The Quinebaug Regional Technology Park

Come Join Us

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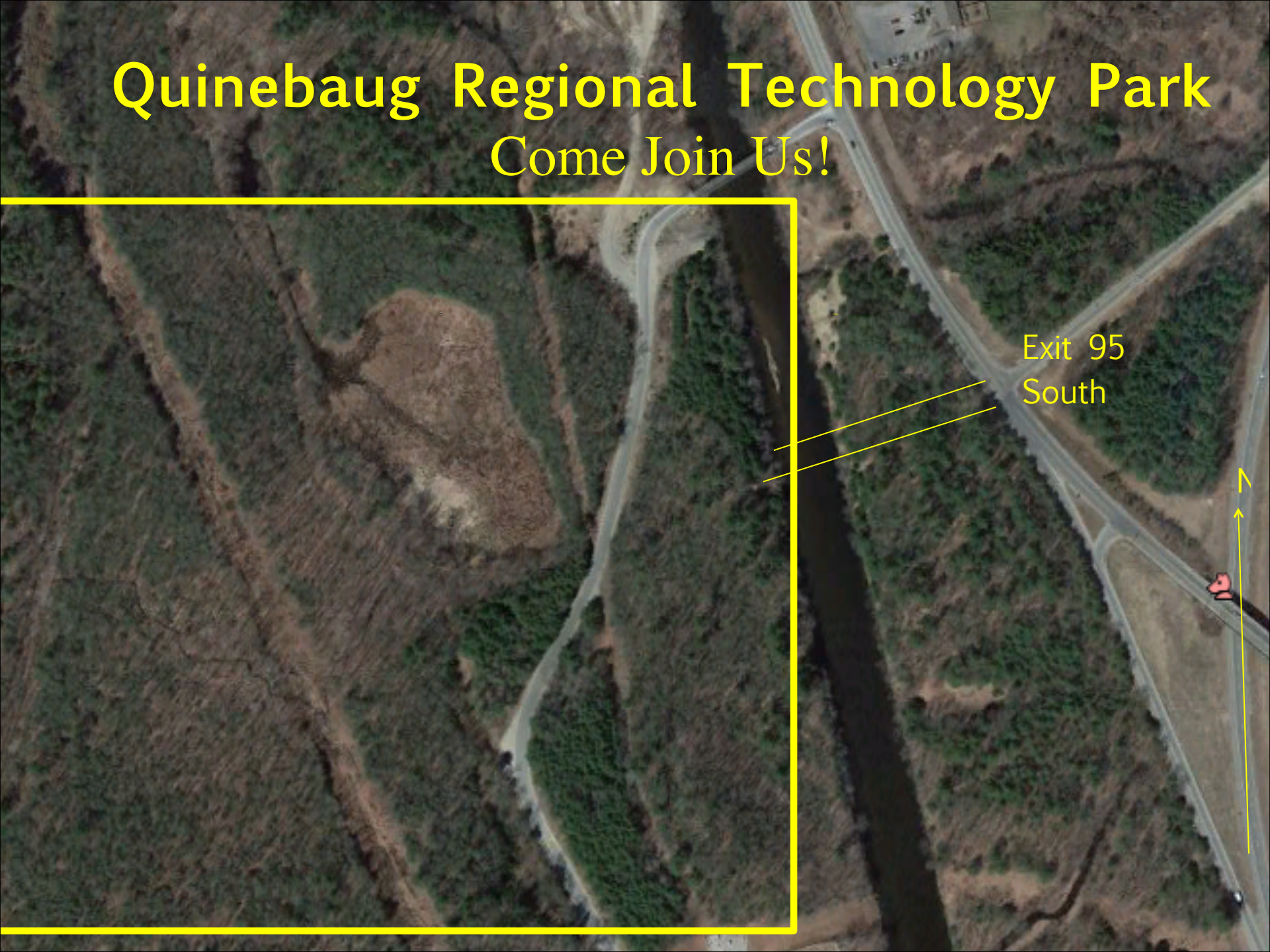
Come Join Us!



