

FITCHBURG HISTORICAL SOCIETY

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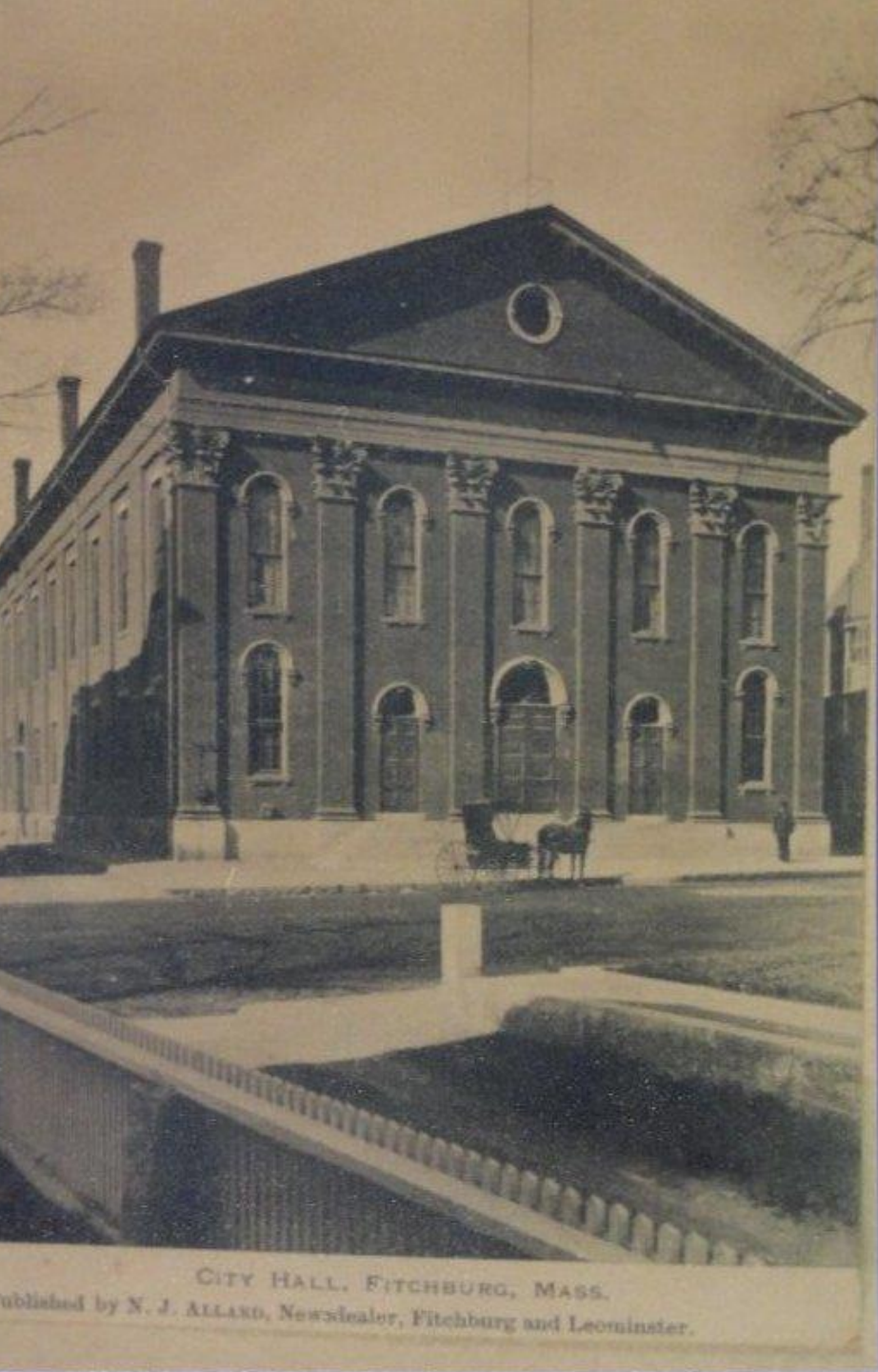
*Fitchburg City
Hall 1852*

*Old Town Hall
Originally First Parish*





Classical Greek Temple

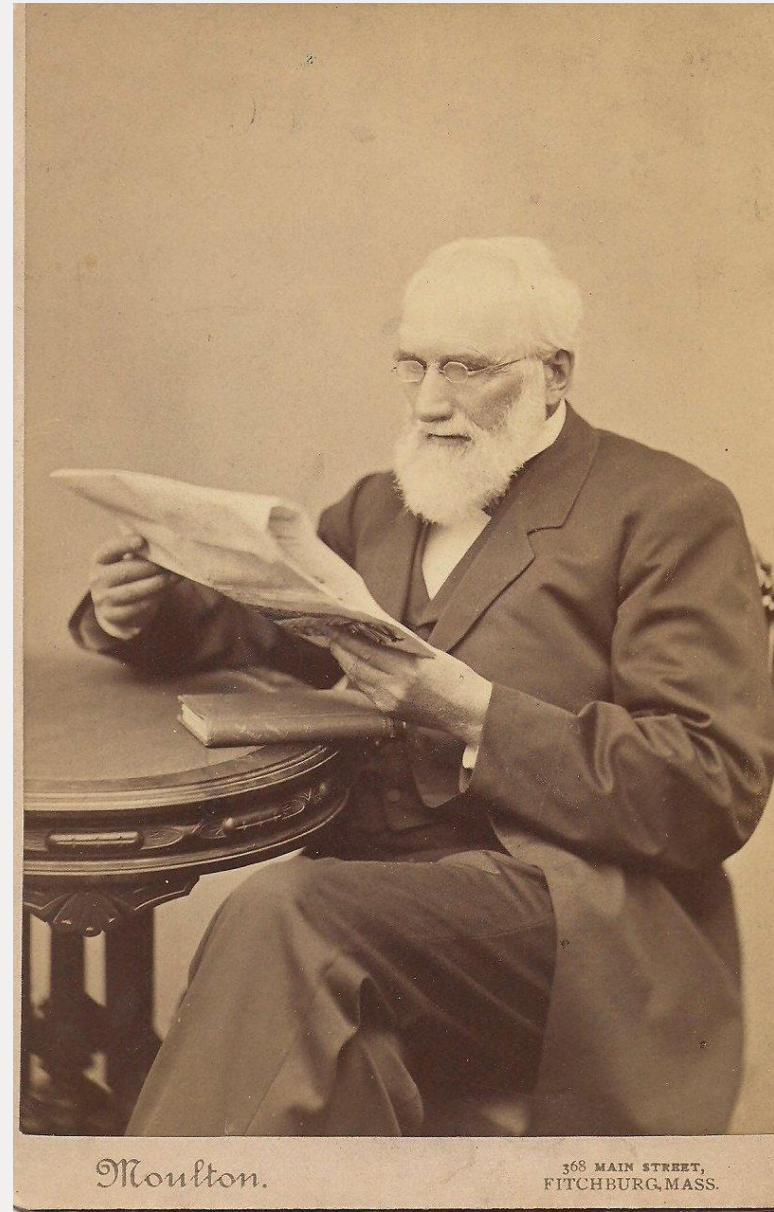
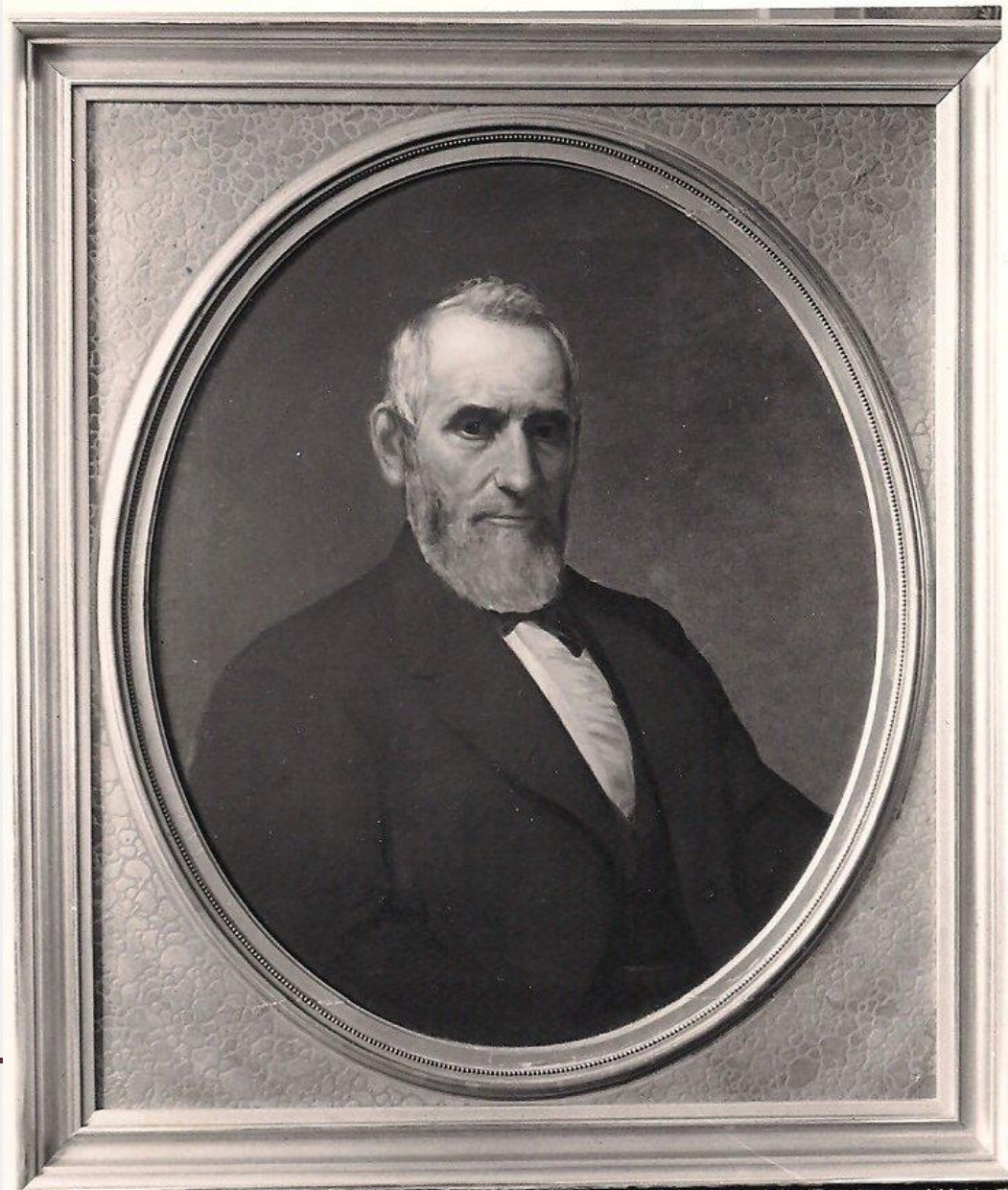


CITY HALL, FITCHBURG, MASS.

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Ivers Phillips





*Auditorium
Possibly after 1879
expansion*







1960 Renovation

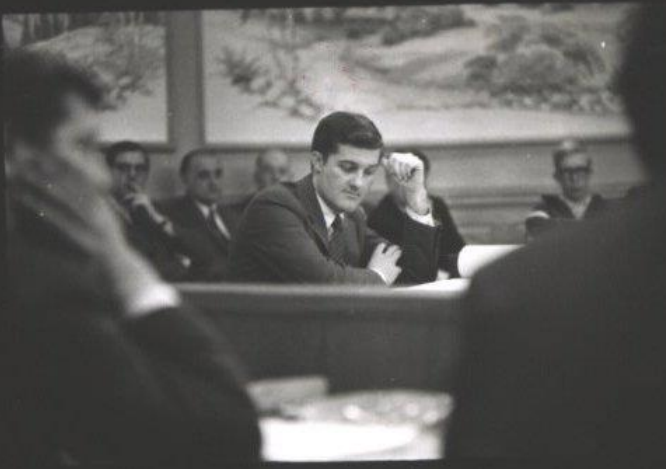
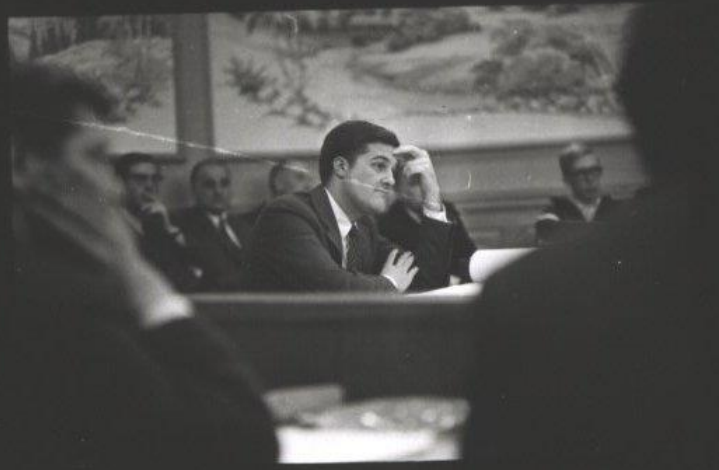


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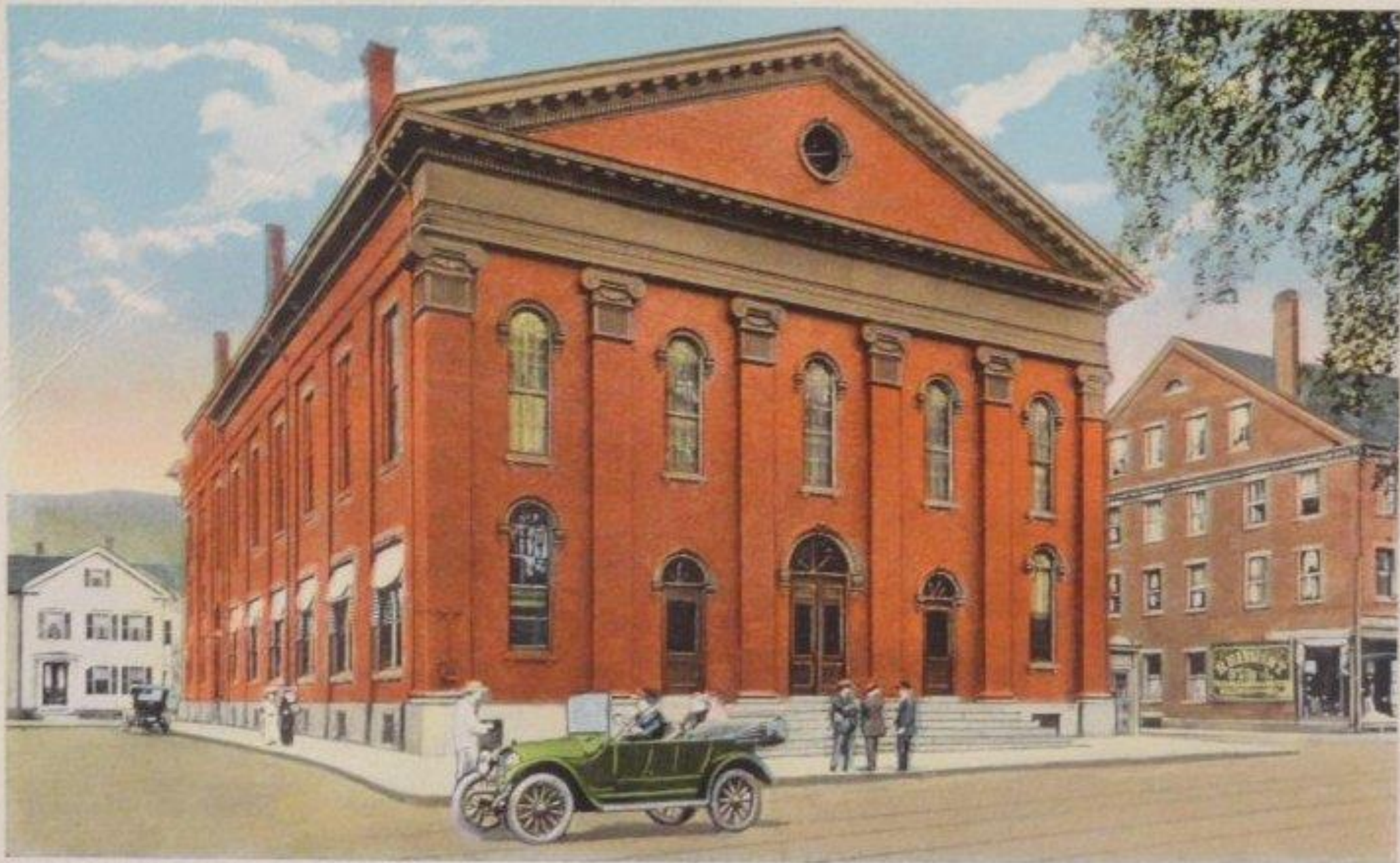
→ 20B

→ 20C

→ 20A



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CITY HALL, FITCHBURG, MASS.

