Watertown City Council
Monday, February 10, 2014
7:00 p.m.

Work Session Agenda

Discussion Item:

1. Arena Renovations – Stantec Consulting Services, Inc. Presentation
   Mr. Jeri Pickett, et al

2. Arena Modernization in the Context of the Capital Budget

3. City Court Floor Plan
   Kurt W. Hauk, City Engineer

4. MS4 Cooperative Update
   Michael J. Sligar, Water Superintendent

Adjourned Council Meeting Agenda

Executive Session

1. To discuss the employment history of particular individuals

1869

CITY OF WATERTOWN
ENGINEERING DEPARTMENT
MEMORANDUM

DATE: 5 February, 2014

TO: Sharon Addison, City Manager

FROM: Kurt W. Hauk, City Engineer

SUBJECT: Fairgrounds Municipal Arena Upgrade Project: Option 4

Enclosed is the packet provided from Stantec which comprises Option 4 for the Arena Upgrade Project. The revised floor plan and estimate incorporates issues discussed at the January work Session.

The packet includes a revised floor plan, cost estimates for the low and high end of the estimate range, comparison of the those estimates to the previous three options, and a side by side comparison of the high and low range estimates with a breakdown of the cost by function and square foot cost.

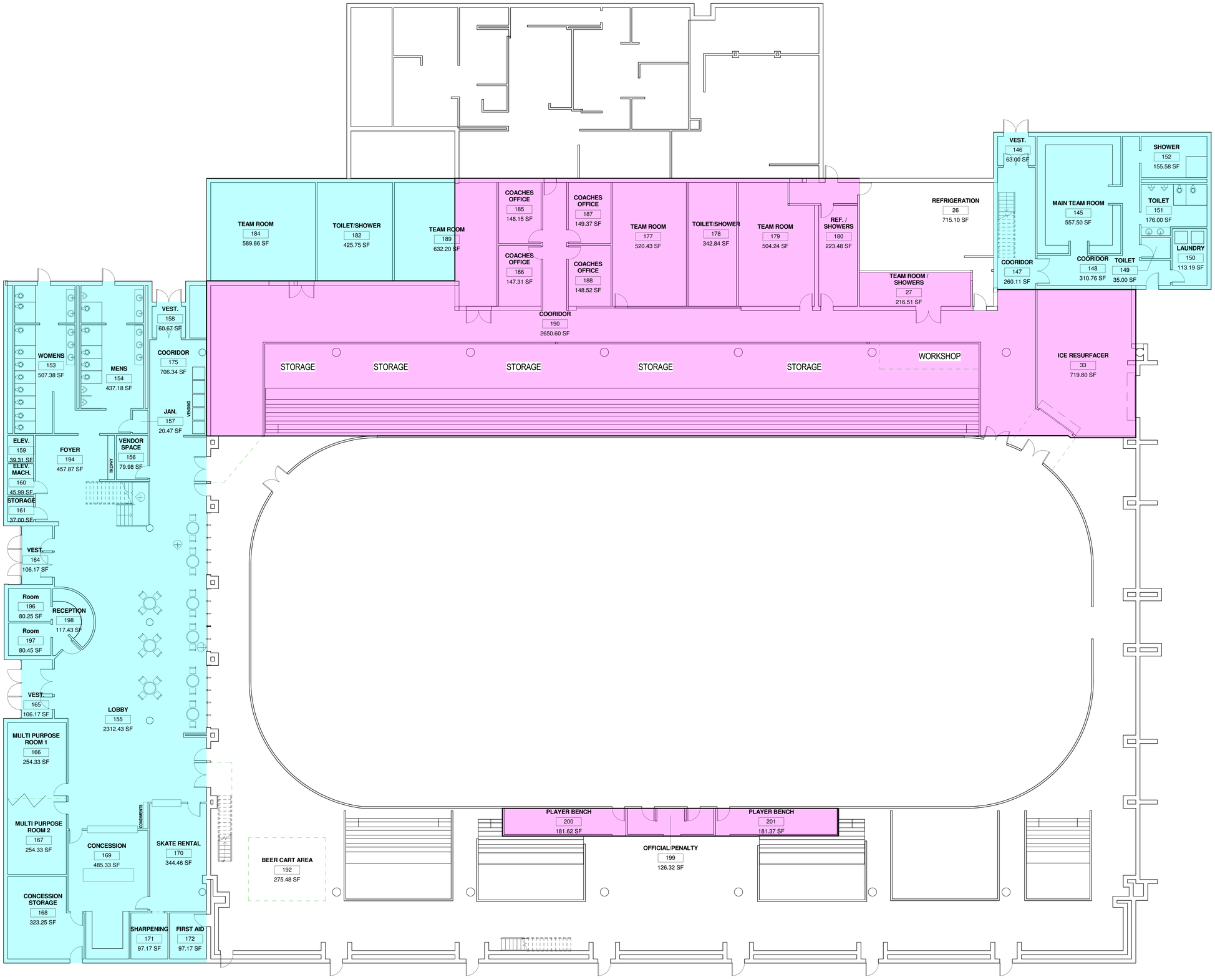
There are some things that must be kept in mind when discussing the cost and the floor plan.

It is important to remember that these numbers are still pre-design numbers. That is why they are being presented along a range from low to high. The only way to change the cost of the project at this point is to reduce a square footage for a function, eliminate a function, or both.

The floor plan and estimate for Option 4 still contains all of the required functions and items from the RFP and professional services agreement. Significantly reducing the cost at this point requires removing functions from the scope. From my point of view, the primary function that facilitates that is reducing the locker room requirement. However, the need to expand locker room space is one of the primary drivers of the need for the project.

Lastly, we are reaching the conclusion of the scope called for in the current professional services agreement. This presentation is the second meeting to finalize the scope for a detailed design agreement as called for in that PSA. If a finalized scope cannot be reached and more analysis and work is required, a supplemental agreement may be required prior to performing this additional effort.

cc: Erin Gardner, Superintendent of Parks and Recreation
Jim Mills, City Comptroller
File



1 A101-04 **FIRST FLOOR**
1/8" = 1'-0"

2/7/2014 7:04:20 AM U:\191060204\architecture\REVIT massing concepts\CONCEPT #4.rvt

ORIGINAL SHEET - ANSI E

Stantec

Tel
Fax:
www.stantec.com

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyright to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Consultants

Legend

Revision	By	Appd	YY.MM.DD

ISSUED FOR DP AMENDMENT 06.09.12

Issued	By	Appd.	YY.MM.DD

File Name:

Dwn.	Chkd.	Dsgn.	YY.MM.DD

Permit-Seal

Client/Project
WATERTOWN

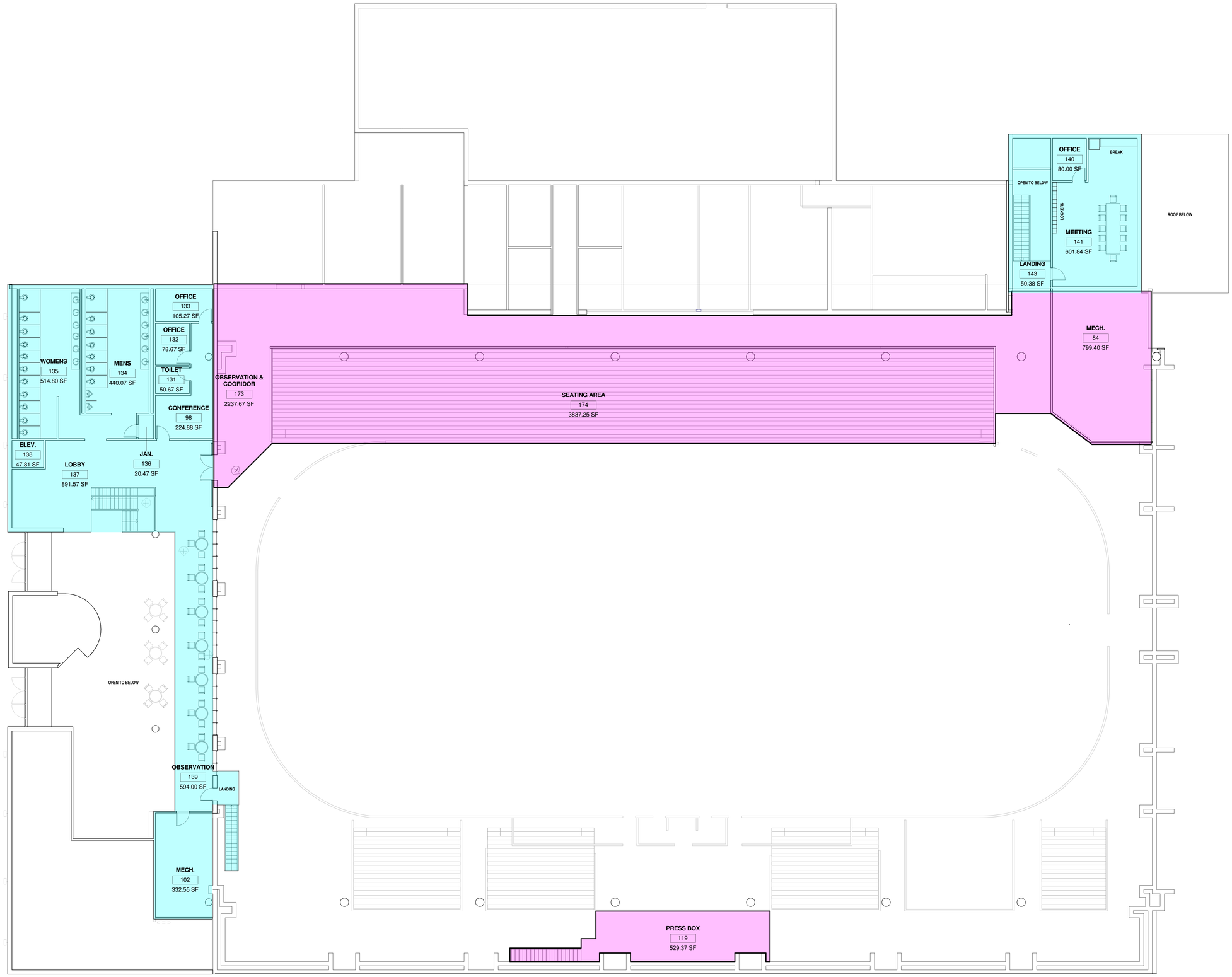
ICE ARENA

OFFICE

Title
OPTION 4 PLAN

Project No. 191060204
Scale

Drawing No. A101-04
Sheet
Revision



1 A102-04 **SECOND FLOOR**
1/8" = 1'-0"

2/5/2014 3:12:16 PM U:\191060204\arch\revit\REVIT models\concepts\CONCEPT #4.rvt

ORIGINAL SHEET - ANSI E

Stantec

Tel
Fax:
www.stantec.com

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The copyrights to all designs and drawings are the property of Stantec Architecture. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Consultants

Legend

Revision	By	Appd.	YY.MM.DD

ISSUED FOR DP AMENDMENT			06.09.12
Issued	By	Appd.	YY.MM.DD
File Name:	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Permit-Seal

Client/Project
WATERTOWN

ICE ARENA

OFFICE

Title
OPTION 4 PLAN

Project No. 191060204
Scale

Drawing No. A102-04
Sheet
Revision

1 A103-04 **ELEVATION - WEST**
3/16" = 1'-0"

Stantec

Tel
Fax:
www.stantec.com

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Consultants

Legend

Revision	By	Appd	YY.MM.DD

ISSUED FOR OP AMENDMENT			06.09.12
Issued	By	Appd.	YY.MM.DD
File Name:	Dwn.	Chkd.	Dsgn. YY.MM.DD

Permit-Seal

Client/Project
WATERTOWN

ICE ARENA

OFFICE

Title
SITE PLAN & ELEVATION

Project No. 191060204
Scale

Drawing No. A103-04
Sheet
Revision

2/5/2014 3:16:42 PM U:\191060204\architecture\REVIT massing concepts\CONCEPT #4.rvt

ORIGINAL SHEET - ANSI E

Stantec

PROJECT NAME: Watertown Municipal Arena Renovation

STANTEC PROJECT NUMBER: 191060204

CLIENT CONTACT: Kurt Hauk

Sub-Project Title: **Option Comparison**

Sub-Project No.:

Issue Date: **2/6/2014**

COST COMPARISON - LOW END of COST RANGE

SERVICES	OPTION 1			OPTION 2			OPTION 3			OPTION 4		
	SqFt	Cost/S.F.	Total Cost	SqFt	Cost/S.F.	Total Cost	SqFt	Cost/S.F.	Total Cost	SqFt	Cost/S.F.	Total Cost
Construction - Program												
Building Addition - 1st Floor Front	9219	$ 150	$ 1,382,850	8101	$ 150	$ 1,215,150	10300	$ 150	$ 1,545,000	8503	$ 150	$ 1,275,450
Building Addition - 2nd Floor Front	3528	$ 150	$ 529,200	5855	$ 150	$ 878,250	5696	$ 150	$ 854,400	3330	$ 150	$ 499,500
Buiilding Addition - 1st Floor Rear	3052	$ 150	$ 457,800	3052	$ 150	$ 457,800	3052	$ 150	$ 457,800	1672	$ 150	$ 250,800
Building Addition - 2nd Floor Rear	3052	$ 150	$ 457,800	3052	$ 150	$ 457,800	3052	$ 150	$ 457,800	732	$ 150	$ 109,800
Building Renovations	11703	$ 120	$ 1,404,360	11703	$ 120	$ 1,404,360	11703	$ 120	$ 1,404,360	11703	$ 120	$ 1,404,360
Program Construction Sub-Total	**30554**		**$ 4,232,010**	**31763**		**$ 4,413,360**	**33803**		**$ 4,719,360**	**25940**		**$ 3,539,910**
Construction - Infrastructure												
Existing Roof Replacement	41760	$ 14	$ 584,640	41760	$ 14	$ 584,640	41760	$ 14	$ 584,640	41760	$ 14	$ 584,640
New Dasherboards			$ 150,000			$ 150,000			$ 150,000			$ 150,000
New Arena Lighting			$ 80,000			$ 80,000			$ 80,000			$ 80,000
New Floor (concrete and refrigeration piping)			$ 600,000			$ 600,000			$ 600,000			$ 600,000
Direct Cost Sub-Total			**$ 5,646,650**			**$ 5,828,000**			**$ 6,134,000**			**$ 4,954,550**
Soft Cost												
10% Contingency			$ 564,665			$ 582,800			$ 613,400			$ 495,455
7% Consultant Fee			$ 434,792			$ 448,756			$ 472,318			$ 381,500
3% Construction Management			$ 186,339			$ 192,324			$ 202,422			$ 163,500
3% FF&E			$ 186,339			$ 192,324			$ 202,422			$ 163,500
Total Soft Cost			$ 1,372,136			$ 1,416,204			$ 1,490,562			$ 1,203,956
GRAND TOTAL			**$ 7,018,786**			**$ 7,244,204**			**$ 7,624,562**			**$ 6,158,506**

