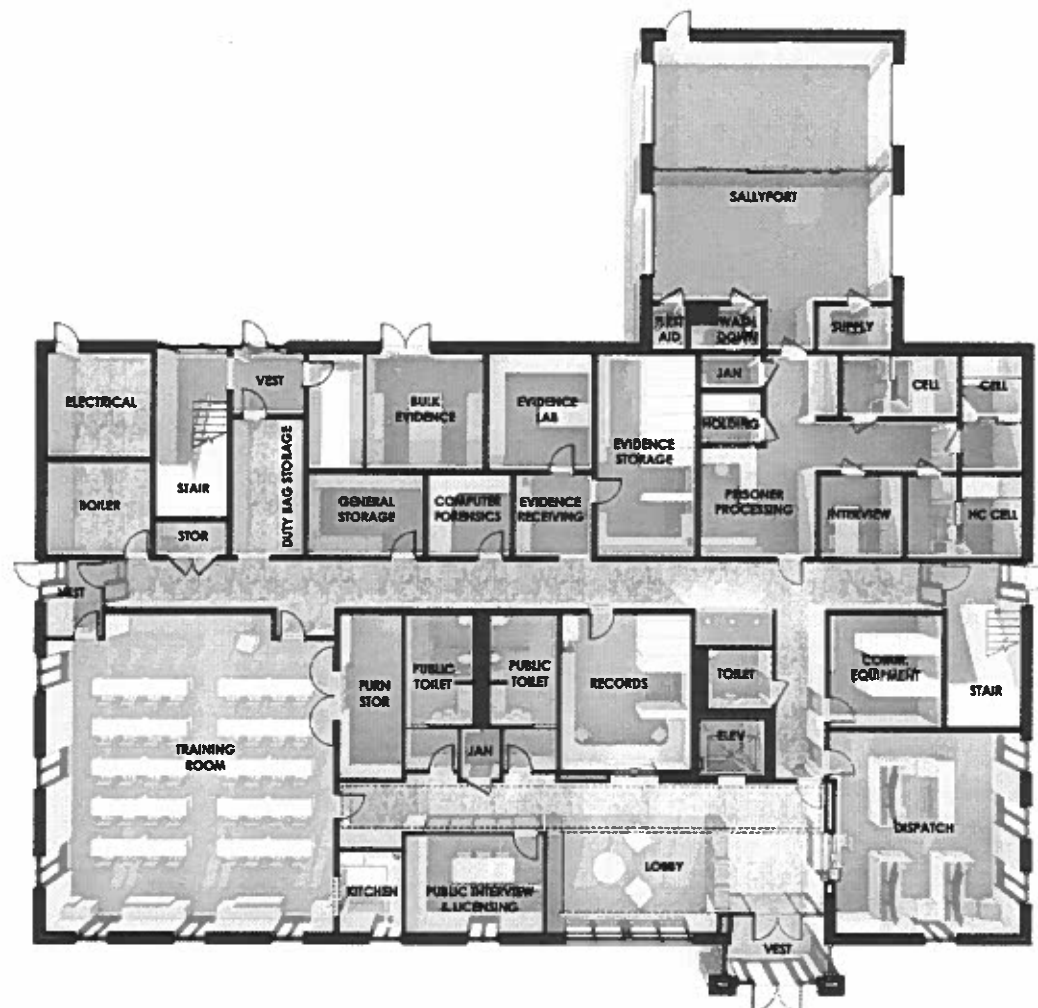




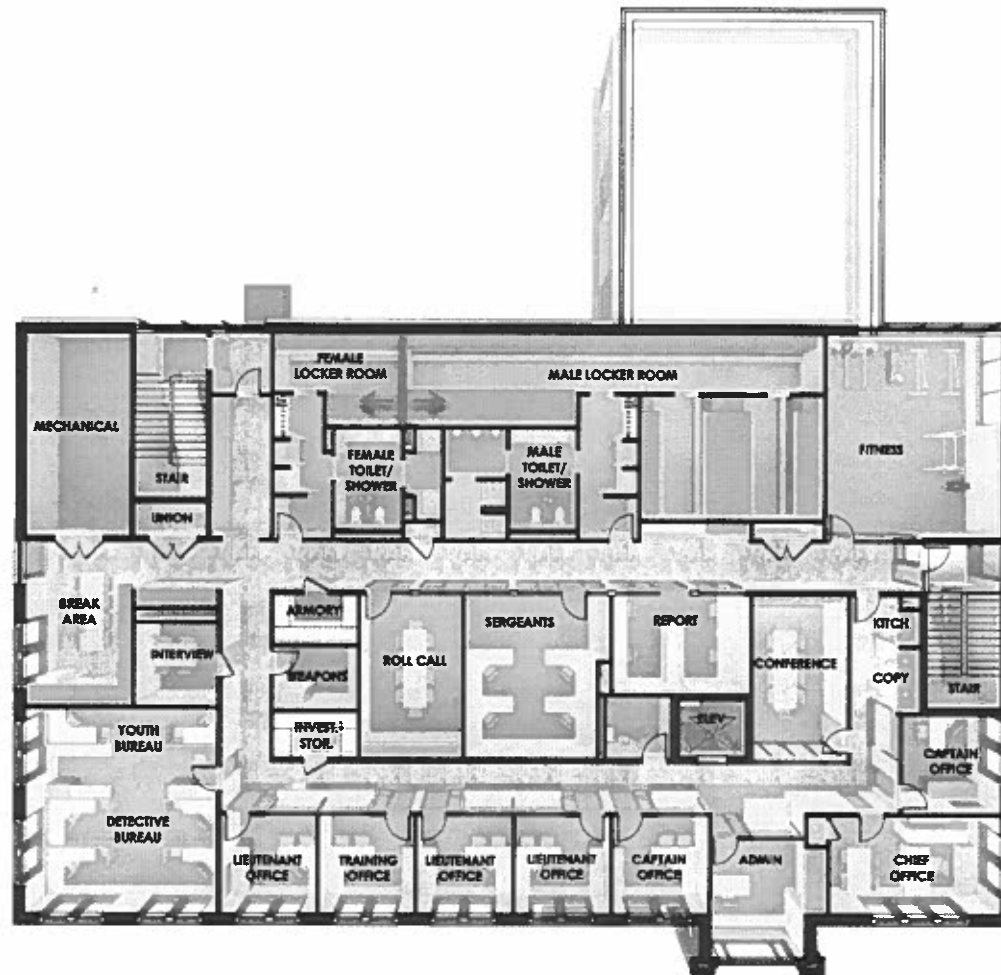
# SITE PLAN



## FLOORPLANS / MAIN LEVEL



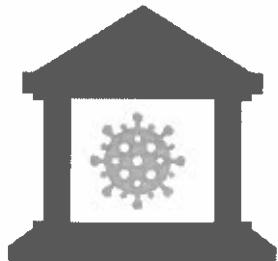
## FLOORPLANS / UPPER LEVEL



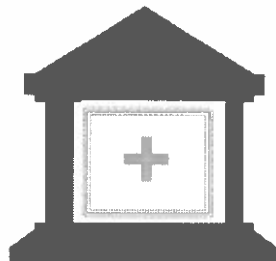
EXTERIOR PERSPECTIVE / MAIN APPROACH ONTO CAMPUS



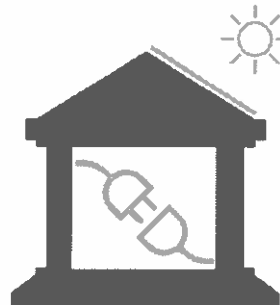
# SUSTAINABILITY



**Indoor  
Environment**



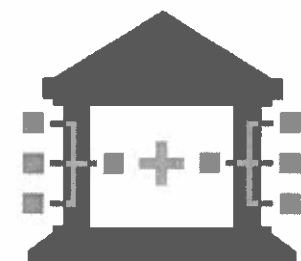
**High Performance  
Envelope**



**Photovoltaics  
(Solar Ready)**



**Reduce Energy  
Consumption**



**Electric Vehicle  
Charging**

## **CAPTURE THE LOW-HANGING FRUIT**

- Efficient floor plan and structure
- Maximize the value of the envelope
- Analyze life cycle costs

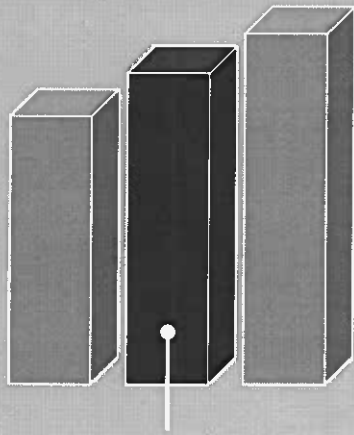
## **BUILD INFRASTRUCTURE FOR NOW & THE FUTURE**

- Understand your goals, budget and staff capabilities
- Energy recovery, dedicated outside air & increased filtration
- Capacity to support electric cruisers & photovoltaics panels