Getting Back to City Hall Main

2012 TO PRESENT



11/15/2017

How did we get here?



2012

Closing of City Hall Main Street

- August 2012, anticipating repair and/or replacement, Mayor Wong establishes City Hall Subcommittee to make recommendations on the future of the City Hall Building and examine possible alternatives.
- Shortly after, the City Hall roof truss is declared “failed” and vacating the building is the only option.
- September 2012, arrangements are made for a lease and renovations at 166 Boulder Drive to temporarily house central City operations beginning in October 2012.
- Other operations are moved to various locations throughout the City as a temporary emergency measure.

2014

Putnam Place, A Temporary Solution

Sentinel & Enterprise, 8/14/2012

FITCHBURG — The city is looking at negotiating a four- to six-year lease with the Fitchburg Redevelopment Authority to temporarily house city offices at Putnam Place, and there are plans to build out at least two additional spaces at the building, Building Inspector John Moran said Monday.

Mayor Lisa Wong announced Friday that the city will move forward with completing a lease to rent an initial 8,700 square feet of built office space, and an additional 2,500 square feet of space for storage, information technology and printing, at Putnam Place.

Because the space at Putnam Place is so small, and offices are going to be cramped until build-out into the two additional 6,000-square-foot spaces on either side occurs, some offices are still going to have to be moved to the Department of Public Works on Broad Street and the Falulah Water Treatment Facility on Rindge Road, he said.

Core services at Putnam Place:

Mayor and Staff	City Clerk
Assessor	Treasurer
Payroll	Purchasing
Human Resources	Board of Health
Building Department	Auditor
Information Technology	

Core services housed in other buildings:

DPW Administration	Engineering
Water Department	Veterans
Recreation	Print Shop
Legal	Retirement
Community Development & Planning	

2014

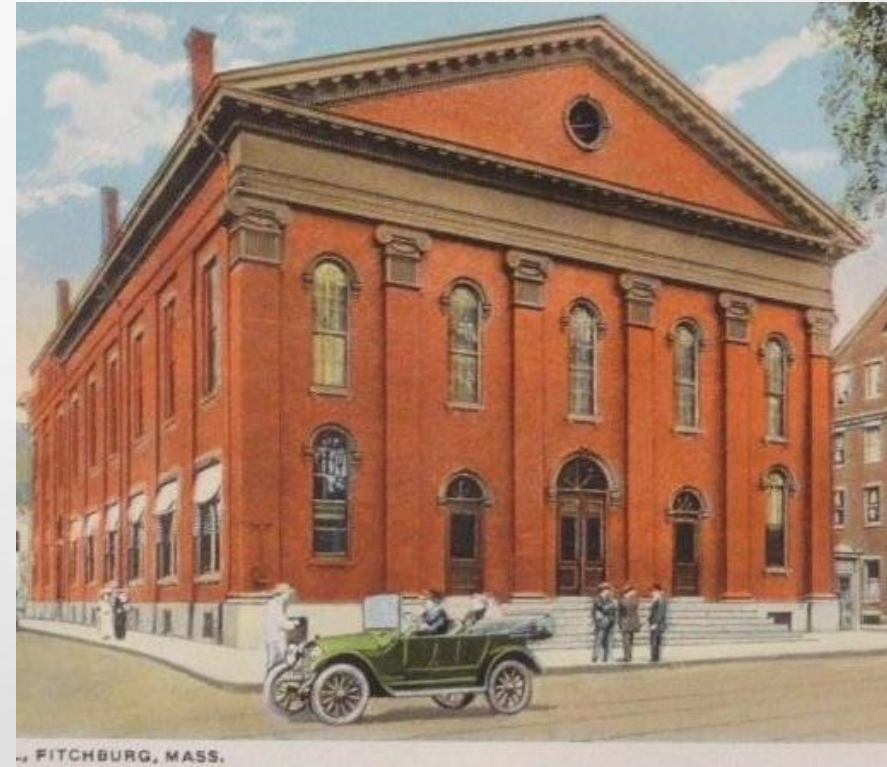
City Hall Subcommittee

- 3 sites reviewed – City Hall Main Street, 166 Boulder Drive, and Rollstone Bank & Trust.
- Nine options considered for the future of City operations:
 - Demolition of City Hall Main Street
 - Demolition of City Hall Main Street, retaining façade and building new
 - Sale of City Hall Main Street for development
 - Renovation of City Hall Main Street as a public/private venture
 - Purchase of private property for use as City Hall
 - Reuse of other city owned Buildings
 - Long term lease at 166 Boulder Drive as configured or expanded
 - Build new City Hall on existing site or one to be determined
 - Renovate City Hall Main Street

2014

Subcommittee Recommendation

- November, 2014, unanimously voted to recommend the original City Hall building be renovated and used as the home of municipal government in Fitchburg.
- “The presence of City Hall is vital to the economic and cultural development of Main Street... and its central place in the history of the city requires us as a city to accord this building the respect it deserves.”
- “We strongly urge the Mayor and the Capital Planning Committee to move forward with the necessary planning to accomplish this restoration.”



(Citations from Findings and Recommendations of the Fitchburg City Hall Subcommittee dated: November 2014)

Exploring Options under a New Administration

2016

New Approach under Mayor DiNatale

Mayor DiNatale's State of the City Address:

“It is my promise to you while Mayor, in some form or another, Fitchburg City Hall will return to 718 Main Street.”



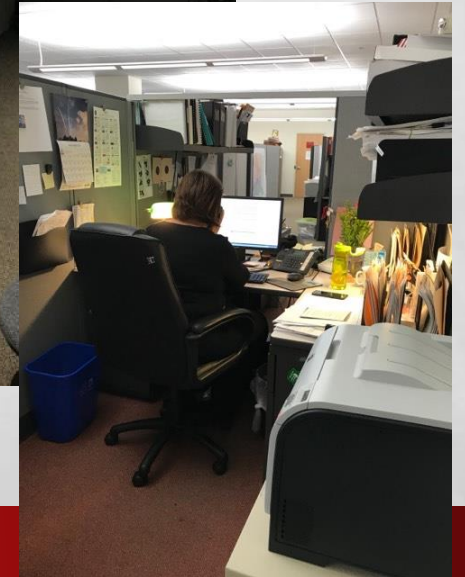
The following tasks were performed in preparation for the future of the 718 Main Street location:

- ✓ **Removal and relocation of remaining City files and furniture from City Hall**
- ✓ **Transfer of historic documents, tools, photographs and items of interest to the Historical Society for preservation purposes**
- ✓ **Public auction of surplus items remaining from 718 Main Street**
- ✓ **Initiated and conducted hazardous materials inspections and testing.**

2016

Limitations at Putnam Place

- Location was not intended to be a permanent solution.
- No private area for public to speak privately with City personnel.
- Limits public's access to City departments.
- Setting offers no conference spaces and no meeting spaces.
- Various City departments remain at dispersed locations.
- Employees separated from filing systems and documents used on a daily basis because of space limitations.
- Inefficient storage, in some cases not up to State standards.
- No workstations for visiting employees from off-site and interns.



2016

Exploring Options – May 2016

Request for Proposals (RFP) to Purchase Property #1

- **City issued a solicitation seeking properties on Main Street that could be used as municipal offices.**
- **No proposals were received.**

2016

Exploring Options – June 2016

Request for Proposals (RFP) to Purchase Property #2

- **City restructured and updated the prior solicitation and issued a new request for proposals.**
- **City performed outreach to property owners on Main Street to identify parties who may want to respond to the solicitation.**
- **Two proposals were received.**
- **One proposal was rejected due to not meeting the criteria for a public building.**
- **One proposal was accepted, but upon a site visit it was evident the property would not be suited for a municipal building.**

2017

Entering the Feasibility Study Stage

Request for Proposals (RFP) Issued, January 2017

- **9 proposals received and evaluated by the Selection Committee**
- **Entered into fee negotiations with Lamoureux Pagano & Associates (LPA) after their selection**
- **Award of Feasibility Study contract to Lamoureux Pagano & Associates (LPA) following City Council vote to appropriate funds**
- **LPA begins work on Feasibility Study for the City of Fitchburg, March 2017**

2017

A Revised Approach – February 2017

City Hall Building Committee Appointed by Mayor DiNatale

- **Chair, Mary Delaney, Chief Procurement Officer**
- **Michael Kushmerek, City Council President**
- **Thomas Donnelly, City Councilor At-Large**
- **Lenny Laakso, Commissioner of Public Works**
- **Kenneth Wilson, City Assessor**
- **Mark Barbadoro, City Building Commissioner**
- **A.J. Tourigny, Chief of Staff**
- **William McSheehy, Citizen Representative**
- **Phil Esposito, Business Representative**
- **Ellen DiGeronimo, Representative from Fitchburg Historical Commission**
- **Jay Bry, Vice President of Finance and Administration, Fitchburg State University**

2017

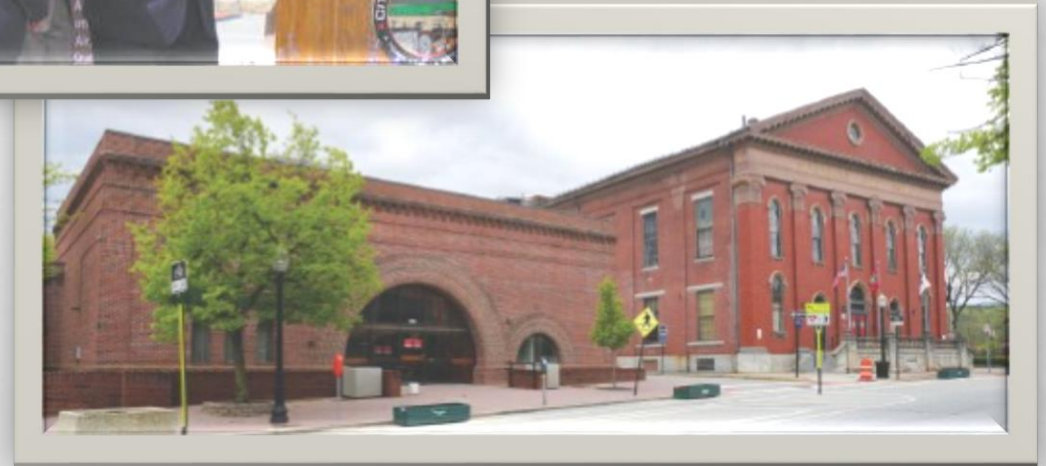
An Unexpected Opportunity

Bank of America Building

The Mayor approached Bank of America to inquire about donating 700 Main Street to the City.

In consultation with Lamoureux Pagano & Associates, the City decided the building would lend itself well to the overall concept for a new City Hall.

Development of a campus style City government, using the space at 700 Main Street will provide additional square footage; meaning that additional departments could return to the core of City Hall operations.



On Monday, August 14, 2017 the City officially obtained the building.