Site/Parking and Refrigeration Equipment is excluded

PROJECT NAME: Watertown Municipal Arena Renovation

STANTEC PROJECT NUMBER: 191060204

CLIENT CONTACT: Kurt Hauk

Sub-Project Title: **Option Comparison**

Sub-Project No.:

Issue Date: **2/6/2014**

COST COMPARISON - HIGH END of COST RANGE

SERVICES	OPTION 1			OPTION 2			OPTION 3			OPTION 4		
	SqFt	Cost/S.F.	Total Cost	SqFt	Cost/S.F.	Total Cost	SqFt	Cost/S.F.	Total Cost	SqFt	Cost/S.F.	Total Cost
Construction - Program												
Building Addition - 1st Floor Front	9219	$ 180	$ 1,659,420	8101	$ 180	$ 1,458,180	10300	$ 180	$ 1,854,000	8503	$ 180	$ 1,530,540
Building Addition - 2nd Floor Front	3528	$ 180	$ 635,040	5855	$ 180	$ 1,053,900	5696	$ 180	$ 1,025,280	3330	$ 180	$ 599,400
Buiilding Addition - 1st Floor Rear	3052	$ 180	$ 549,360	3052	$ 180	$ 549,360	3052	$ 180	$ 549,360	1672	$ 180	$ 300,960
Building Addition - 2nd Floor Rear	3052	$ 180	$ 549,360	3052	$ 180	$ 549,360	3052	$ 180	$ 549,360	732	$ 180	$ 131,760
Building Renovations	11703	$ 140	$ 1,638,420	11703	$ 140	$ 1,638,420	11703	$ 140	$ 1,638,420	11703	$ 140	$ 1,638,420
Program Construction Sub-Total	**30554**		**$ 5,031,600**	**31763**		**$ 5,249,220**	**33803**		**$ 5,616,420**	**25940**		**$ 4,201,080**
Construction - Infrastructure												
Existing Roof Replacement	41760	$ 14	$ 584,640	41760	$ 14	$ 584,640	41760	$ 14	$ 584,640	41760	$ 14	$ 584,640
New Dasherboards			$ 150,000			$ 150,000			$ 150,000			$ 150,000
New Arena Lighting			$ 80,000			$ 80,000			$ 80,000			$ 80,000
New Floor (concrete and refrigeration piping)			$ 600,000			$ 600,000			$ 600,000			$ 600,000
Direct Cost Sub-Total			**$ 6,446,240**			**$ 6,663,860**			**$ 7,031,060**			**$ 5,615,720**
Soft Cost												
10% Contingency			$ 644,624			$ 666,386			$ 703,106			$ 561,572
7% Consultant Fee			$ 496,360			$ 513,117			$ 541,392			$ 432,410
3% Construction Management			$ 212,726			$ 219,907			$ 232,025			$ 185,319
3% FF&E			$ 212,726			$ 219,907			$ 232,025			$ 185,319
Total Soft Cost			$ 1,566,436			$ 1,619,318			$ 1,708,548			$ 1,364,620
GRAND TOTAL			**$ 8,012,676**			**$ 8,283,178**			**$ 8,739,608**			**$ 6,980,340**

Stantec

PROJECT NAME: Watertown Municipal Arena Renovation

STANTEC PROJECT NUMBER: 191060204

CLIENT CONTACT: Kurt Hauk

Sub-Project Title: **Option 4 Range**

Sub-Project No.:

Issue Date: **2/6/2014**

OPTION 4 OPC RANGE

SERVICES	OPTION 4 - Low End			OPTION 4 - High End		
	SqFt	Cost/S.F.	Total Cost	SqFt	Cost/S.F.	Total Cost
Construction - Program						
Building Addition - 1st Floor Front						
Toilet Rooms	1371	$ 175	$ 239,240	1371	$ 225	$ 308,475
Program Space	5583	$ 150	$ 834,659	5583	$ 175	$ 977,025
Support Space (mechanical, etc)	143	$ 200	$ 28,600	143	$ 300	$ 42,900
Circulation	1426	$ 115	$ 163,277	1426	$ 125	$ 178,250
Building Addition - 2nd Floor Front						
Toilet Rooms	1006	$ 175	$ 175,547	1006	$ 225	$ 226,350
Program Space	1301	$ 150	$ 194,500	1301	$ 175	$ 227,675
Support Space (mechanical, etc)	403	$ 200	$ 80,399	403	$ 300	$ 120,900
Circulation	600	$ 115	$ 68,844	600	$ 125	$ 75,000
Buiilding Addition - 1st Floor Rear						
Toilet Rooms	480	$ 175	$ 84,000	480	$ 225	$ 108,000
Program Space	558	$ 150	$ 83,700	558	$ 175	$ 97,650
Circulation	634	$ 115	$ 72,910	634	$ 125	$ 79,250
Building Addition - 2nd Floor Rear						
Program Space	682	$ 150	$ 102,300	682	$ 175	$ 119,350
Circulation	50	$ 115	$ 5,732	50	$ 125	$ 6,264
Building Renovations						
Program Space	2586	$ 175	$ 451,257	2586	$ 200	$ 516,631
Support Space (mechanical, etc)	2332	$ 120	$ 279,840	2332	$ 130	$ 303,160
Circulation	6785	$ 100	$ 675,108	6785	$ 120	$ 814,200
Existing Roof Replacement	41760	$ 14	$ 584,640	41760	$ 14	$ 584,640
New Floor (concrete and refrigeration piping)			$ 600,000			$ 600,000
New Dasherboards			$ 150,000			$ 150,000
New Arena Lighting			$ 80,000			$ 80,000
Direct Cost Sub-Total			**$ 4,954,550**			**$ 5,615,720**
Soft Cost						
10% Contingency			$ 495,455			$ 561,572
7% Consultant Fee			$ 381,500			$ 432,410
3% Construction Management			$ 163,500			$ 185,319
3% FF&E			$ 163,500			$ 185,319
Total Soft Cost			**$ 1,203,956**			**$ 1,364,620**
GRAND TOTAL			**$ 6,158,506**			**$ 6,980,340**

Site/Parking and Refrigeration Equipment is excluded

February 6, 2014

To: The Honorable Mayor and City Council

From: Erin E. Gardner, Superintendent of Parks and Recreation

Subject: Priorities for Ice Arena Renovations

As requested the Superintendent of Parks and Recreation has developed a list of priorities based on the needs of arena users as well as the needs of the City.