# PANDEMIC COST IMPACT

INITIAL COST OF  
SELECTED OPTION

\$14.5 M



REDUCED PROGRAM  
(+) PREFERENCE LIST  
(+) ERT VEHICLE BAY

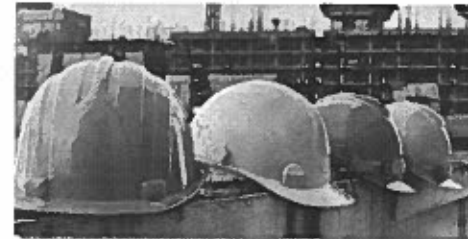
COVID-19  
PANDEMIC

1.5 YR IMPACT

LIMITATIONS ON  
LABOR FORCE

SUPPLY CHAIN  
INTERRUPTIONS

ESCALATION OF  
MATERIAL COSTS



THE EFFECT ON  
COST IN 2021

20% ↑

TAKING THE PROJECTED  
COST FROM

\$14.5 M → \$17.4 M

AS A RESULT, WE SOUGHT:  
CREATIVE SOLUTIONS TO  
COUNTERACT IMPACT &  
REDUCE COST

INCREASE BUILDING  
EFFICIENCY



# COST ESTIMATE

BUILDING SQUARE FOOTAGE: 19,265 SF

STANDALONE ERT BAY: 750 SF

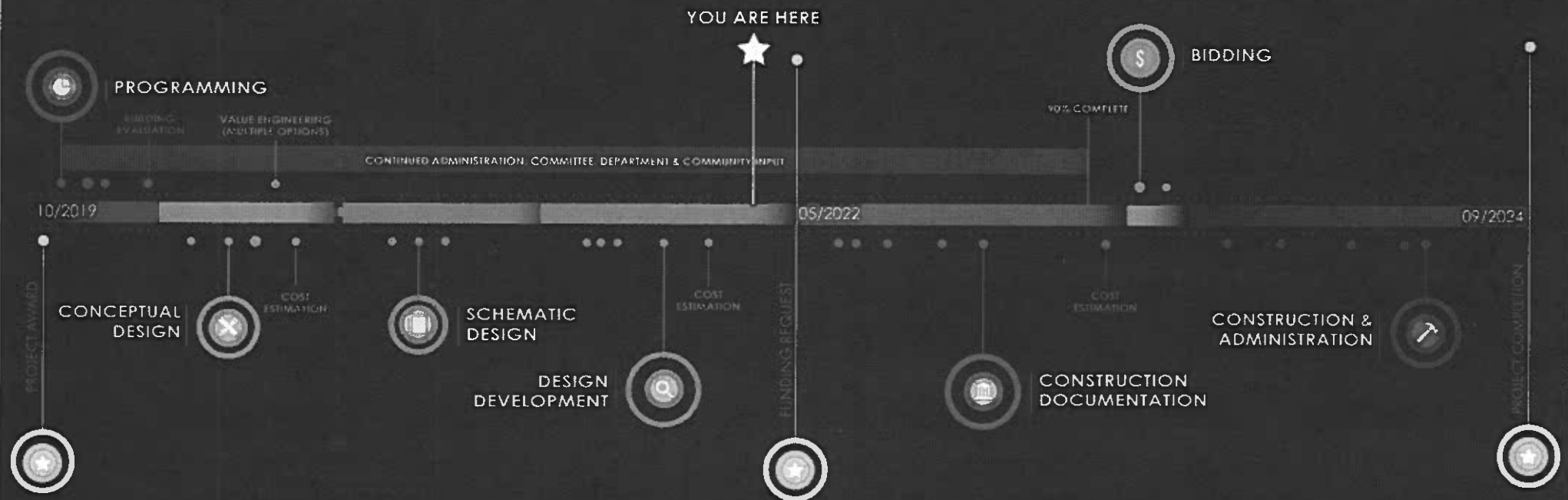
ESTIMATED TOTAL PROJECT COST  
**\$16.7 MILLION**

Wilton, Connecticut  
Opinion of Probable Project Costs  
February 7, 2022

## Police Facility

Item	Quantity	Unit	Unit Price	Amount
<b>Construction Costs</b>				
New Facility Construction	19,265	s.f.	\$465.00 /s.f.	\$8,958,000
Standalone ERT Construction	750	s.f.	\$340.00 /s.f.	\$255,000
Subtotal:			\$460.30 /s.f.	\$9,213,000
Sitework (incl Building Demolition)				\$1,250,000
Hazardous Material Abatement				\$75,000
Subtotal:			\$626.81 /s.f.	\$10,538,000
General Conditions (8.5%)				\$896,000
Bonds & Insurance (2%)				\$229,000
Overhead & Profit (3%)				\$350,000
Subtotal:			\$400.20 /s.f.	\$12,013,000
Design/Estimating Contingency (10%)				\$1,201,000
Escalation Allowance up to mid-point of Construction (March 2023 Start)				\$585,000
Subtotal:			\$469.93 /s.f.	\$13,807,000
<b>Project Development and Equipment Costs</b>				
Designer Fees (Remaining Phases Only)				\$785,000
OPM/Clerk of the Works (Paid directly by Town)				\$410,000
Structural Peer Review Fee				\$15,000
Interior Furnishings and Loose Equipment				\$231,000
Furniture and Equipment Design Fees				\$23,000
Survey and Borings				\$15,000
Materials Testing				\$69,000
Relocation Costs				\$50,000
Communications Equipment				\$450,000
Communications Consultant (owner provided estimate)				\$0
Computer Equipment (owner provided estimate)				\$0
Bidding Expenses -Advertising and Reprographics				\$25,000
Bonding and Legal Fees (owner provided estimate)				\$0
Builder's Risk Insurance				\$60,000
Subtotal:				\$1,723,000
<b>Construction and Project Contingency</b>				
Construction/Owner's Contingency (7.5%)				\$1,036,000
Project Development Contingency (7.5%)				\$129,000
Subtotal:				\$1,165,000
<b>Total Opinion of Probable Project Costs:</b>				<b>\$16,697,000</b>

# NEXT STEPS



THANK YOU



**Tecton**  
ARCHITECTS

**RESOLUTION WITH RESPECT TO THE AUTHORIZATION, ISSUANCE AND  
SALE OF NOT EXCEEDING \$3,250,000 TOWN OF WILTON GENERAL  
OBLIGATION REFUNDING BONDS**