2017

Feasibility Study

City Hall Building Committee and LPA arrive at a final concept

- **June 2, 2017 the City Hall Building Committee unanimously approved Option 1 as presented by Lamoureux Pagano & Associates (LPA) and made their recommendation to Mayor DiNatale.**
- **“...to honor the dignity and historical significance of 718 Main Street... and afford state-of-the-art service for the residents and visitors to Fitchburg. As proposed, City Hall will balance the needs of the City departments while creating a positive customer service experience.”**
- **“We are recommending Option 1 as our concept choice. The renovation offers a conservative financial approach, while making major interior renovations to accommodate community-style offices, interactive counter approaches, much improved layout, and a new vision for outdoor spaces.”**

2017

Feasibility Study

Action Items:

- **City Council, press, and members of the community were provided with the Feasibility Study documents on November 2nd for review.**
- **November 15th - Special Meeting of the City Council – Report on Feasibility Study for 700-718 Main Street.**
- **Working with the City Council to determine plan of action moving forward.**

Presentation of the City Hall Feasibility Study

by **LAMOUREUX PAGANO & ASSOCIATES**





Fitchburg City Hall

Feasibility Study

City Council Meeting
15 November 2017



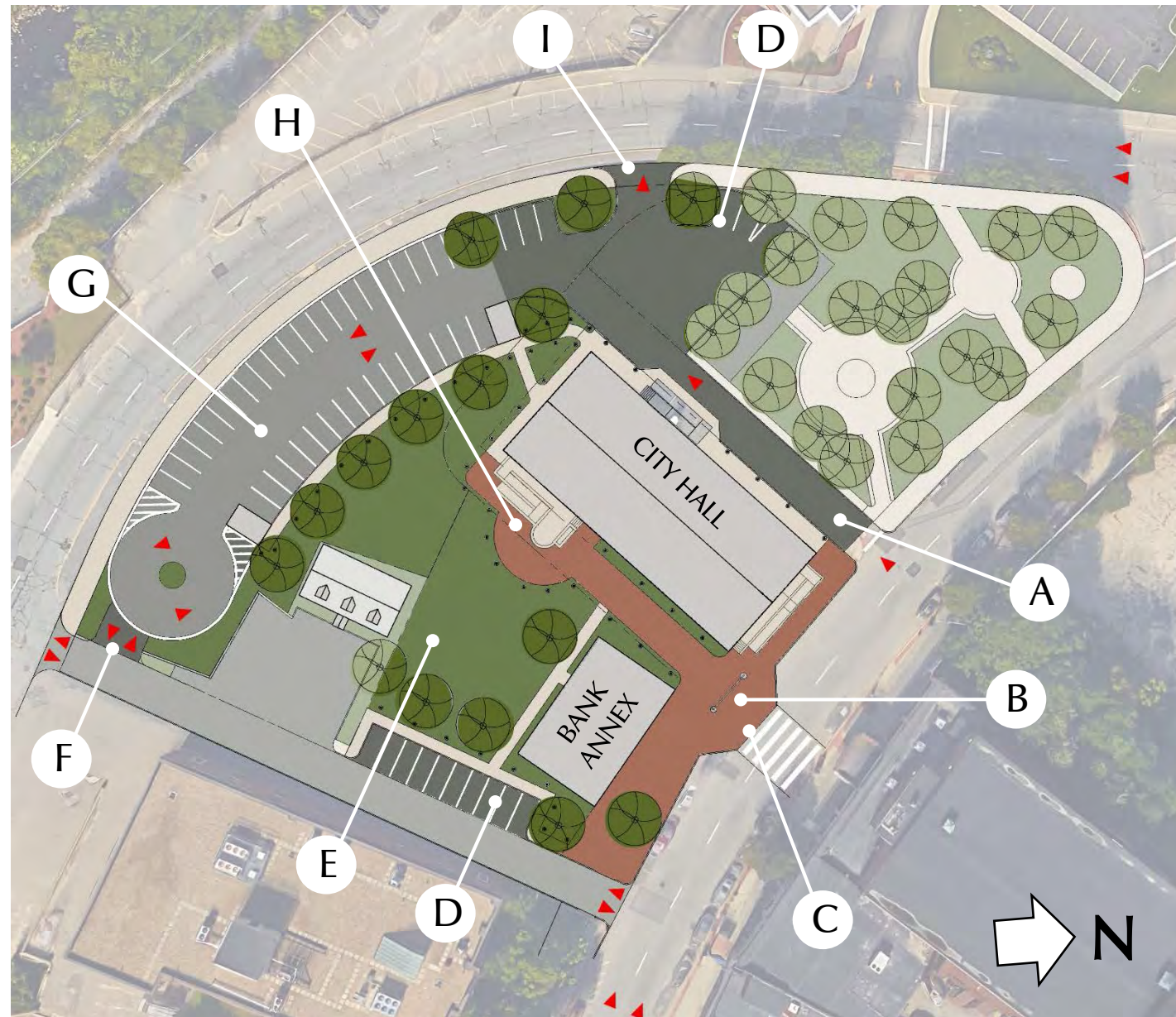


Main Street View from East



Main Street View from Northwest

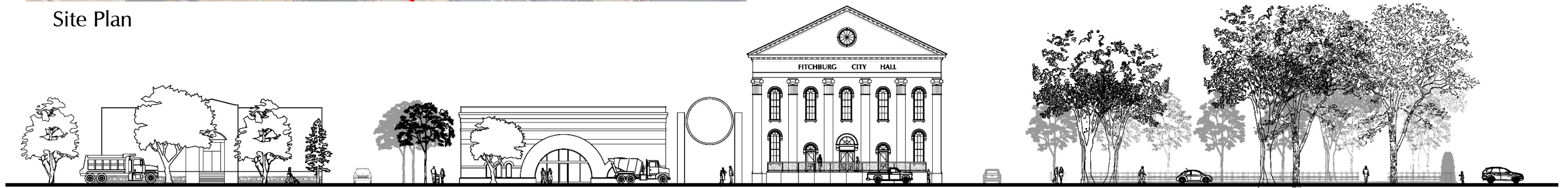




Site Plan Key

- A. Parking Deck Access (One way)
- B. Plaza Gateway (Pedestrian only)
- C. Pedestrian Crossing and haunched sidewalk
- D. Surface Parking
- E. Plaza Lawn
- F. Surface Parking (Under Parking Deck)
- G. Parking Deck
- H. Event Platform
- I. Parking Deck Exit

Site Plan



Main Street Elevation







Current View of Building from Southeast



Circa 1879 View of Building from East



Current View of Existing Attic Space



Current View of Existing Attic Space

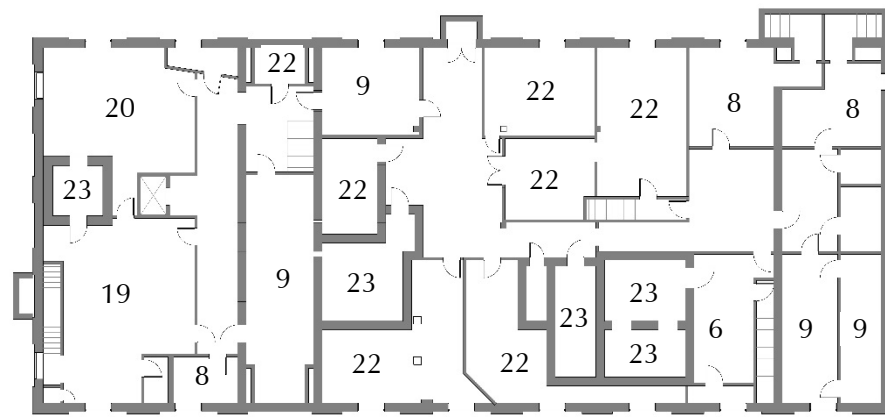


Historic View of Grand Hall

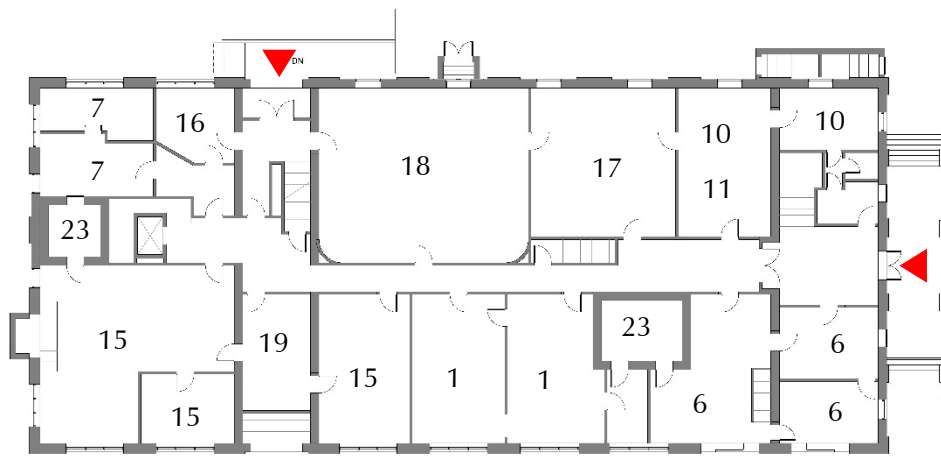
Existing City Hall Building

Department Key

- 1. Assessor
- 2. Auditor
- 3. Retirement
- 4. Board of Health
- 5. Building
- 6. City Clerk
- 7. Human Resources
- 8. Toilet Room
- 9. Mechanical/ Electrical
- 10. Mayor
- 11. Chief of Staff
- 12. Planning/ Community Development
- 13. Purchasing
- 14. Recreation
- 15. Treasurer
- 16. Veterans
- 17. Conference/ Meeting
- 18. Council Chamber
- 19. Mail Room
- 20. Print Shop
- 21. Lounge
- 22. Storage
- 23. Vault
- 24. Engineering
- 25. DPW



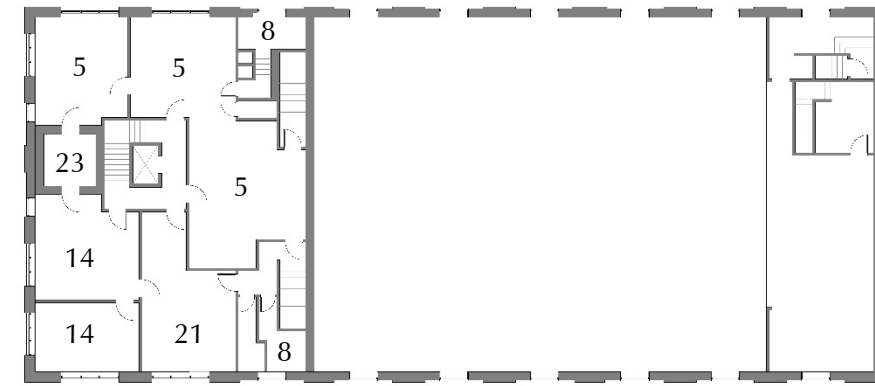
Existing Basement Floor



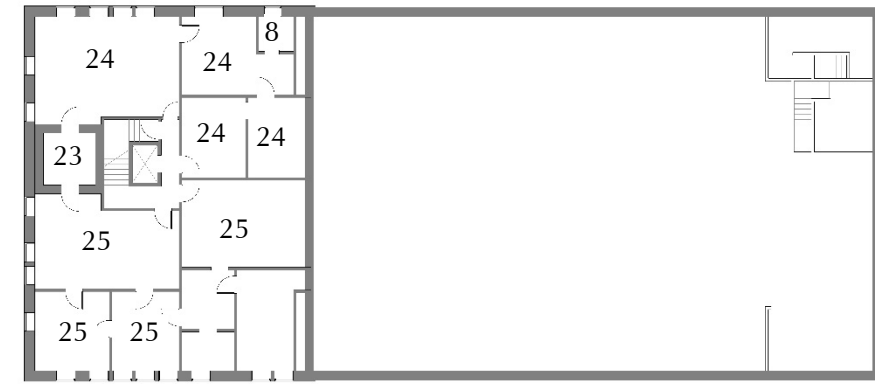
Existing First Floor



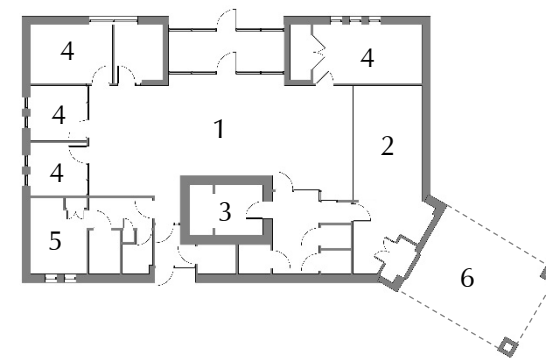
Existing Second Floor



Existing Third Floor



Existing Fourth Floor



Existing Bank Building Floor Plan

Existing Bank Building

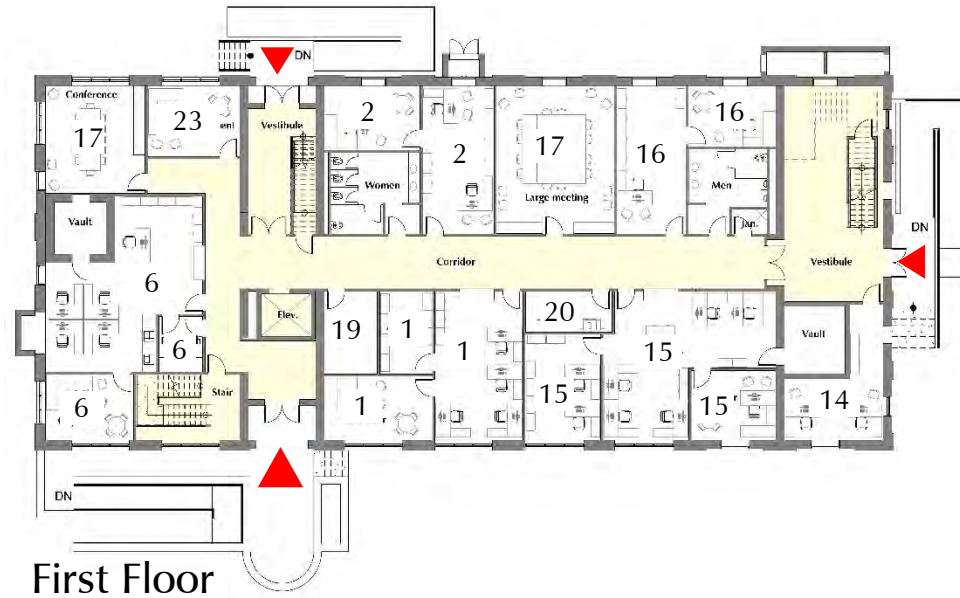
Department Key

- 1. Lobby
- 2. Tellers
- 3. Vault
- 4. Office
- 5. Break Room
- 6. Drive-Thru Teller

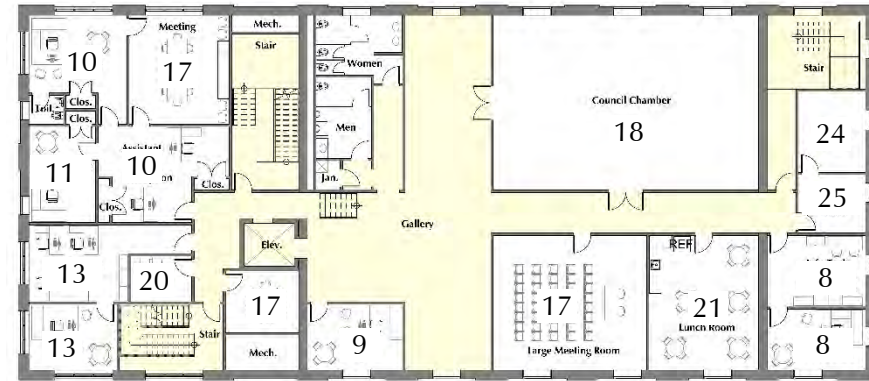


Department Key

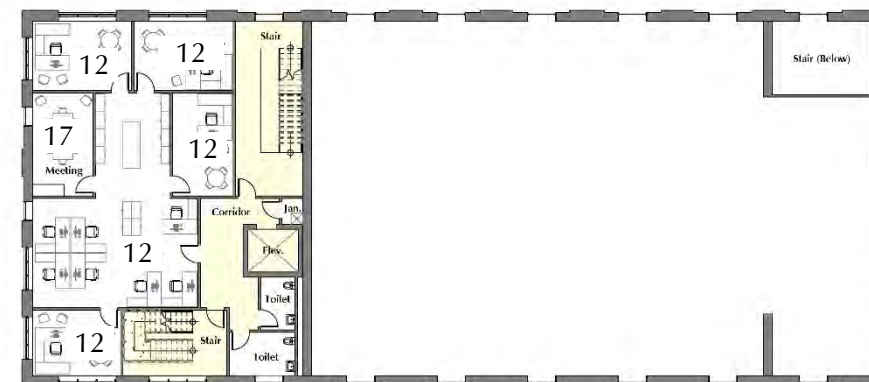
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- 8. Info Tech
- 9. Legal
- 10. Mayor
- 11. Chief of Staff
- 12. Planning/ Community Development
- 13. Purchasing
- 14. Recreation
- 15. Treasurer
- 16. Veterans
- 17. Conference/ Meeting
- 18. Council Chamber
- 19. Mail Room
- 20. Copy Center
- 21. Lunch Room
- 22. Unassigned
- 23. Satellite Office
- 24. Server Room
- 25. Equipment Room