1) Replacement of the arena roof
2) Fire suppression system
3) Sand and paint trusses
4) Restrooms accessible 24/7
5) Additional locker rooms
6) Separate players/fans/referees, Path for Zamboni
7) Office Areas
8) Space for Programs
9) Conference room/break room
10) Additional lobby space
11) Space for birthday parties
12) Lighting/heating
13) Bleachers
14) Home team locker room/hospitality room
15) Observation room
16) Vendor areas

February 5, 2014

To: The Honorable Mayor and City Council

From: James E. Mills, City Comptroller

Subject: Arena Rehabilitation

Debt schedules have been prepared to assist City Council in understanding the future budgetary impacts of proceeding with the rehabilitation of the Arena. The schedules are presented under the two allowable repayment methods – level debt service payments and level principal payments. The City has typically issued debt using the level principal method as it results in lower total interest costs over the life of the bond. The debt associated with the rehabilitation will be eligible to be financed over a period not to exceed twenty-five years. Based on present estimated timelines, the borrowing for this project would occur in the spring of 2015 with debt service on the borrowed funds beginning in the City's Fiscal Year 2015-16. The projected interest rate used for these calculations was 4.50%.

The decision to undertake this project as well as all other capital projects should be in a manner that considers the impact to the finances of the City as a whole.

The Arena rehabilitation project was included in the City's FY 2013-14 Capital Budget at a cost of $4,080,000 (including bleacher replacements). The multi-year financial plan included in the adopted budget shows that even with the use of the one-time AIM spin-up funds and a 2% property tax levy increase in each year of the plan the plan was not fiscally sound and could not be sustained. As I have always stated and specifically at the May 7th, 2013 budget work session, continuing to appropriate approximately $1.5 million from fund balance to balance a budget cannot continue indefinitely.

As staff is in the early stages of developing the proposed FY 2014-15 budget, discussion related to the financial impact of the Arena rehabilitation project should focus on the adopted FY 2013-14 budget and multi-year financial plan contained therein along with the major financial changes that have occurred since its adoption.

- Sales tax is under-performing through the first half of FY 2013-14 being down on an actual-to-actual basis by ($120,071) or (1.32%) and on a budgetary basis down by ($568,764) or (5.97%). The FY 2014-15 proposed budget for sales tax revenue is expected to be reduced by at least $500,000 compared to the FY 2013-14 adopted budget based on the assumption that sales tax will continue to trend downwards by 1% for each of the next two quarters and then rebound 3% in FY 2014-15. The sales tax revenue forecasted in the multi-year financial plan for FY 2014-15 was based on a 3.5% or $634,000 increase above the FY 2013-14 adopted amount. Accordingly, to remain on par with the projected FY 2014-15 revenues for sales tax and property taxes that are presented in the multi-year financial plan, the property tax levy would have to increase nearly $1,200,000 or 15.64% just to make up the reduction to the sales tax budget. Even that high of a levy increase does not result in a balanced budget without the need for other cost cutting measures, revenue increases and/or appropriation of fund balance.

- Governor Cuomo's Executive Budget for the State's Fiscal Year 2014-15 held State AIM funding at its present level and introduced a "property tax freeze". Beginning with the City's FY 2015-16 budget, the Executive Budget proposes to effectively freeze property taxes on the primary residences of homeowners with annual incomes at or less than $500,000 if the City stays within the property tax cap for the next two years. In order for homeowners in the City to receive the property tax credit in the second year, the City must stay within the tax cap as well as develop an Efficiency Plan that features sharing or consolidating services that, when implemented, will achieve real savings for taxpayers. Such savings must equal at least 1% of the combined countywide municipal tax levies for all local governments participating in the plan in 2017, 2% of the combined tax levies for all local governments participating in the plan in 2018, and 3% of the combined tax levies for all local governments participating in the plan in 2019. The savings must be applied to property tax reduction.

  If City Council wishes to continue to provide the same level of services to the community and also abide by the Governor's property tax freeze beginning in FY 2015-16, it should strongly consider over-riding the tax cap for the FY 2014-15 budget by the amount necessary to result in balanced budgets going forward that do not rely on fund balance or unrealistic sales tax estimates. FY 2015-16 will also be the

fiscal year in which the debt service on the Arena rehabilitation is projected to start. The additional debt service will most likely be higher than what the property tax cap will permit in a levy increase so other revenue increases or cost cutting measures will be necessary for the City to stay within the property tax cap.

- Due to the second City Court judge being made full-time the court area of City Hall will have to be renovated to add a second court room. The initial cost estimate for this project is $1,500,000. This project was not in the City's current five-year capital plan.

- Another project that is not presently in the City's capital plan is the construction of Western Boulevard. If City Council is serious about constructing it in the near future it should be added to the capital plan and become part of the multi-year financial plan.

The multi-year financial plan does take into account existing debt that will be maturing as well as expected drops in retirement rates. These are not funds that can be counted on twice.

Debt Service with Level Annual Debt Service

Fiscal Year	Principal Payment	Interest Payment @ 4.50%	Total Debt Service
2015 - 2016	$ 90,000	$ 180,000	$ 270,000
2016 - 2017	95,000	175,950	270,950
2017 - 2018	100,000	171,675	271,675
2018 - 2019	105,000	167,175	272,175
2019 - 2020	110,000	162,450	272,450
2020 - 2021	115,000	157,500	272,500
2021 - 2022	120,000	152,325	272,325
2022 - 2023	125,000	146,925	271,925
2023 - 2024	130,000	141,300	271,300
2024 - 2025	135,000	135,450	270,450
2025 - 2026	140,000	129,375	269,375
2026 - 2027	145,000	123,075	268,075
2027 - 2028	150,000	116,550	266,550
2028 - 2029	160,000	109,800	269,800
2029 - 2030	165,000	102,600	267,600
2030 - 2031	175,000	95,175	270,175
2031 - 2032	180,000	87,300	267,300
2032 - 2033	190,000	79,200	269,200
2033 - 2034	200,000	70,650	270,650
2034 - 2035	205,000	61,650	266,650
2035 - 2036	215,000	52,425	267,425
2036 - 2037	225,000	42,750	267,750
2037 - 2038	235,000	32,625	267,625
2038 - 2039	240,000	22,050	262,050
2039 - 2040	250,000	11,250	261,250
	$ 4,000,000	$ 2,727,225	$ 6,727,225

Debt Service with Level Principal Payments

Fiscal Year	Principal Payment	Interest Payment @ 4.50%	Total Debt Service
2015 - 2016	$ 160,000	$ 180,000	$ 340,000
2016 - 2017	160,000	172,800	332,800
2017 - 2018	160,000	165,600	325,600
2018 - 2019	160,000	158,400	318,400
2019 - 2020	160,000	151,200	311,200
2020 - 2021	160,000	144,000	304,000
2021 - 2022	160,000	136,800	296,800
2022 - 2023	160,000	129,600	289,600
2023 - 2024	160,000	122,400	282,400
2024 - 2025	160,000	115,200	275,200
2025 - 2026	160,000	108,000	268,000
2026 - 2027	160,000	100,800	260,800
2027 - 2028	160,000	93,600	253,600
2028 - 2029	160,000	86,400	246,400
2029 - 2030	160,000	79,200	239,200
2030 - 2031	160,000	72,000	232,000
2031 - 2032	160,000	64,800	224,800
2032 - 2033	160,000	57,600	217,600
2033 - 2034	160,000	50,400	210,400
2034 - 2035	160,000	43,200	203,200
2035 - 2036	160,000	36,000	196,000
2036 - 2037	160,000	28,800	188,800
2037 - 2038	160,000	21,600	181,600
2038 - 2039	160,000	14,400	174,400
2039 - 2040	160,000	7,200	167,200
	$ 4,000,000	$ 2,340,000	$ 6,340,000