YMCA
Fields
Bridge
YMCA
Lot 1
Lot 2
Lot 3
Lot 4
Phase 2, -Potential 15 Additional Lots

The Facts and Figures

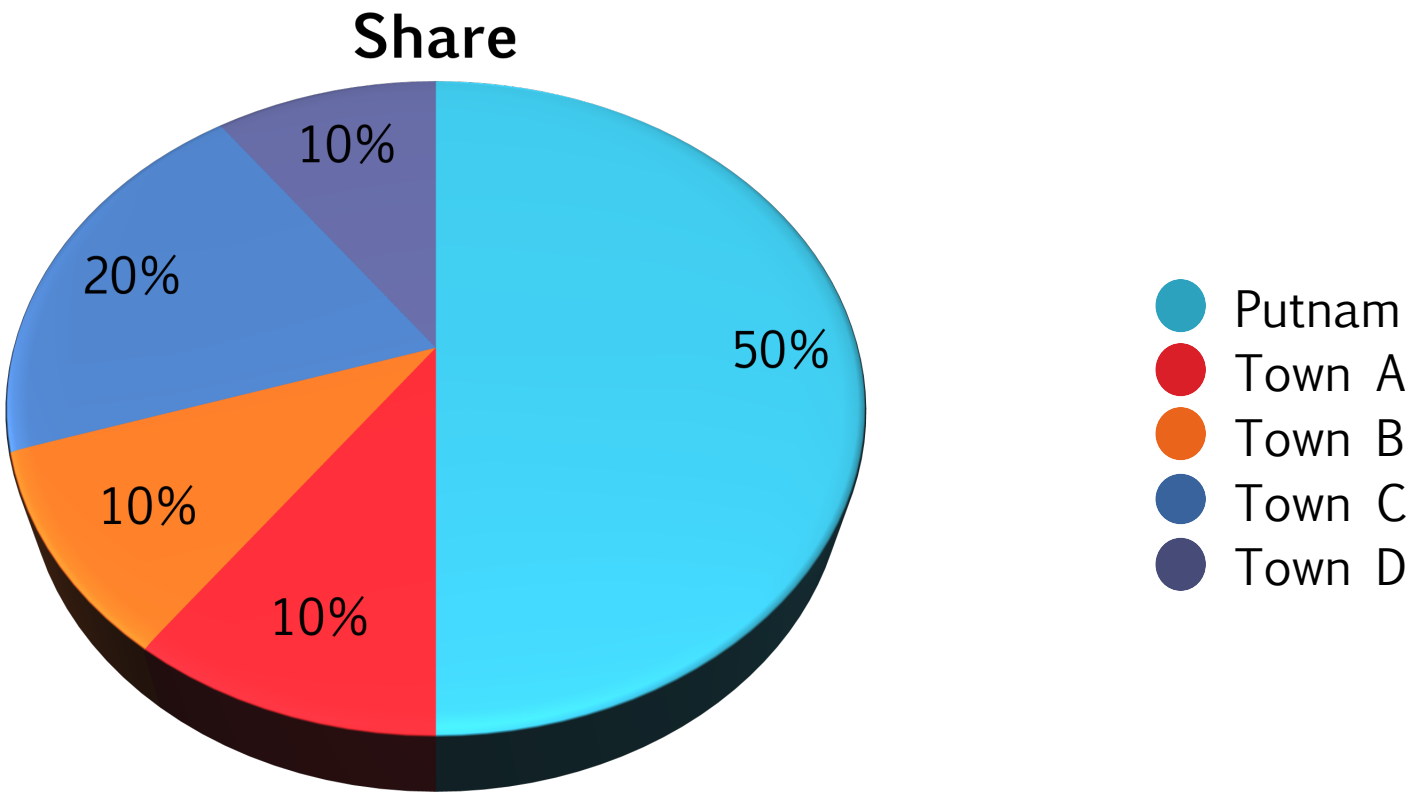
Draft Form, All Numbers are Estimates

- Located at Exit 95 off Interstate 395 in Putnam.
- Phase 1: 62 Acres of Land Donated* to the Town of Putnam by Wheelabrator.
- Bridge to access the park paid for by grant from the State of Connecticut.
- 15 Acres of the Land will host the Regional Community YMCA
- Remaining 40 +/- Acres will be subdivided into 4 lots. Phase 1

- The State of Connecticut will pay up to 75% of the development costs, if we get a partner(s)

- Without a partner, the State will reimburse us 50%.