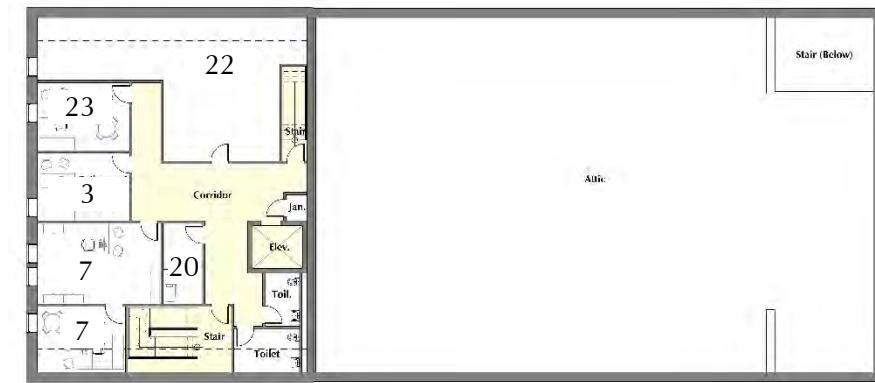
First Floor



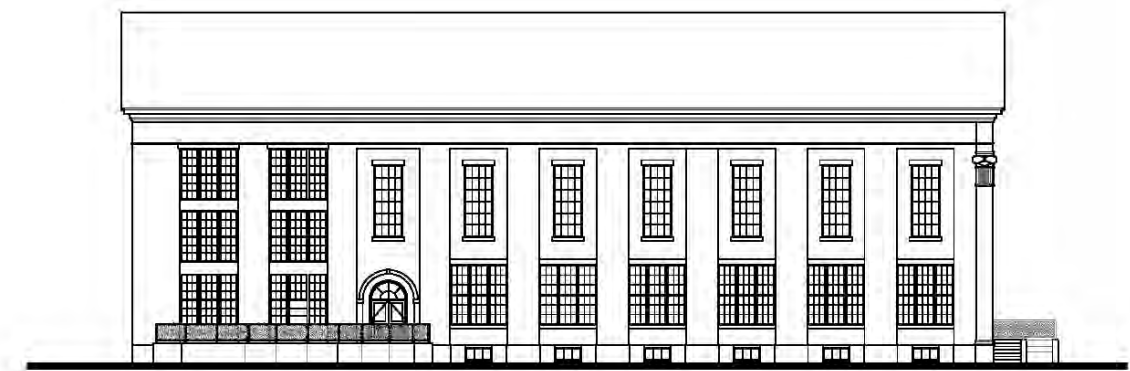
Second Floor



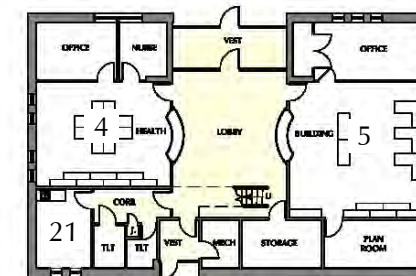
Third Floor



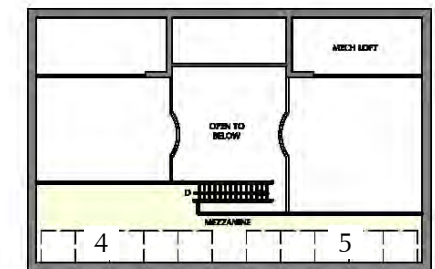
Fourth Floor



Plaza Elevation



Bank Annex First Floor Plan



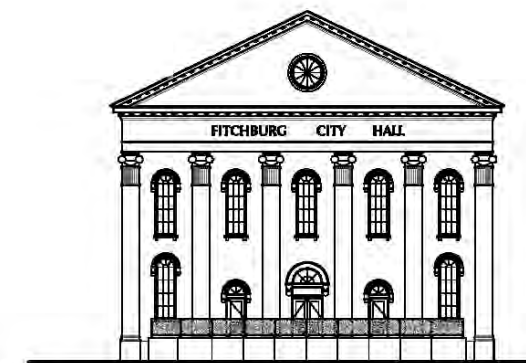
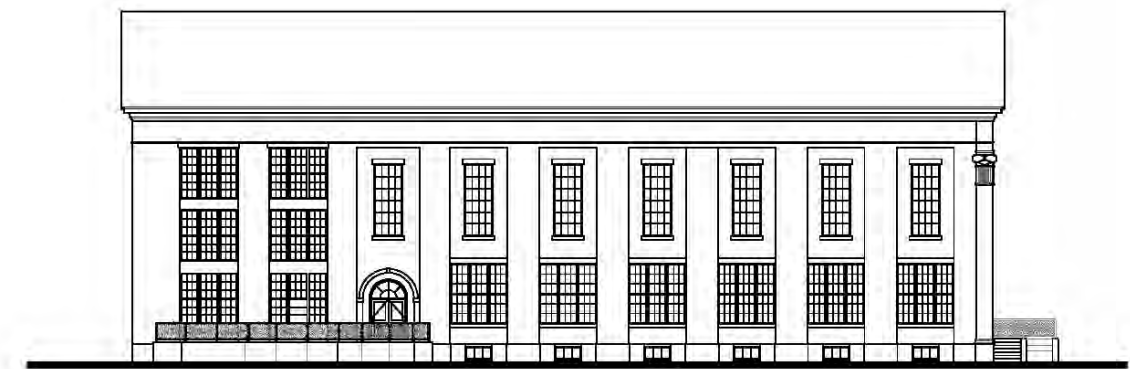
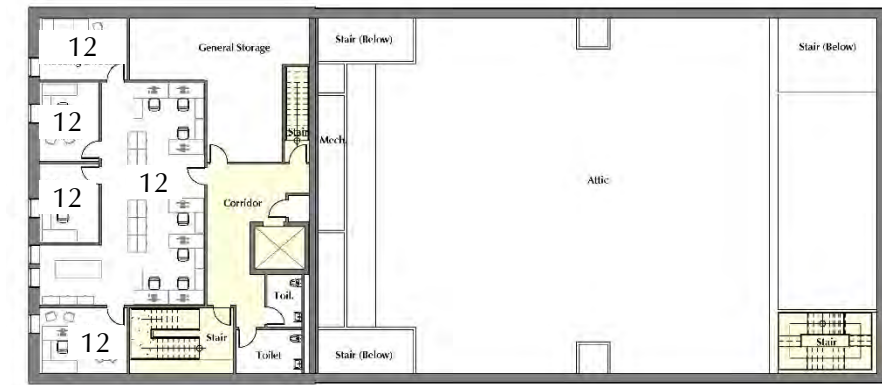
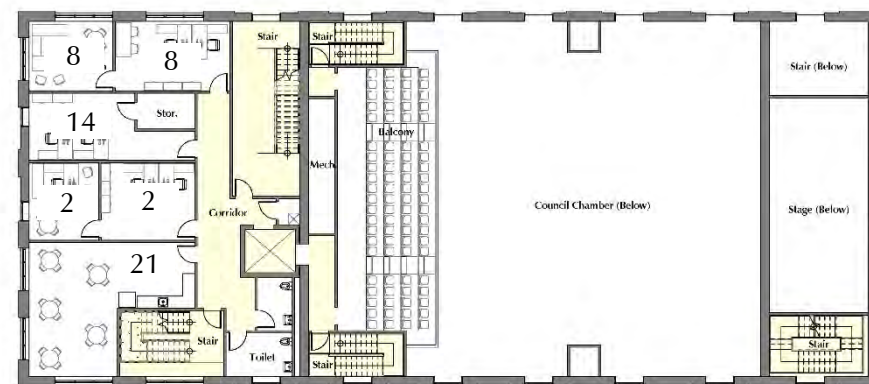
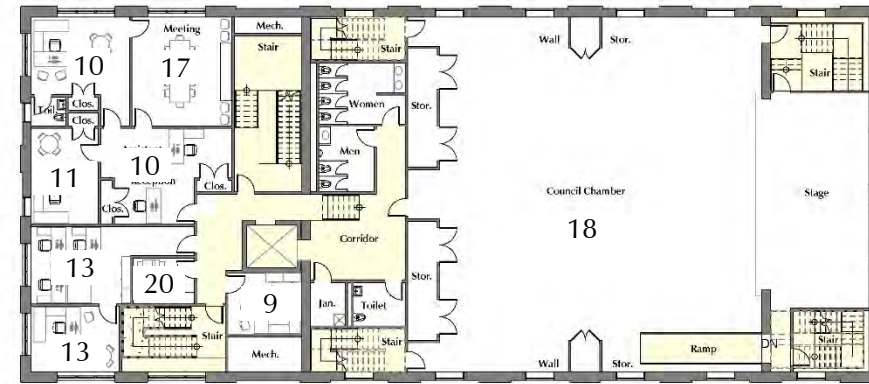
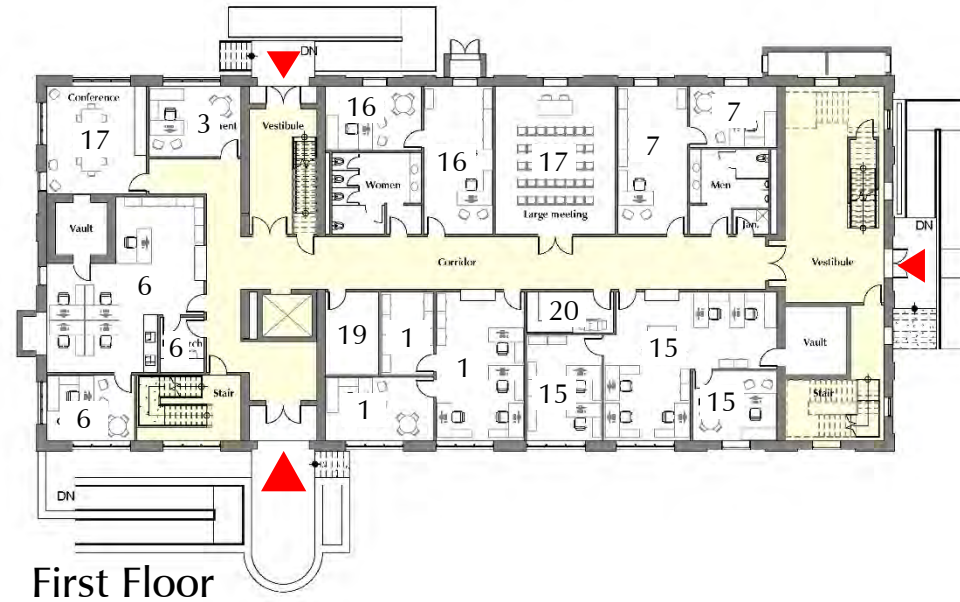
Bank Annex Mezzanine Plan

Bank Annex Plans (Used with all options)



Department Key

- 1. Assessor
- 2. Auditor
- 3. Retirement
- 4. Board of Health
- 5. Building
- 6. City Clerk
- 7. Human Resources
- 8. Info Tech
- 9. Legal
- 10. Mayor
- 11. Chief of Staff
- 12. Planning/ Community Development
- 13. Purchasing
- 14. Recreation
- 15. Treasurer
- 16. Veterans
- 17. Conference/ Meeting
- 18. Council Chamber
- 19. Mail Room
- 20. Copy Center
- 21. Lunch Room
- 22. Unassigned

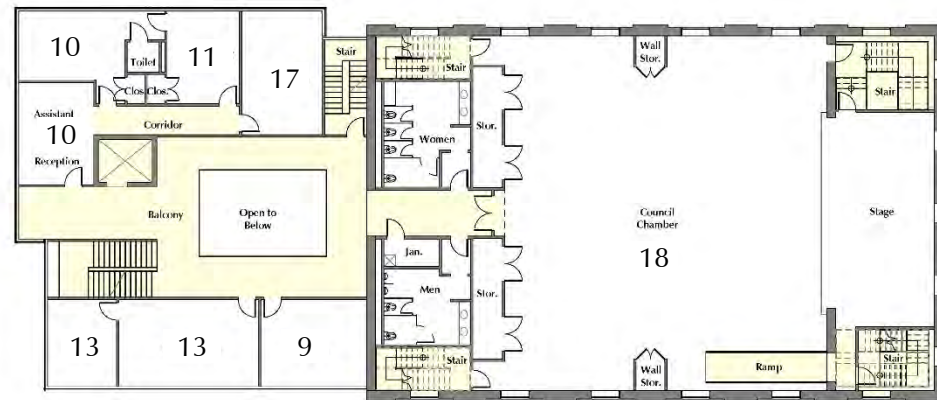


Department Key

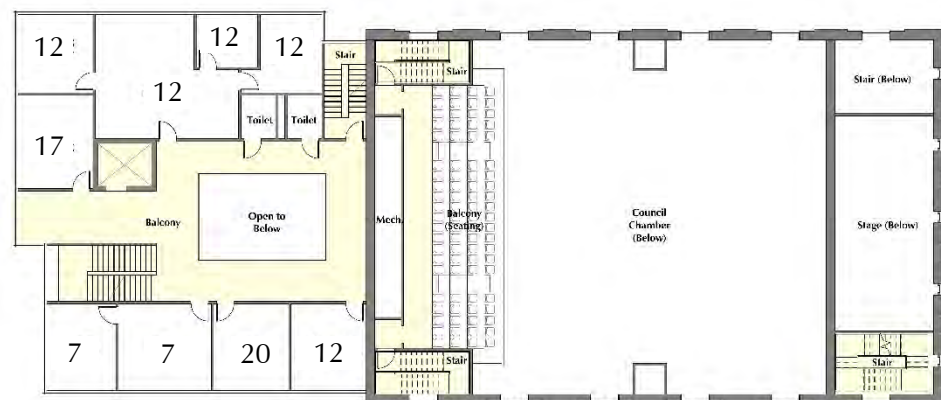
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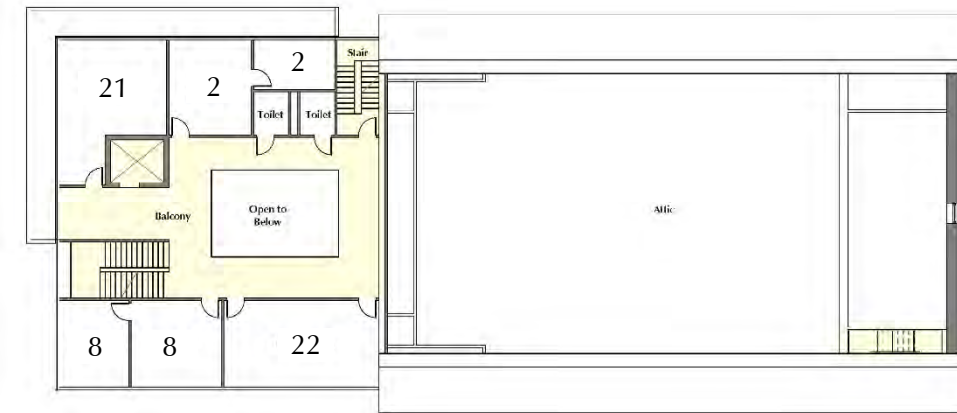
First Floor