Interest Savings $ 387,225

Fiscal Year	Principal Payment	Interest Payment @ 4.50%	Total Debt Service
2015 - 2016	$ 110,000	$ 225,000	$ 335,000
2016 - 2017	115,000	220,050	335,050
2017 - 2018	120,000	214,875	334,875
2018 - 2019	130,000	209,475	339,475
2019 - 2020	135,000	203,625	338,625
2020 - 2021	140,000	197,550	337,550
2021 - 2022	150,000	191,250	341,250
2022 - 2023	155,000	184,500	339,500
2023 - 2024	160,000	177,525	337,525
2024 - 2025	170,000	170,325	340,325
2025 - 2026	175,000	162,675	337,675
2026 - 2027	185,000	154,800	339,800
2027 - 2028	190,000	146,475	336,475
2028 - 2029	200,000	137,925	337,925
2029 - 2030	210,000	128,925	338,925
2030 - 2031	215,000	119,475	334,475
2031 - 2032	225,000	109,800	334,800
2032 - 2033	240,000	99,675	339,675
2033 - 2034	250,000	88,875	338,875
2034 - 2035	260,000	77,625	337,625
2035 - 2036	270,000	65,925	335,925
2036 - 2037	285,000	53,775	338,775
2037 - 2038	295,000	40,950	335,950
2038 - 2039	305,000	27,675	332,675
2039 - 2040	310,000	13,950	323,950
	$ 5,000,000	$ 3,422,700	$ 8,422,700

Fiscal Year	Principal Payment	Interest Payment @ 4.50%	Total Debt Service
2015 - 2016	$ 200,000	$ 225,000	$ 425,000
2016 - 2017	200,000	216,000	416,000
2017 - 2018	200,000	207,000	407,000
2018 - 2019	200,000	198,000	398,000
2019 - 2020	200,000	189,000	389,000
2020 - 2021	200,000	180,000	380,000
2021 - 2022	200,000	171,000	371,000
2022 - 2023	200,000	162,000	362,000
2023 - 2024	200,000	153,000	353,000
2024 - 2025	200,000	144,000	344,000
2025 - 2026	200,000	135,000	335,000
2026 - 2027	200,000	126,000	326,000
2027 - 2028	200,000	117,000	317,000
2028 - 2029	200,000	108,000	308,000
2029 - 2030	200,000	99,000	299,000
2030 - 2031	200,000	90,000	290,000
2031 - 2032	200,000	81,000	281,000
2032 - 2033	200,000	72,000	272,000
2033 - 2034	200,000	63,000	263,000
2034 - 2035	200,000	54,000	254,000
2035 - 2036	200,000	45,000	245,000
2036 - 2037	200,000	36,000	236,000
2037 - 2038	200,000	27,000	227,000
2038 - 2039	200,000	18,000	218,000
2039 - 2040	200,000	9,000	209,000
	$ 5,000,000	$ 2,925,000	$ 7,925,000

Interest Savings $ 497,700

Debt Service with Level Annual Debt Service

Fiscal Year	Principal Payment	Interest Payment @ 4.50%	Total Debt Service
2015 - 2016	$ 135,000	$ 270,000	$ 405,000
2016 - 2017	140,000	263,925	403,925
2017 - 2018	145,000	257,625	402,625
2018 - 2019	155,000	251,100	406,100
2019 - 2020	160,000	244,125	404,125
2020 - 2021	170,000	236,925	406,925
2021 - 2022	175,000	229,275	404,275
2022 - 2023	185,000	221,400	406,400
2023 - 2024	190,000	213,075	403,075
2024 - 2025	200,000	204,525	404,525
2025 - 2026	210,000	195,525	405,525
2026 - 2027	220,000	186,075	406,075
2027 - 2028	230,000	176,175	406,175
2028 - 2029	240,000	165,825	405,825
2029 - 2030	250,000	155,025	405,025
2030 - 2031	260,000	143,775	403,775
2031 - 2032	270,000	132,075	402,075
2032 - 2033	285,000	119,925	404,925
2033 - 2034	295,000	107,100	402,100
2034 - 2035	310,000	93,825	403,825
2035 - 2036	325,000	79,875	404,875
2036 - 2037	340,000	65,250	405,250
2037 - 2038	355,000	49,950	404,950
2038 - 2039	370,000	33,975	403,975
2039 - 2040	385,000	17,325	402,325
	$ 6,000,000	$ 4,113,675	$ 10,113,675

Debt Service with Level Principal Payments

Fiscal Year	Principal Payment	Interest Payment @ 4.50%	Total Debt Service
2015 - 2016	$ 240,000	$ 270,000	$ 510,000
2016 - 2017	240,000	259,200	499,200
2017 - 2018	240,000	248,400	488,400
2018 - 2019	240,000	237,600	477,600
2019 - 2020	240,000	226,800	466,800
2020 - 2021	240,000	216,000	456,000
2021 - 2022	240,000	205,200	445,200
2022 - 2023	240,000	194,400	434,400
2023 - 2024	240,000	183,600	423,600
2024 - 2025	240,000	172,800	412,800
2025 - 2026	240,000	162,000	402,000
2026 - 2027	240,000	151,200	391,200
2027 - 2028	240,000	140,400	380,400
2028 - 2029	240,000	129,600	369,600
2029 - 2030	240,000	118,800	358,800
2030 - 2031	240,000	108,000	348,000
2031 - 2032	240,000	97,200	337,200
2032 - 2033	240,000	86,400	326,400
2033 - 2034	240,000	75,600	315,600
2034 - 2035	240,000	64,800	304,800
2035 - 2036	240,000	54,000	294,000
2036 - 2037	240,000	43,200	283,200
2037 - 2038	240,000	32,400	272,400
2038 - 2039	240,000	21,600	261,600
2039 - 2040	240,000	10,800	250,800
	$ 6,000,000	$ 3,510,000	$ 9,510,000

Interest Savings $ 603,675

Fiscal Year	Principal Payment	Interest Payment @ 4.50%	Total Debt Service
2015 - 2016	$ 155,000	$ 315,000	$ 470,000
2016 - 2017	165,000	308,025	473,025
2017 - 2018	170,000	300,600	470,600
2018 - 2019	180,000	292,950	472,950
2019 - 2020	185,000	284,850	469,850
2020 - 2021	195,000	276,525	471,525
2021 - 2022	205,000	267,750	472,750
2022 - 2023	215,000	258,525	473,525
2023 - 2024	225,000	248,850	473,850
2024 - 2025	235,000	238,725	473,725
2025 - 2026	245,000	228,150	473,150
2026 - 2027	255,000	217,125	472,125
2027 - 2028	265,000	205,650	470,650
2028 - 2029	280,000	193,725	473,725
2029 - 2030	290,000	181,125	471,125
2030 - 2031	305,000	168,075	473,075
2031 - 2032	320,000	154,350	474,350
2032 - 2033	330,000	139,950	469,950
2033 - 2034	345,000	125,100	470,100
2034 - 2035	365,000	109,575	474,575
2035 - 2036	380,000	93,150	473,150
2036 - 2037	395,000	76,050	471,050
2037 - 2038	415,000	58,275	473,275
2038 - 2039	430,000	39,600	469,600
2039 - 2040	450,000	20,250	470,250
	$ 7,000,000	$ 4,801,950	$ 11,801,950