**Section 1.** Not exceeding \$3,250,000 General Obligation Refunding Bonds (the "Refunding Bonds") of the Town of Wilton, Connecticut (the "Town"), or so much thereof as the First Selectwoman and Town Treasurer shall determine to be necessary, are hereby authorized to be issued to refund all or any portion of any one or more series of the Town's outstanding general obligation bonds (the "Refunded Bonds"), to achieve net present value savings and/or to restructure debt service payments of the Town. The Refunding Bonds shall be issued and sold in either a negotiated underwriting or a competitive offering as determined by the First Selectwoman and Town Treasurer to be most opportune for the Town. If the Refunding Bonds are sold in a negotiated underwriting, the First Selectwoman and Town Treasurer shall appoint the managing underwriter. The Refunding Bonds shall mature on such date or dates and in such amounts as shall be determined by the First Selectwoman and Town Treasurer, in accordance with the provisions of the Connecticut General Statutes, as amended, and shall bear interest payable at such rate or rates as shall be determined by the First Selectwoman and Town Treasurer. The Refunding Bonds shall be executed in the name and on behalf of the Town by the manual or facsimile signatures of the First Selectwoman and Town Treasurer, bear the Town seal or a facsimile thereof and be approved as to their legality by Robinson & Cole LLP, Bond Counsel. The Refunding Bonds shall be general obligations of the Town and each of the Refunding Bonds shall recite that every requirement of law relating to its issue has been duly complied with, that such bond is within every debt and other limit prescribed by law, and that the full faith and credit of the Town is pledged to the payment of the principal thereof and the interest thereon. The aggregate denominations, form, details, and other particulars thereof, including the terms of any rights of redemption and redemption prices, the designation of the certifying, paying, registrar and transfer agent, shall be subject to the approval of the First Selectwoman and Town Treasurer. The net proceeds of the sale of the Refunding Bonds, after payment of underwriter's discount and other costs of issuance, shall be deposited in an irrevocable escrow account in an amount sufficient to pay the principal of, interest and redemption premium, if any, due on the Refunded Bonds to maturity or earlier redemption pursuant to the plan of refunding. The First Selectwoman and Town Treasurer are authorized to appoint an escrow agent and other professionals and to execute and deliver any and all escrow, investment and related agreements necessary to provide for such payments on the Refunded Bonds and to provide for the transactions contemplated hereby. The First Selectwoman and Town Treasurer are authorized to prepare and distribute preliminary and final Official Statements of the Town for use in connection with the offering and sale of the Refunding Bonds, and to execute and deliver on behalf of the Town a Bond Purchase Agreement, a Continuing Disclosure Agreement, a Tax Regulatory Agreement, and such other documents necessary or desirable for the issuance of the Refunding Bonds and the payment of the Refunded Bonds. The Town may issue taxable bonds or notes as the issuance of such taxable bonds or notes is hereby determined to be in the public interest.

**Section 2.** This resolution shall be effective until December 31, 2022.