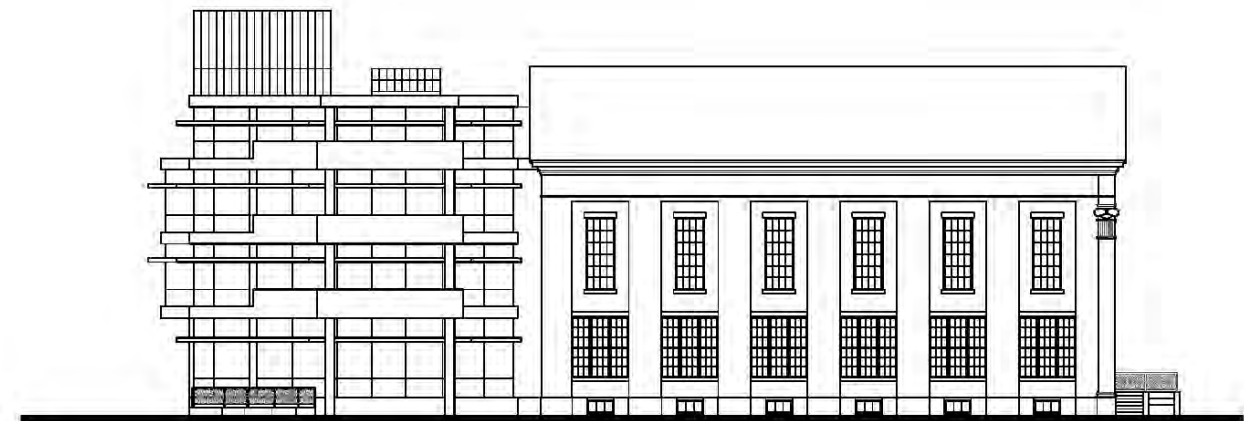
Second Floor



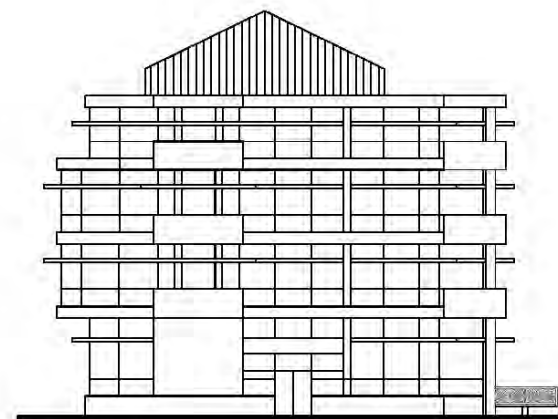
Third Floor



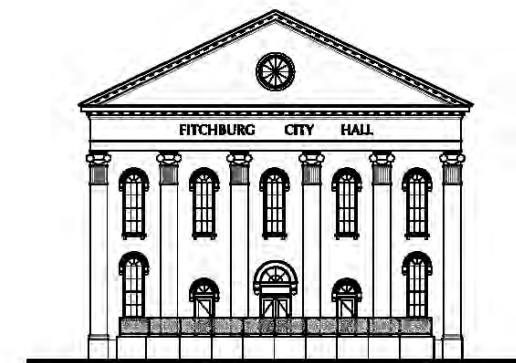
Fourth Floor



Plaza Elevation



Boulder Drive Elevation



Main Street Elevation

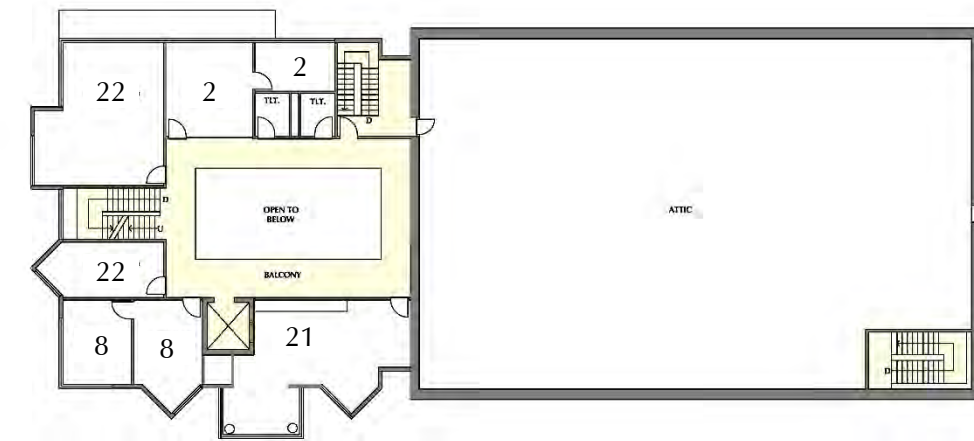


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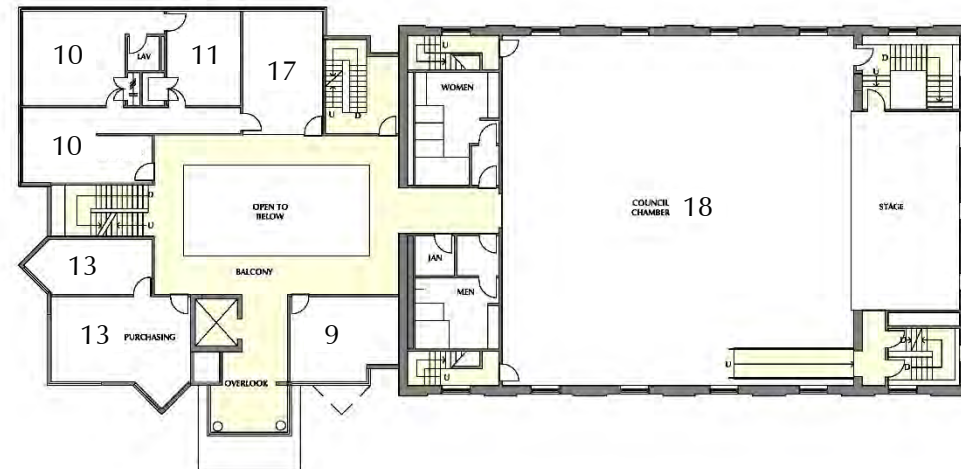
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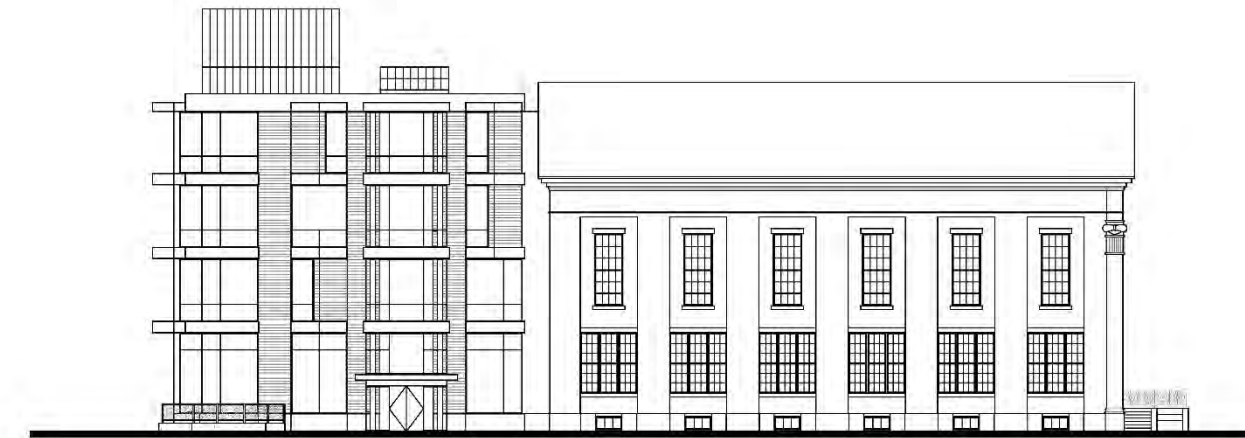
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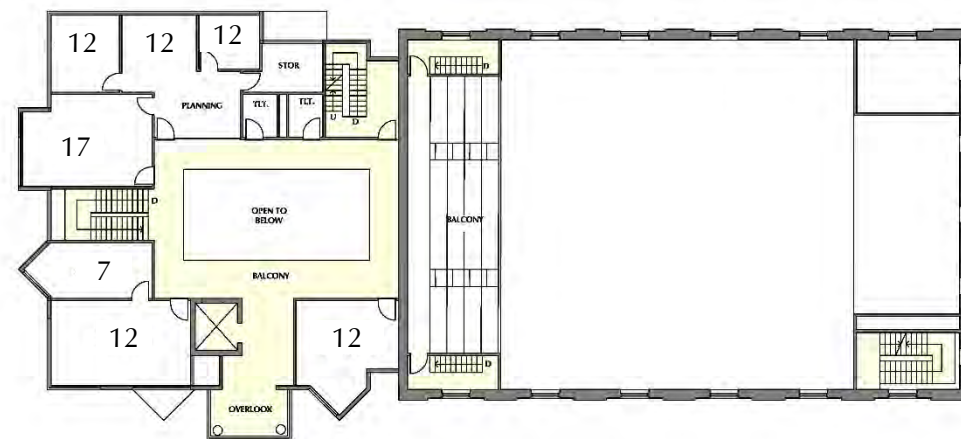
Fourth Floor



Second Floor



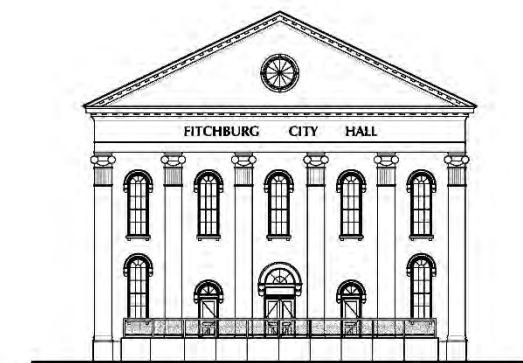
Plaza Elevation



Third Floor



Boulder Drive Elevation

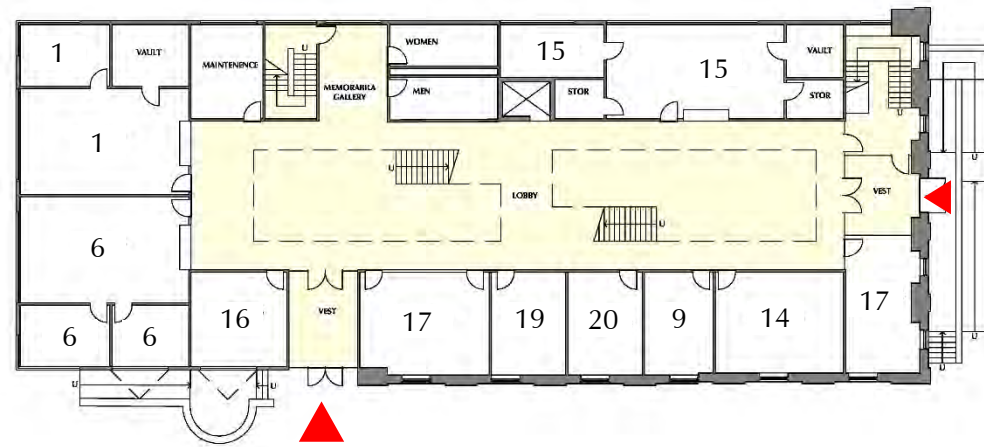


Main Street Elevation

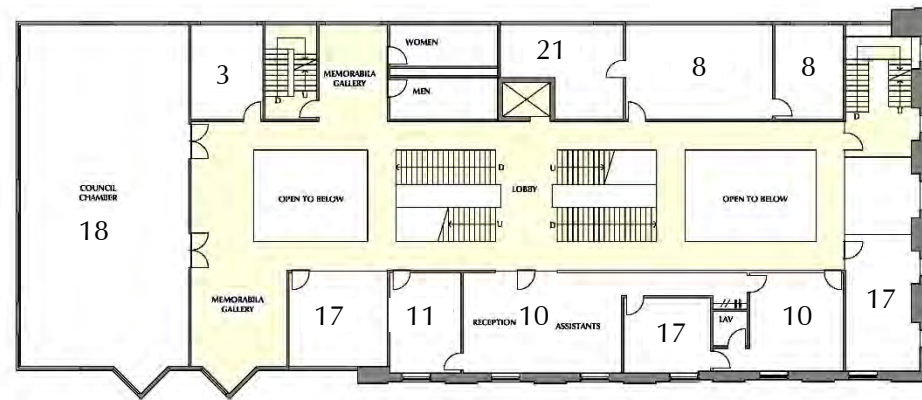


Department Key

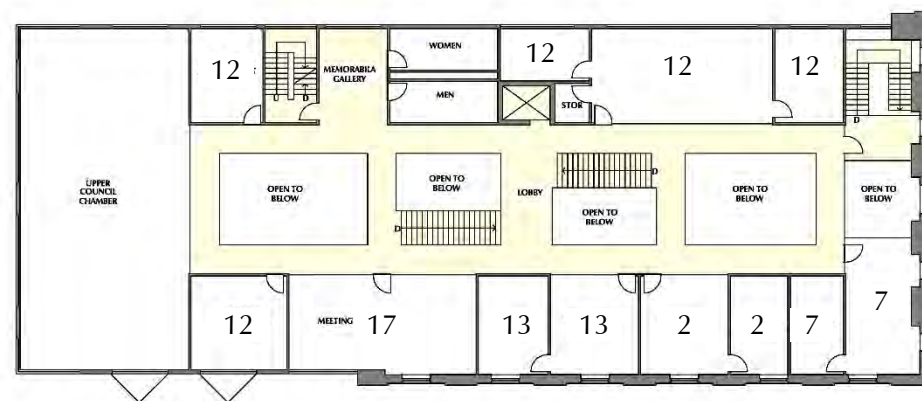
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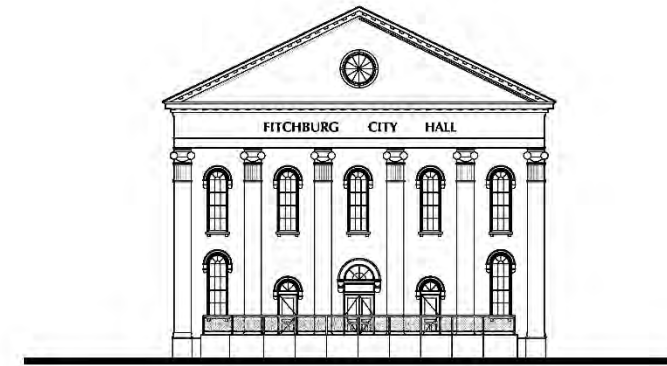
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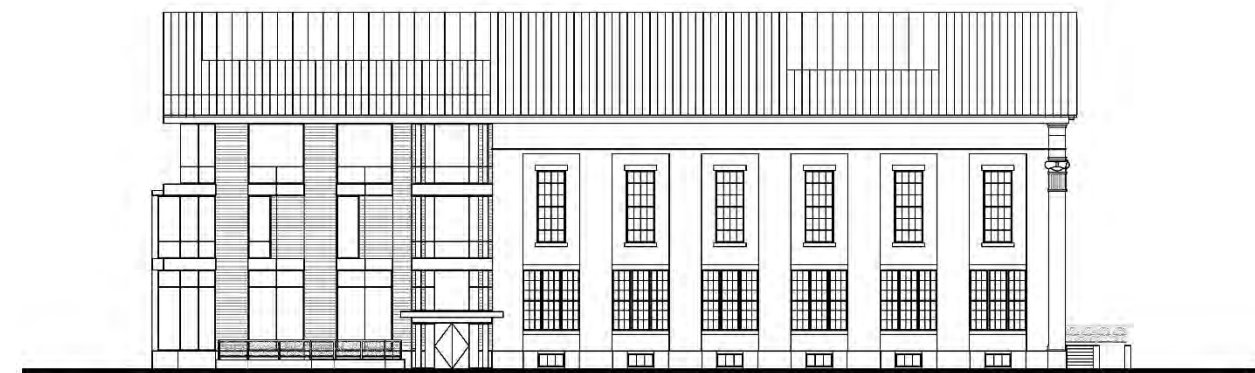
Second Floor