Fiscal Year	Principal Payment	Interest Payment @ 4.50%	Total Debt Service
2015 - 2016	$ 280,000	$ 315,000	$ 595,000
2016 - 2017	280,000	302,400	582,400
2017 - 2018	280,000	289,800	569,800
2018 - 2019	280,000	277,200	557,200
2019 - 2020	280,000	264,600	544,600
2020 - 2021	280,000	252,000	532,000
2021 - 2022	280,000	239,400	519,400
2022 - 2023	280,000	226,800	506,800
2023 - 2024	280,000	214,200	494,200
2024 - 2025	280,000	201,600	481,600
2025 - 2026	280,000	189,000	469,000
2026 - 2027	280,000	176,400	456,400
2027 - 2028	280,000	163,800	443,800
2028 - 2029	280,000	151,200	431,200
2029 - 2030	280,000	138,600	418,600
2030 - 2031	280,000	126,000	406,000
2031 - 2032	280,000	113,400	393,400
2032 - 2033	280,000	100,800	380,800
2033 - 2034	280,000	88,200	368,200
2034 - 2035	280,000	75,600	355,600
2035 - 2036	280,000	63,000	343,000
2036 - 2037	280,000	50,400	330,400
2037 - 2038	280,000	37,800	317,800
2038 - 2039	280,000	25,200	305,200
2039 - 2040	280,000	12,600	292,600
	$ 7,000,000	$ 4,095,000	$ 11,095,000

Interest Savings $ 706,950

Debt Service with Level Annual Debt Service

Fiscal Year	Principal Payment	Interest Payment @ 4.50%	Total Debt Service
2015 - 2016	$ 180,000	$ 360,000	$ 540,000
2016 - 2017	185,000	$351,900	$536,900
2017 - 2018	195,000	343,575	538,575
2018 - 2019	205,000	334,800	539,800
2019 - 2020	215,000	325,575	540,575
2020 - 2021	225,000	315,900	540,900
2021 - 2022	235,000	305,775	540,775
2022 - 2023	245,000	295,200	540,200
2023 - 2024	255,000	284,175	539,175
2024 - 2025	265,000	272,700	537,700
2025 - 2026	280,000	260,775	540,775
2026 - 2027	290,000	248,175	538,175
2027 - 2028	305,000	235,125	540,125
2028 - 2029	320,000	221,400	541,400
2029 - 2030	330,000	207,000	537,000
2030 - 2031	345,000	192,150	537,150
2031 - 2032	365,000	176,625	541,625
2032 - 2033	380,000	160,200	540,200
2033 - 2034	395,000	143,100	538,100
2034 - 2035	415,000	125,325	540,325
2035 - 2036	435,000	106,650	541,650
2036 - 2037	450,000	87,075	537,075
2037 - 2038	475,000	66,825	541,825
2038 - 2039	495,000	45,450	540,450
2039 - 2040	515,000	23,175	538,175
	$ 8,000,000	$ 5,488,650	$ 13,488,650

Debt Service with Level Principal Payments

Fiscal Year	Principal Payment	Interest Payment @ 4.50%	Total Debt Service
2015 - 2016	$ 320,000	$ 360,000	$ 680,000
2016 - 2017	320,000	345,600	665,600
2017 - 2018	320,000	331,200	651,200
2018 - 2019	320,000	316,800	636,800
2019 - 2020	320,000	302,400	622,400
2020 - 2021	320,000	288,000	608,000
2021 - 2022	320,000	273,600	593,600
2022 - 2023	320,000	259,200	579,200
2023 - 2024	320,000	244,800	564,800
2024 - 2025	320,000	230,400	550,400
2025 - 2026	320,000	216,000	536,000
2026 - 2027	320,000	201,600	521,600
2027 - 2028	320,000	187,200	507,200
2028 - 2029	320,000	172,800	492,800
2029 - 2030	320,000	158,400	478,400
2030 - 2031	320,000	144,000	464,000
2031 - 2032	320,000	129,600	449,600
2032 - 2033	320,000	115,200	435,200
2033 - 2034	320,000	100,800	420,800
2034 - 2035	320,000	86,400	406,400
2035 - 2036	320,000	72,000	392,000
2036 - 2037	320,000	57,600	377,600
2037 - 2038	320,000	43,200	363,200
2038 - 2039	320,000	28,800	348,800
2039 - 2040	320,000	14,400	334,400
	$ 8,000,000	$ 4,680,000	$ 12,680,000

Interest Savings $ 808,650

Fiscal Year	Principal Payment	Interest Payment @ 4.50%	Total Debt Service
2015 - 2016	$ 200,000	$ 405,000	$ 605,000
2016 - 2017	210,000	396,000	606,000
2017 - 2018	220,000	386,550	606,550
2018 - 2019	230,000	376,650	606,650
2019 - 2020	240,000	366,300	606,300
2020 - 2021	250,000	355,500	605,500
2021 - 2022	265,000	344,250	609,250
2022 - 2023	275,000	332,325	607,325
2023 - 2024	285,000	319,950	604,950
2024 - 2025	300,000	307,125	607,125
2025 - 2026	315,000	293,625	608,625
2026 - 2027	330,000	279,450	609,450
2027 - 2028	345,000	264,600	609,600
2028 - 2029	360,000	249,075	609,075
2029 - 2030	375,000	232,875	607,875
2030 - 2031	390,000	216,000	606,000
2031 - 2032	410,000	198,450	608,450
2032 - 2033	425,000	180,000	605,000
2033 - 2034	445,000	160,875	605,875
2034 - 2035	465,000	140,850	605,850
2035 - 2036	490,000	119,925	609,925
2036 - 2037	510,000	97,875	607,875
2037 - 2038	530,000	74,925	604,925
2038 - 2039	555,000	51,075	606,075
2039 - 2040	580,000	26,100	606,100
	$ 9,000,000	$ 6,175,350	$ 15,175,350