The Draft Plan



The Big Question..

- What's it cost and what's my R.O.I ?

Estimated Development Costs

Contract #	Contract Name	Scope	Consultant	Construction Cost Estimate	Contingencies Contract Admin and Inspection	Total
Contract 1	Bridge	bridge and easterly approach road	CME	$3,000,000	$400,000	$3,400,000
Contract 2	Tech Park Road	Bond, Insur., mob/demob, layout	CME	$10,000		
		E&S, clearing and grubbing		$21,150		
		Road		$188,438		
		Water main		$160,000		
		Elec, tele, cable (conduit, sand, tape)		$60,000		
		Bike Path		$37,980		
		Sewer		$104,880		
		Drainage		$16,490		
		Loam, seed, fertilize, mulch		$98,360		
Total				$697,298	$104,594.70	$795,658
Contract 3	Off site Utilities	Bond, Insur., mob/demob, layout	J & D, F&O	$7,000		
		E&S, clearing and grubbing		$8,200		
		Sewer force main		$0		
		Water main		$200,180		
		Elec (conduit, sand, tape)		$16,200		
		Bike path and fence		$35,030		
Total				$266,610	$39,991.50	$301,640
Contract 4	Tech Park Sewage Pump Station	pump station	Fuss and O'Neill	$282,422	$42,578	$325,000
Contract 5	River Trail Extension	trail	J & D	$103,550	*	
		gravel parking lot		$6,975	*	
Total				$110,525	$16,578.75	$117,500
Contract 6	Water Main	Quinebaug Ave to STP	Beta	$660,000	$99,000.00	$770,525
	CL&P Fees					$645,900
	Gas Main (does not include gas main on bridge)					$1,260,000
Total						

$7.6 Million

What's the Net Cost ?

- Our calculations indicate that the net cost to build the bridge to get across the river and provide: Road, Water, Sewer, Gas, Power ,and Data to all 6 lots (2 hosting YMCA)

$800,000 Net Cost (Assuming we have 1 partner town)

10% Share Buy In.

- Initial Investment 10% Share $80,000

- Estimated Sale Price of *4 lots:
- 1 @ $200,000 $200,000
- 3 @ $257,000 = $771,000
- $971,000

*Less 20% Wheelabrator ($194,000)

- Less Agent Commission ($ 97,000)

Net Proceeds Sale of Lots $680,000 $(68,000)

Net Investment $12,000

*Price Base on $36,000 Buildable Acre, $5,000 Non Buildable

Tax Revenue

- Tax Rate: $15.07 per $1,000
- Of Assessed Value of Land: $65,600 per buildable acre x7 : $459,200 + $2,630 per non-buildable
- acre x I : $461,830 per lot
- of Assessed Value of Building: $20 per square foot : $1,400,000 per lot
- of Assessed Value of Personal Property: $.10 per dollar of value @$12.82 per square feet of
- building at 70,000 square feet of building = $89,717 assessed value per building; $89.71 x $15.07 : $1,351 per lot
- $461,830 + $1,400,000 + $1,351: $1,863,170 total assessed value per lot
- . $1,863.17 x$15.07: $28,075 tax revenue per lot

Tax Revenue

- $28,000 Per Lot x 4 = $112,000 Per Year
- 10% Would Net $11,200 Per Year
- Less a 25% Maintenance Fee ($2,800)
- Estimated Net Revenue Per Year $8,400!
- R.O.I. Less than 24 months!
- Sit back and collect the tax revenue.

Numerous Benefits

- To Rural Towns- Have your own Tech Park without the "ugly" Buildings!
- To Any Town- R.O.I. With the 75% Reimbursement Rate, it makes this a better R.O.I. than your own Industrial Park!
- Value Added- YMCA Attraction
- Jobs - Higher paying wages to spend in all towns!

Additional Opportunities

- Phase 2
- Potential for 15 Additional Lots!

Thank You!