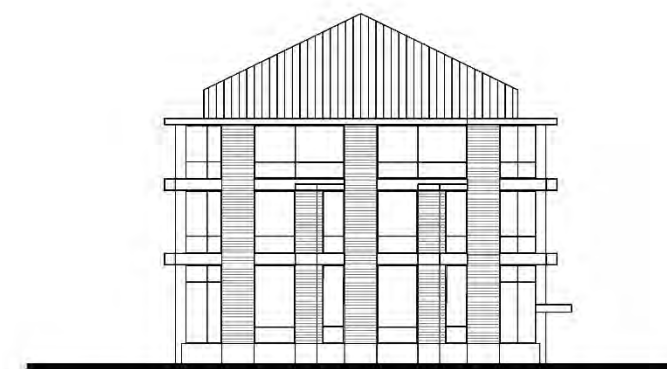
Third Floor



Main Street Elevation



Plaza Elevation



Boulder Drive Elevation



Preliminary Budget Recommendations for Options Comparison

	Option 1 Renovation w/out Grand Hall	Option 2 Renovation w/ Grand Hall	Option 3 Add/Reno w/ Entrance from Parking	Option 4 Add/Reno w/ Plaza Entrance	Option 5 New Construction w/ Existing Façade
City Hall Renovations	\$10,170,000 - \$12,430,000	\$10,925,00 - \$13,350,000	\$17,100,000 - \$20,900,000	\$20,700,000 - \$25,300,000	\$20,100,000 - \$24,530,000
Bank Annex	\$685,000 - \$835,000	\$685,000 - \$835,000	\$685,000 - \$835,000	\$685,000 - \$835,000	\$685,000 - \$835,000
Sitework - Plaza	\$773,000* - \$2,710,000	\$773,000* - \$2,710,000	\$773,000* - \$2,710,000	\$773,000* - \$2,710,000	\$773,000* - \$2,710,000
Garage	\$1,200,000 - \$1,500,000	\$1,200,000 - \$1,500,000	\$1,200,000 - \$1,500,000	\$1,200,000 - \$1,500,000	\$1,200,000 - \$1,500,000
Total Construction Cost	\$12,828,000 - \$17,475,000	\$13,583,000 - \$18,395,000	\$19,758,000 - \$25,945,000	\$23,358,000 - \$30,345,000	\$22,758,000 - \$29,575,000
Soft Cost (40%)	\$5,131,200 - \$6,990,000	\$5,433,200 - \$7,358,000	\$7,903,200 - \$10,378,000	\$9,343,200 - \$12,138,000	\$9,103,200 - \$11,830,000
Total Project Cost	\$17,959,200 - \$24,465,000	\$19,016,200 - \$25,753,000	\$27,661,200 - \$36,323,000	\$32,701,200 - \$42,438,000	\$31,861,200 - \$41,405,000

Option 5 Alternate
New Construction with out Existing Historic Façade
\$31,036,200* - \$40,580,000

* Limited Sitework – Plaza: Reduced scope at plaza area limited to demolition of existing bank parking, curbing, drive thru and interior asphalt paved circulation areas, re-grading and base preparation, new materials limited to lawn, minimal plantings, minimal concrete walkways, and asphalt parking area off of Wood Place.

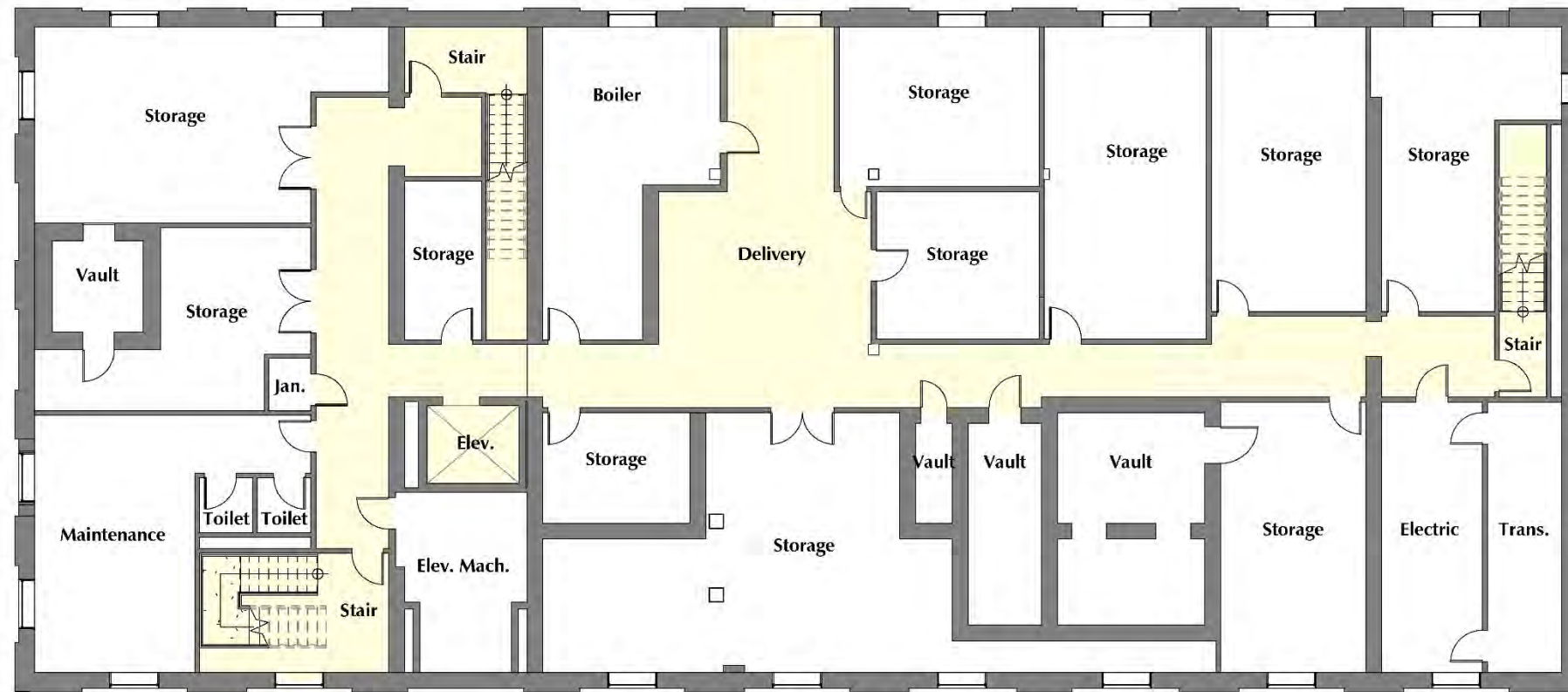
Note: Total construction cost has general conditions, overhead & profit, arch./eng. design contingency and escalation (summer 2018) included in the cost.

Soft Cost includes:	Owner’s Project Manager (OPM) fees	6.5%
	Architect and Engineering fees	10.0%
	Furnishings, Fixtures and Equipment	6.5%
	Owner’s Contingency	15.0%
	Administration and Legal fees	1.0%
	Miscellaneous Project Costs	1.0%
		40.0%

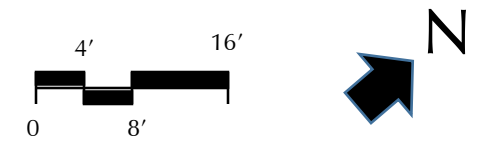
Budget Recommendations for Options 1

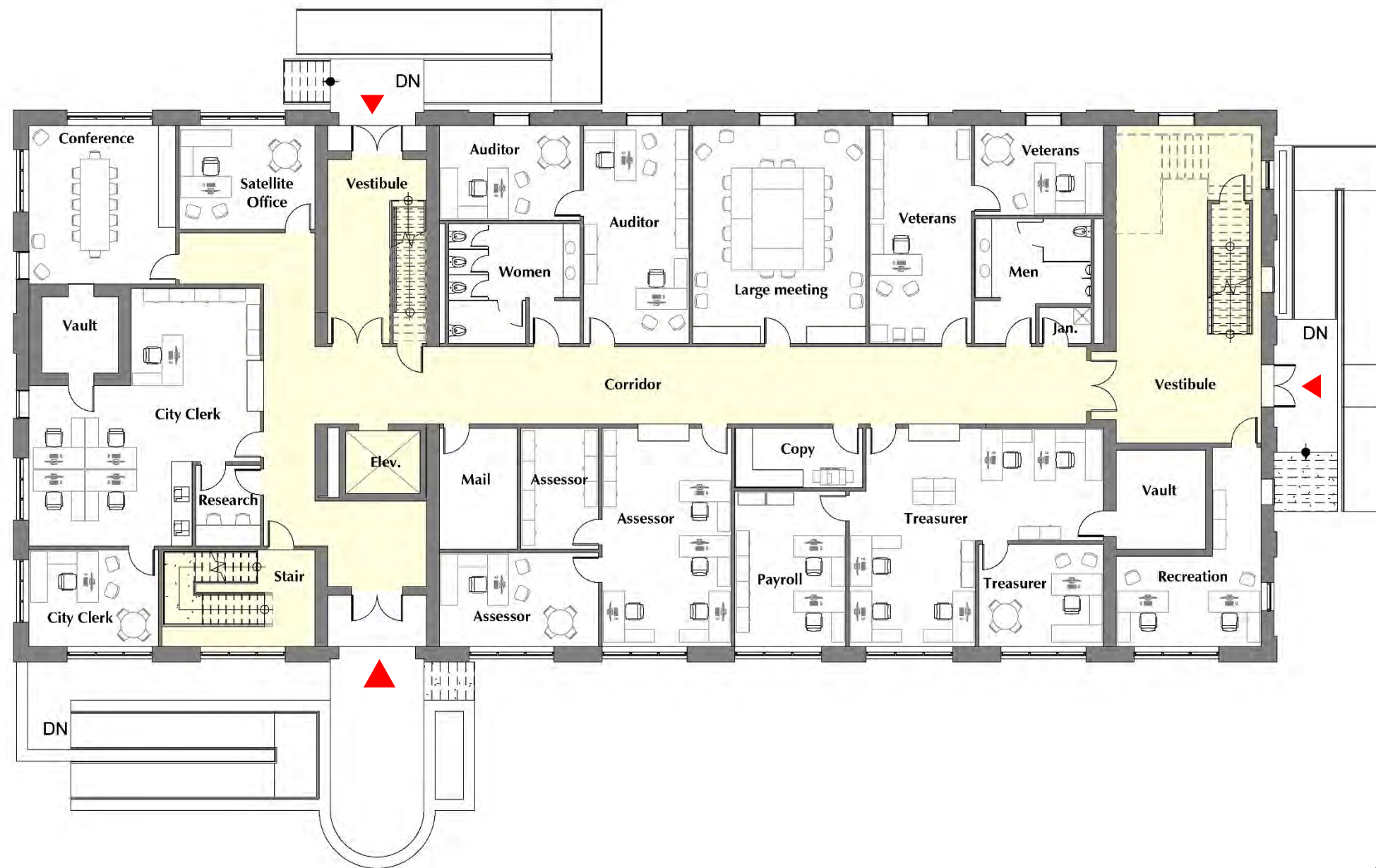
The current budget recommendation based on a more detailed cost estimate for Option 1, with a tighter swing range than the preliminary budget recommendations, falls between \$21,568,000 and \$23,839,000.