Fiscal Year	Principal Payment	Interest Payment @ 4.50%	Total Debt Service
2015 - 2016	$ 360,000	$ 405,000	$ 765,000
2016 - 2017	360,000	388,800	748,800
2017 - 2018	360,000	372,600	732,600
2018 - 2019	360,000	356,400	716,400
2019 - 2020	360,000	340,200	700,200
2020 - 2021	360,000	324,000	684,000
2021 - 2022	360,000	307,800	667,800
2022 - 2023	360,000	291,600	651,600
2023 - 2024	360,000	275,400	635,400
2024 - 2025	360,000	259,200	619,200
2025 - 2026	360,000	243,000	603,000
2026 - 2027	360,000	226,800	586,800
2027 - 2028	360,000	210,600	570,600
2028 - 2029	360,000	194,400	554,400
2029 - 2030	360,000	178,200	538,200
2030 - 2031	360,000	162,000	522,000
2031 - 2032	360,000	145,800	505,800
2032 - 2033	360,000	129,600	489,600
2033 - 2034	360,000	113,400	473,400
2034 - 2035	360,000	97,200	457,200
2035 - 2036	360,000	81,000	441,000
2036 - 2037	360,000	64,800	424,800
2037 - 2038	360,000	48,600	408,600
2038 - 2039	360,000	32,400	392,400
2039 - 2040	360,000	16,200	376,200
	$ 9,000,000	$ 5,265,000	$ 14,265,000

Interest Savings $ 910,350

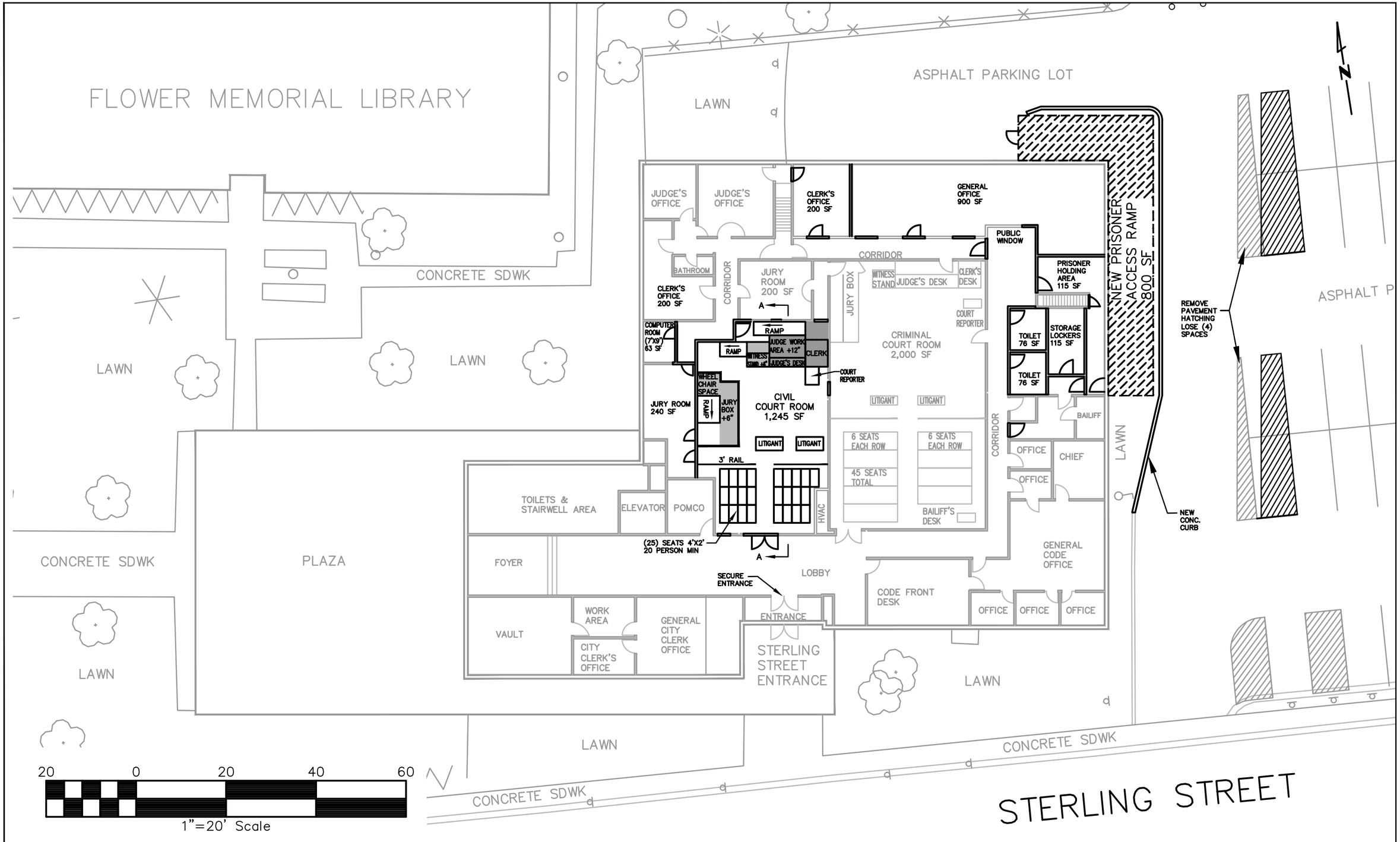
February 6, 2014

To: The Honorable Mayor and City Council

From: Sharon Addison, City Manager

Subject: Proposed Additional City Court Floor Plans

Attached for your review are drawings showing the proposed second City Court Floor Plans.



DESIGNED BY: KHW	REVISIONS:
DRAWN BY: JLW	
DATE: 02-04-2014	
SCALE: 1"=20'	
CHECKED BY: KHW	
APPROVED BY: KHW	
PROJECT NAME: CITY COURT EXP.	

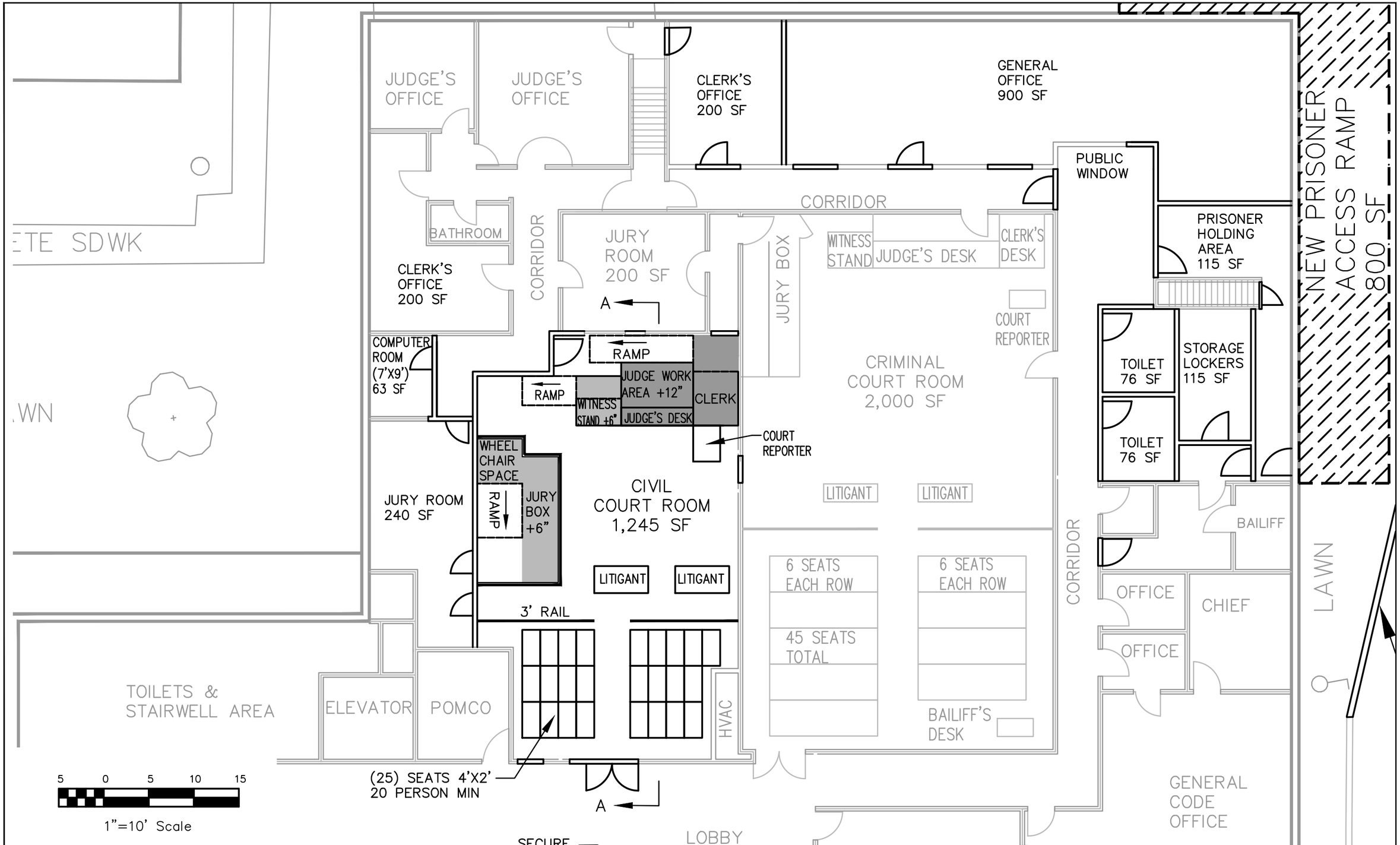
WARNING: It is a violation of Section 7209, Subdivision 2, of the New York State Education Law for any person other than a Licensed Professional Engineer to alter this map.