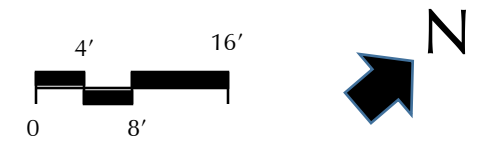


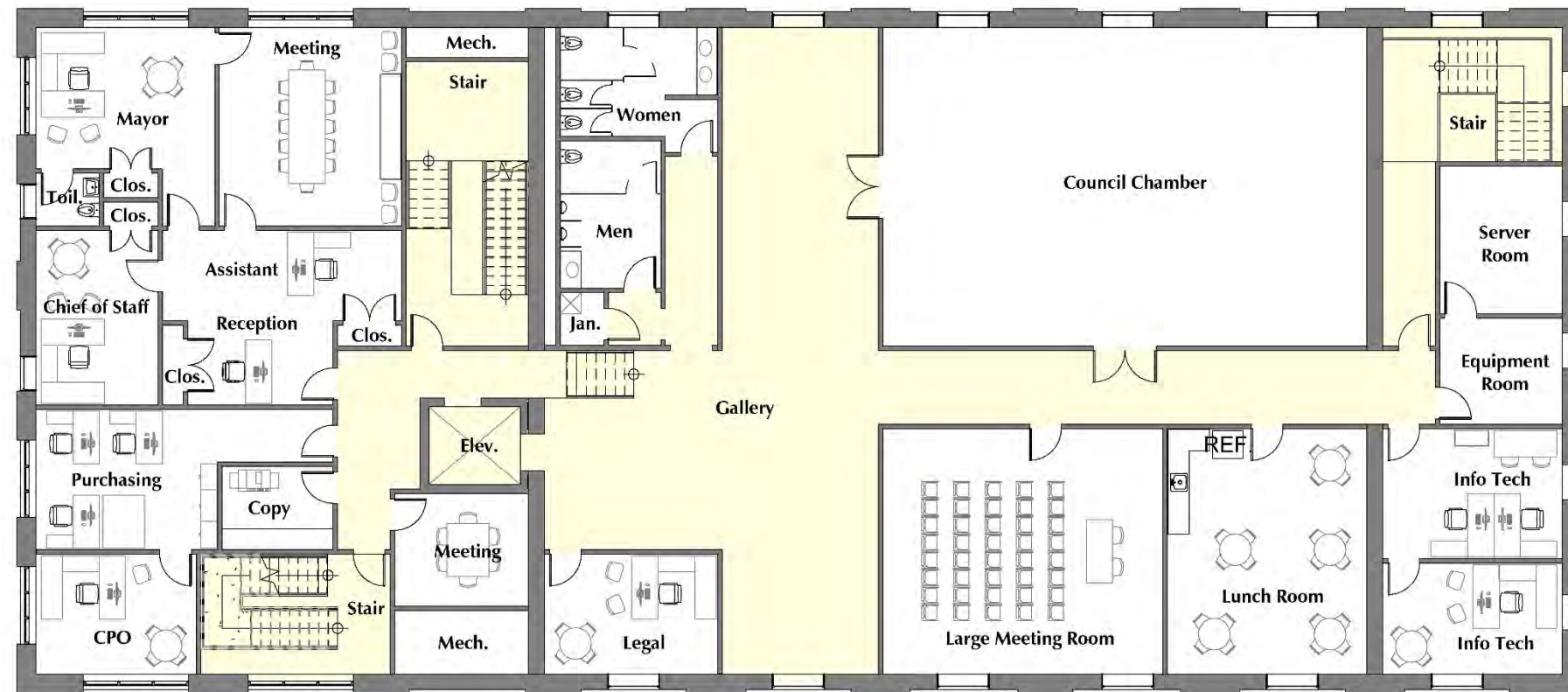
Basement Floor Plan



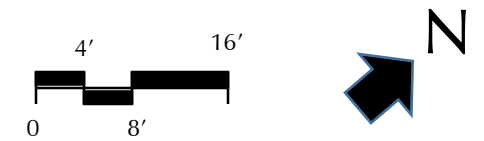


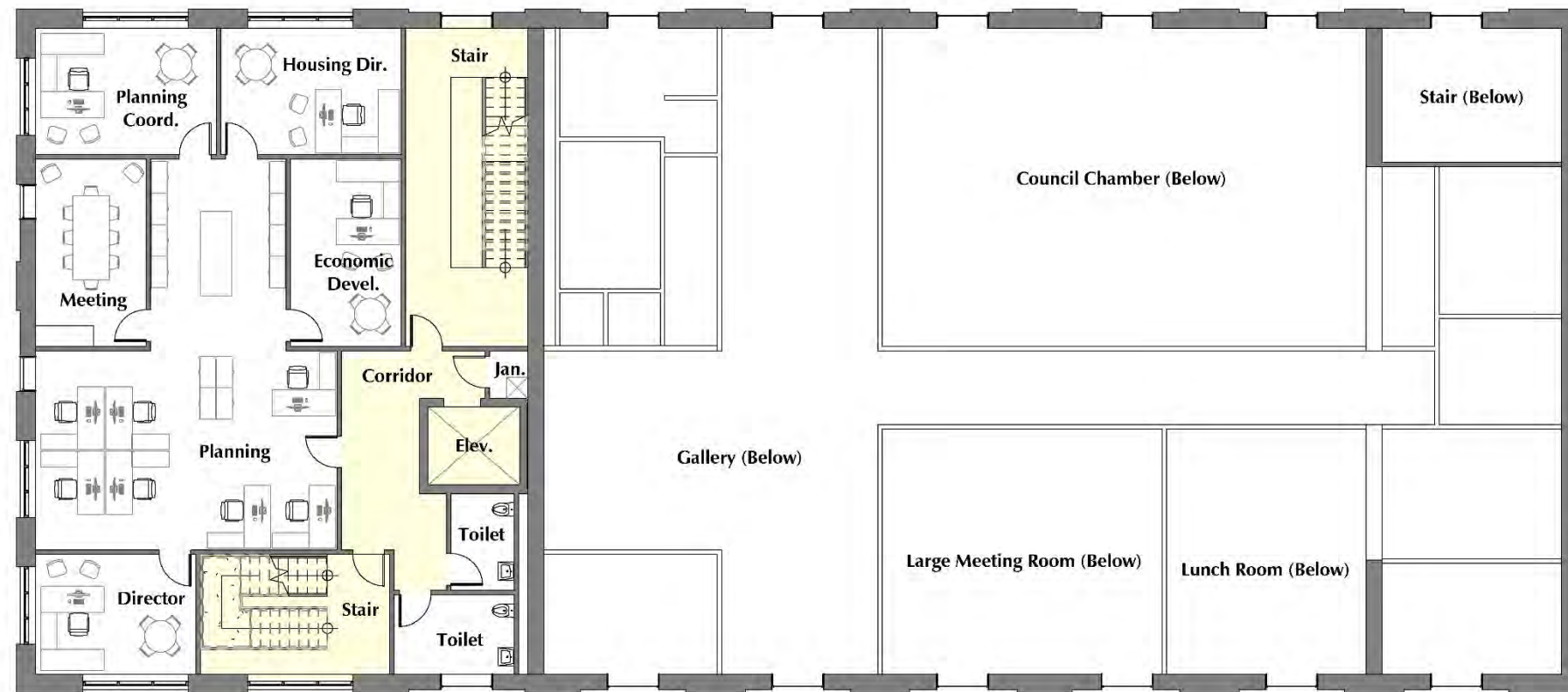
First Floor Plan



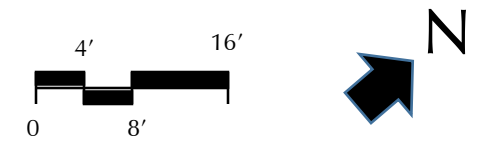


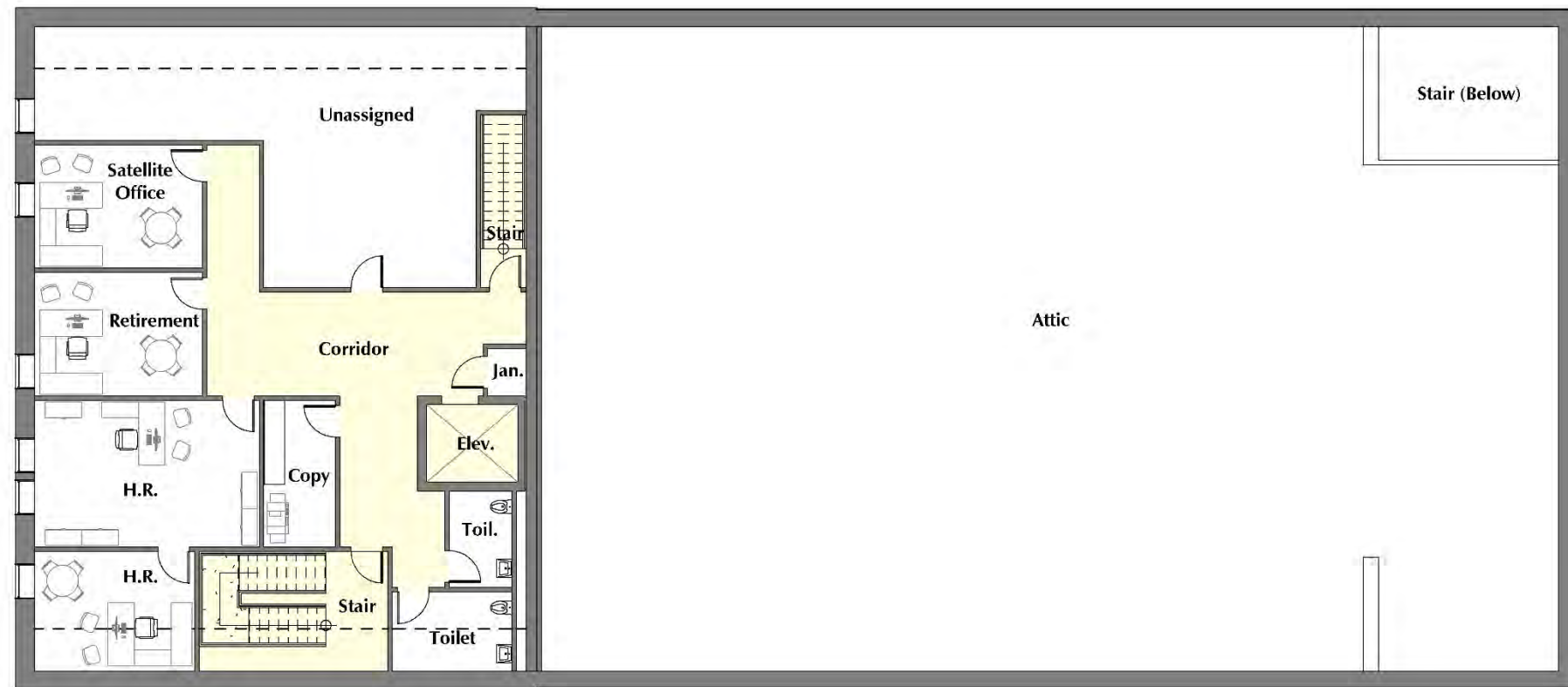
Second Floor Plan



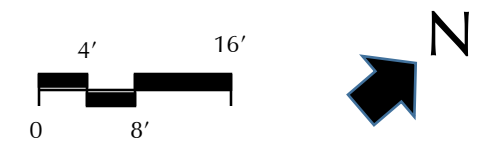


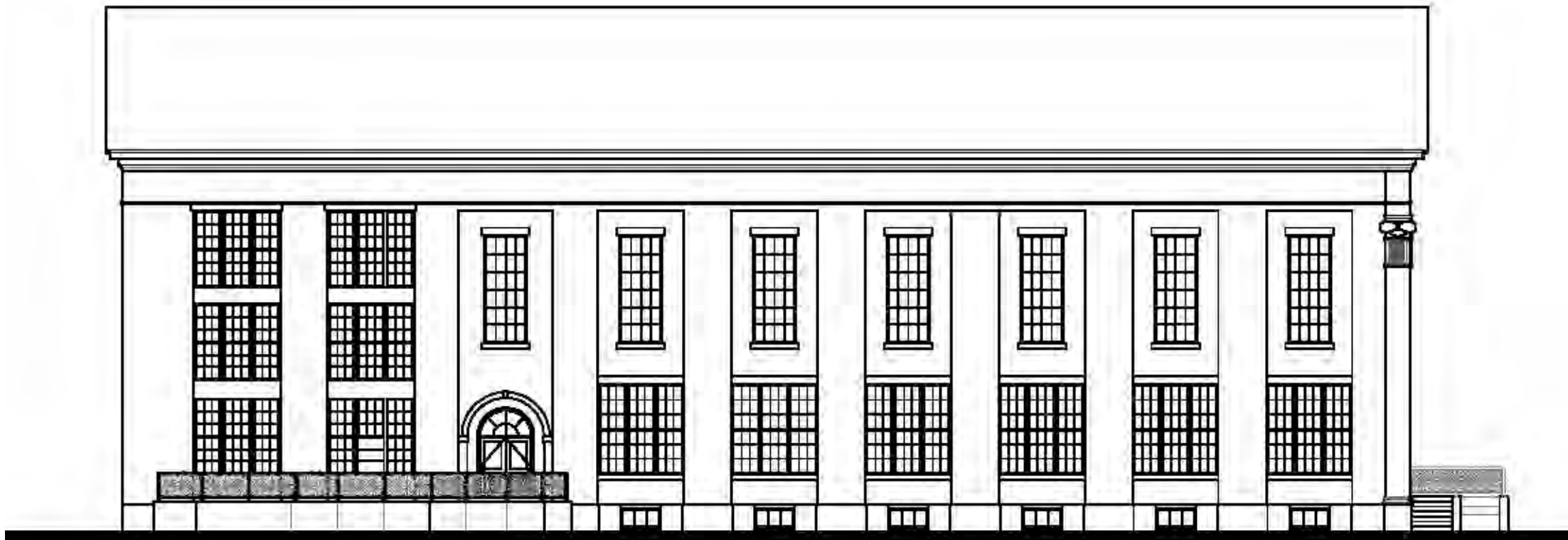
Third Floor Plan



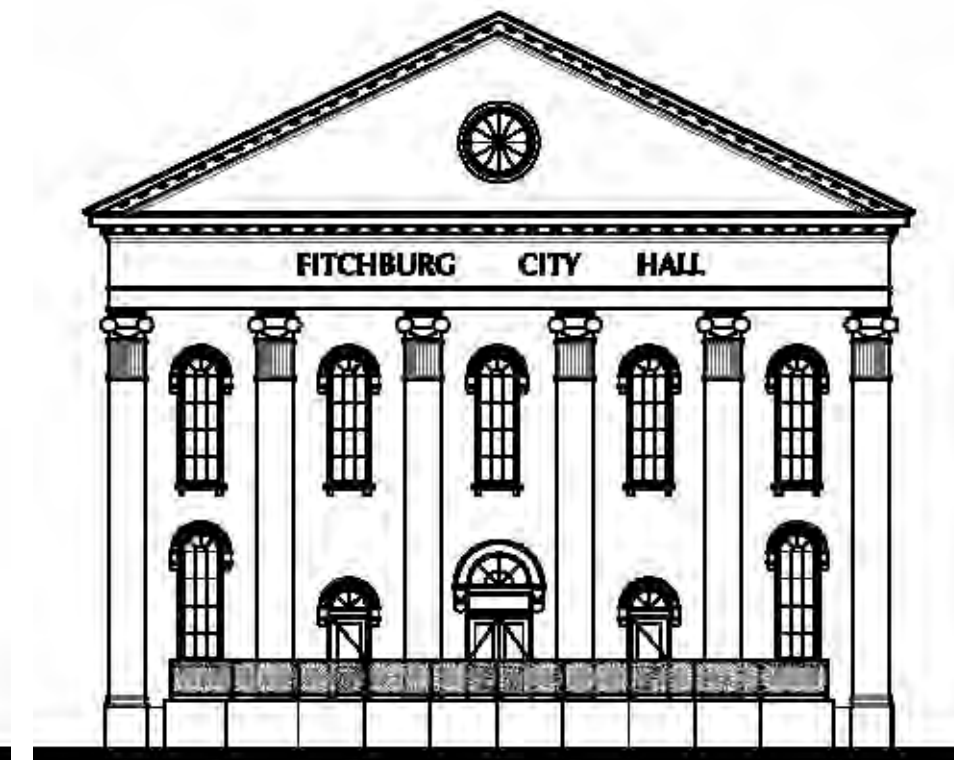


Fourth Floor Plan

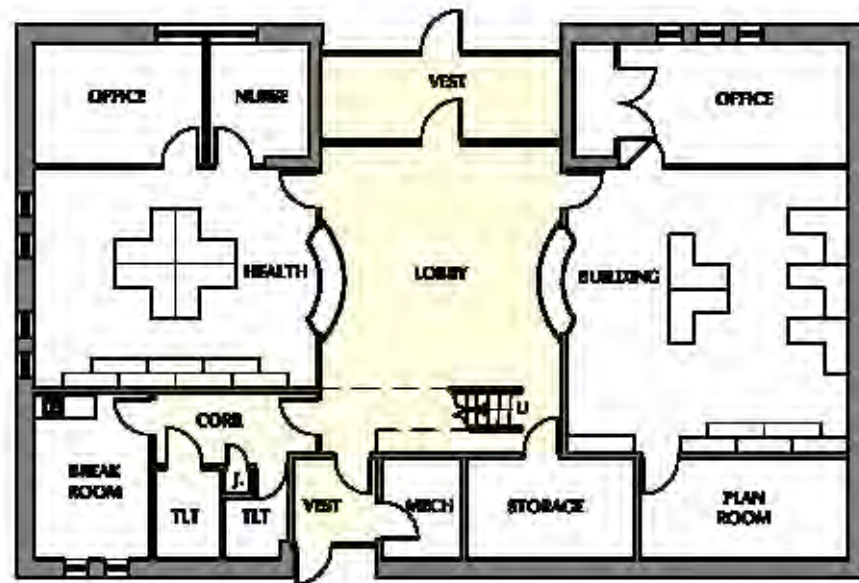




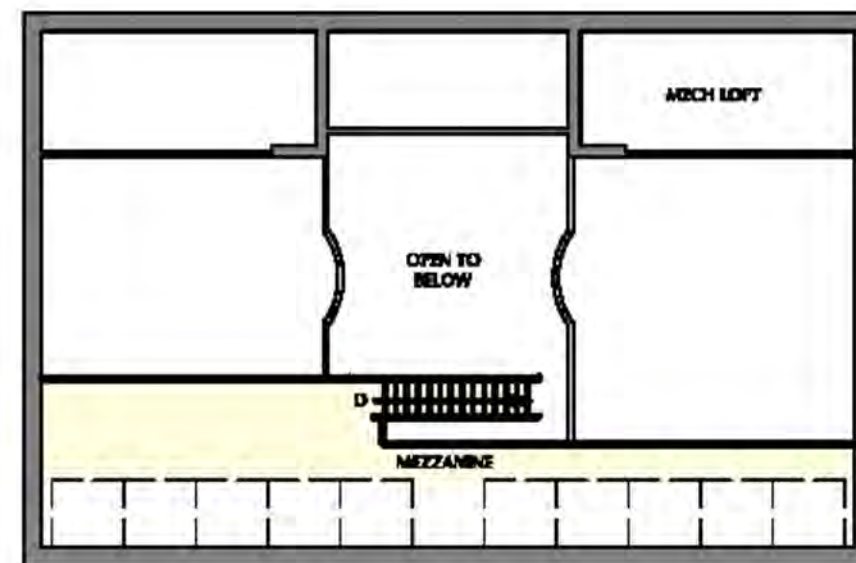
Plaza Elevation



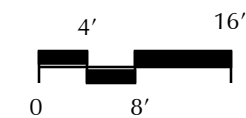
Main Street Elevation



Bank Annex First Floor Plan



Bank Annex Mezzanine Plan



Getting Back to City Hall Main

The Numbers

HGTV House Hunter



Option A
The house of your
dreams.
\$\$\$\$\$\$\$\$\$\$

Option B
The house that meets
your needs.
\$\$\$



Option C
The cheapest
option, but doesn't
meet most of your
needs.
\$



City Hall Options

Option A

A brand new City Hall for \$40+ million. Meets needs, but unaffordable.



Option B

Renovation of old City Hall for \$23.5 million. Affordable and meets needs.



Option C

Build-out at 166 Boulder Drive and mothballing of old City Hall for \$4+ million. Affordable, but does not meet needs.



Option B—City Hall Renovation



The Numbers

- The cost estimate is \$21,568,000 to \$23,839,000.
- Estimate includes sufficient contingencies for the unforeseen.
- Estimate allows for either contractor at risk or design build process.
- Estimate includes costs of design, engineering, site work, construction, and furniture and fixtures, as well as a parking garage and renovation of the Bank of America building.

The Numbers

- Mayor will recommend a project budget of \$23.5 million.
- Two orders will be sent to City Council.
 - Loan Order for \$22.5 million
 - Money Order from Available Funds for \$1.0 million
- Money Order for \$1.0 million will cover costs to June, 2018, which will delay the need to borrow for 1 year.
- City will make interest only payments for FY2020 and 2021.
- Principal and interest payments will begin in FY2022.
- In addition to City Hall renovation, consideration has also been given to funding renovation at both Crocker School and Fitchburg Public Library.

The Numbers

- Why does the city have or need to have debt?
 - Like a home mortgage, debt is a way to acquire long term assets like buildings, infrastructure, and major equipment without having to pay cash.
 - Allows for the payment of the asset to be made over the life of the asset, instead of all up front.
 - To the financial markets, well managed debt is an indication of well managed assets, that is, the city is taking proper care of what it has.

The Numbers

The question that needs to be answered is

Is this project affordable?

Let's do the analysis.

Analysis

- This analysis will show how the Debt Service Projection spreadsheet was calculated.
- The first step will be to calculate current net debt.
- Second, future projects and future estimated projects are added to current net debt to calculate projected debt service.
- Finally, budgeted capital spending is added to new debt to calculate the projected budget impact.

Current Net Debt

- Start with projected principal and interest payments,

Fiscal Year	Current Debt Service
2018	\$4,236,345
2019	4,174,060
2020	704,900
2021	676,300
2022	248,950
2023	236,900
2024	-
2025	-

Current Net Debt

- Subtract the MSBA reimbursement,

Fiscal Year	Current Debt Service	MSBA Reimb.
2018	\$4,236,345	\$(1,924,946)
2019	4,174,060	(1,924,946)
2020	704,900	-
2021	676,300	-
2022	248,950	-
2023	236,900	-
2024	-	-
2025	-	-

Current Net Debt

- The result is the city's net debt expense. The big drop in FY2020 is from paying off the high school and fire station.

Fiscal Year	Current Debt Service	MSBA Reimb.	Current Net Debt
2018	\$4,236,345	\$(1,924,946)	\$2,311,399
2019	4,174,060	(1,924,946)	2,249,114
2020	704,900	-	704,900
2021	676,300	-	676,300
2022	248,950	-	248,950
2023	236,900	-	236,900
2024	-	-	-
2025	-	-	-

Projected Debt Service

- Start with the Current Net Debt

FY	Current Net Debt
2018	\$2,311,399
2019	2,249,114
2020	704,900
2021	676,300
2022	248,950
2023	236,900
2024	-
2025	-

Projected Debt Service

- Then add the currently borrowed loan orders.

FY	Current Net Debt	Parking	Airport
2018	\$2,311,399	\$ 27,000	\$ 15,000
2019	2,249,114	27,000	70,000
2020	704,900	126,000	68,000
2021	676,300	122,400	66,000
2022	248,950	118,800	64,000
2023	236,900	115,200	62,000
2024	-	111,600	60,000
2025	-	108,000	58,000

Projected Debt Service

- Add the initial borrowing for the city hall renovation, which would be in FY19 with payments beginning in FY20.

FY	Current Net Debt	Parking	Airport	City Hall
2018	\$2,311,399	\$ 27,000	\$ 15,000	-
2019	2,249,114	27,000	70,000	Borrow
2020	704,900	126,000	68,000	675,000
2021	676,300	122,400	66,000	675,000
2022	248,950	118,800	64,000	2,025,000
2023	236,900	115,200	62,000	1,980,000
2024	-	111,600	60,000	1,935,000
2025	-	108,000	58,000	1,890,000

Projected Debt Service

- Add future projects using estimated costs and project start dates. Because these figures are estimates, they are subject to change.

FY	Current Net Debt	Parking	Airport	City Hall	Crocker	Library
2018	\$2,311,399	\$ 27,000	\$ 15,000	-	-	-
2019	2,249,114	27,000	70,000	Borrow	Borrow	-
2020	704,900	126,000	68,000	675,000	360,000	-
2021	676,300	122,400	66,000	675,000	360,000	Borrow
2022	248,950	118,800	64,000	2,025,000	1,080,000	180,000
2023	236,900	115,200	62,000	1,980,000	1,056,000	180,000
2024	-	111,600	60,000	1,935,000	1,032,000	540,000
2025	-	108,000	58,000	1,890,000	1,008,000	528,000

Projected Debt Service

- The sum of current, future, and projected future debt is Projected Debt Service.

FY	Current Net Debt	Parking	Airport	City Hall	Crocker	Library	Projected Debt Service
2018	\$2,311,399	\$ 27,000	\$15,000	-	-	-	\$2,353,399
2019	2,249,114	27,000	70,000	Borrow	Borrow	-	2,346,114
2020	704,900	126,000	68,000	675,000	360,000	-	1,933,900
2021	676,300	122,400	66,000	675,000	360,000	Borrow	1,899,700
2022	248,950	118,800	64,000	2,025,000	1,080,000	180,000	3,716,750
2023	236,900	115,200	62,000	1,980,000	1,056,000	180,000	3,630,100
2024	-	111,600	60,000	1,935,000	1,032,000	540,000	3,678,600
2025	-	108,000	58,000	1,890,000	1,008,000	528,000	3,592,000

Projected Budget Impact

- Start with the projected debt service, which is the total of principal and interest for current, future, and future estimated borrowing.

Fiscal Year	Projected Debt Service
2018	\$2,353,399
2019	2,346,114
2020	1,933,900
2021	1,899,700
2022	3,716,750
2023	3,630,700
2024	3,678,600
2025	3,592,000

Projected Budget Impact

- Add budgeted capital spending to build the budget.

Fiscal Year	Projected Debt Service	Budgeted Capital Spending
2018	\$2,353,399	-
2019	2,346,114	\$350,000
2020	1,933,900	1,100,000
2021	1,899,700	1,450,000
2022	3,716,750	-
2023	3,630,700	-
2024	3,678,600	-
2025	3,592,000	-

Projected Budget Impact

- The projected budget impact is a gradual increase spread over four years.

Fiscal Year	Projected Debt Service	Budgeted Capital Spending	Projected Budget Impact	Net Change to Budget
2018	\$2,353,399	-	\$2,353,399	-
2019	2,346,114	\$350,000	2,696,114	\$384,715
2020	1,933,900	1,100,000	3,033,900	337,786
2021	1,899,700	1,450,000	3,349,700	315,800
2022	3,716,750	-	3,716,750	367,050
2023	3,630,700	-	3,630,100	(86,350)
2024	3,678,600	-	3,678,600	48,500
2025	3,592,000	-	3,592,000	(86,600)

Summary

- Over the next four years, the city budget for debt service and budgeted capital spending will increase approximately \$350,000 per year.
- The city will use budgeted capital spending to cover the costs of smaller projects and capital equipment.
- With each budget cycle, the city will also be reviewing its estimates on future projects, refining the numbers as they become more solid.
- The city will show that it is investing in itself by taking on debt to complete a long term capital project that directly improves city operations.

Conclusion

The renovation of City Hall can be managed within the city budget.

**City of Fitchburg
Debt Service Projection**

11/19/2017

New City Hall - \$22.5 million Loan plus \$1.0 million Appropriation

Fiscal Year	Current Debt Service	MSBA Reimburs.	Current Net Debt	\$900K Parking Garage	\$500K Airport Renovations	\$22.5 M + \$1.0 M New City Hall	\$12 M Crocker School	\$6 M Library Renovations	Projected Debt Service	Budgeted Capital Spending	Projected Budget Impact
2018	4,236,345	(1,924,946)	2,311,399	27,000	15,000				2,353,399		2,353,399
2019	4,174,060	(1,924,946)	2,249,114	27,000	70,000	Borrow	Borrow		2,346,114	350,000	2,696,114
2020	704,900	-	704,900	126,000	68,000	675,000	360,000		1,933,900	1,100,000	3,033,900
2021	676,300	-	676,300	122,400	66,000	675,000	360,000	Borrow	1,899,700	1,450,000	3,349,700
2022	248,950	-	248,950	118,800	64,000	2,025,000	1,080,000	180,000	3,716,750		3,716,750
2023	236,900	-	236,900	115,200	62,000	1,980,000	1,056,000	180,000	3,630,100		3,630,100
2024	-	-	-	111,600	60,000	1,935,000	1,032,000	540,000	3,678,600		3,678,600
2025				108,000	58,000	1,890,000	1,008,000	528,000	3,592,000		3,592,000
2026				104,400	56,000	1,845,000	984,000	516,000	3,505,400		3,505,400
2027				100,800	54,000	1,800,000	960,000	504,000	3,418,800		3,418,800
2028				97,200	52,000	1,755,000	936,000	492,000	3,332,200		3,332,200
2029				93,600		1,710,000	912,000	480,000	3,195,600		3,195,600
2030						1,665,000	888,000	468,000	3,021,000		3,021,000
2031						1,620,000	864,000	456,000	2,940,000		2,940,000
2032						1,575,000	840,000	444,000	2,859,000		2,859,000
2033						1,530,000	816,000	432,000	2,778,000		2,778,000
2034						1,485,000	792,000	420,000	2,697,000		2,697,000
2035						1,440,000	768,000	408,000	2,616,000		2,616,000
2036						1,395,000	744,000	396,000	2,535,000		2,535,000
2037						1,350,000	720,000	384,000	2,454,000		2,454,000
2038						1,305,000	696,000	372,000	2,373,000		2,373,000
2039						1,260,000	672,000	360,000	2,292,000		2,292,000
2040						1,215,000	648,000	348,000	2,211,000		2,211,000
2041						1,170,000	624,000	336,000	2,130,000		2,130,000
2042								324,000	324,000		324,000
2043								312,000	312,000		312,000
2044											
2045											

This projection assumes that \$22.5 million will be borrowed and \$1.0 million will be appropriated from available funds. In FY2020, the city will have paid off the construction of Fitchburg High School and the North Street Fire Station, thereby freeing \$1.5 million in debt service for future projects. The city will have to increase its appropriation for debt service in FY2022, as these projects are bonded, but that increase can be done incrementally over the next four years using budgeted capital spending.

In my opinion, based on current projections, the city hall project for \$23.5 million is affordable.