CITY OF WATERTOWN
ENGINEERING DEPARTMENT
MUNICIPAL BUILDING, ROOM 305
245 WASHINGTON STREET
WATERTOWN, NEW YORK 13601
PHONE: 315-785-7740
FAX: 315-785-7829

PLAN VIEW
PROPOSED COURT LAYOUT

CITY COURT
EXPANSION PROJECT

SHEET. NO.
A-1
SHEET 1 OF #



DESIGNED BY: KHW	REVISIONS:
DRAWN BY: JLW	
DATE: 02-04-2014	
SCALE: 1"=10'	
CHECKED BY: KHW	
APPROVED BY: KHW	
PROJECT NAME: CITY COURT EXP.	

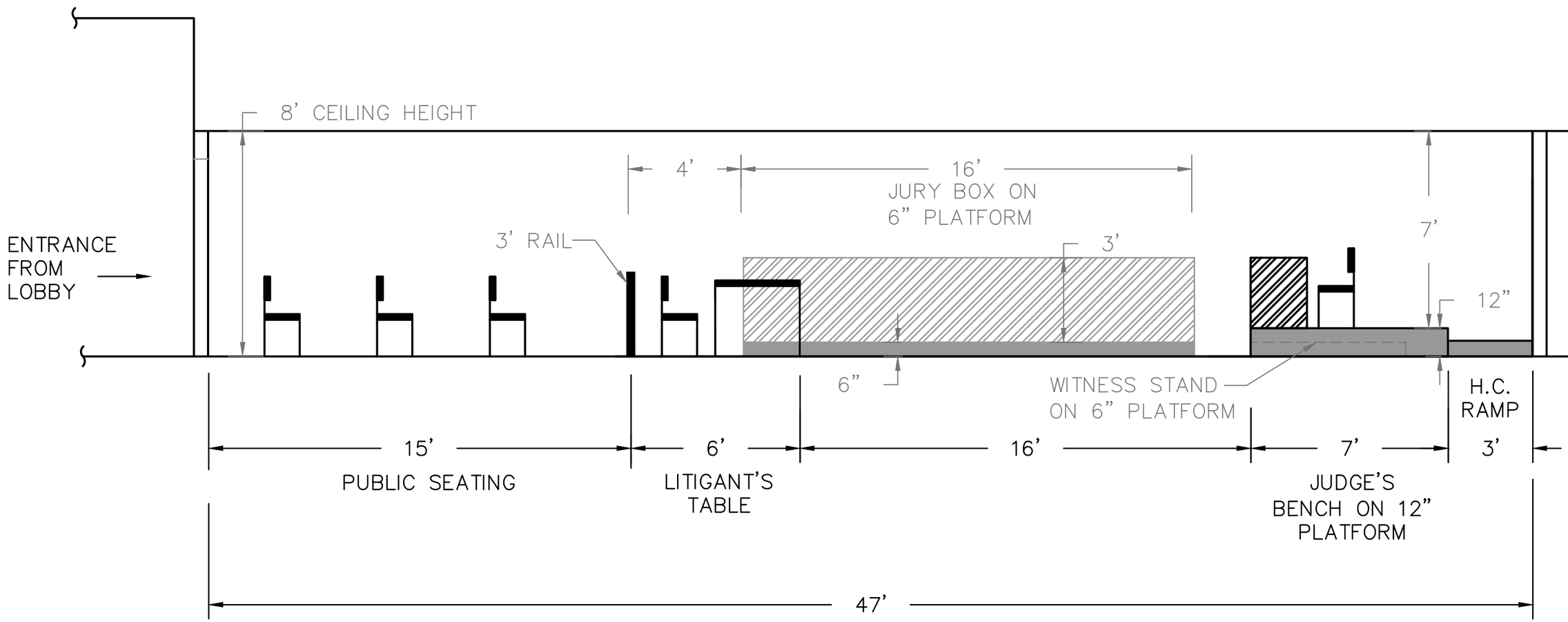
WARNING: It is a violation of Section 7209, Subdivision 2, of the New York State Education Law for any person other than a Licensed Professional Engineer to alter this map.

CITY OF WATERTOWN
ENGINEERING DEPARTMENT
MUNICIPAL BUILDING, ROOM 305
245 WASHINGTON STREET
WATERTOWN, NEW YORK 13601
PHONE: 315-785-7740
FAX: 315-785-7829

PLAN VIEW
PROPOSED COURT LAYOUT

CITY COURT
EXPANSION PROJECT

SHEET. NO.
A-1
SHEET 1 OF #



SECTION A–A

NOT TO SCALE

DESIGNED BY: KHW DRAWN BY: JLW DATE: 02–04–2014 SCALE: NTS CHECKED BY: KHW APPROVED BY: KHW PROJECT NAME: CITY COURT EXP.	REVISIONS:	WARNING: It is a violation of Section 7209, Subdivision 2, of the New York State Education Law for any person other than a Licensed Professional Engineer to alter this map.	**CITY OF WATERTOWN** **ENGINEERING DEPARTMENT** MUNICIPAL BUILDING, ROOM 305 245 WASHINGTON STREET WATERTOWN, NEW YORK 13601 PHONE: 315–785–7740 FAX: 315–785–7829	ELEVATION VIEW PROPOSED COURT LAYOUT	CITY COURT EXPANSION PROJECT	SHEET. NO. EL-1 SHEET 1 OF #