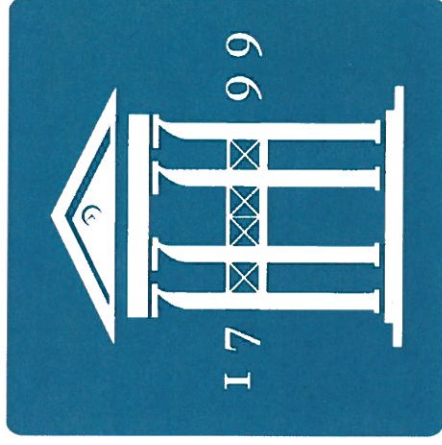


Supplemental Information on Scenario 5



City of Franklin, TN Capacity Model

Updated for April 10, 2012



ITEM #11
BOMA
04/10/2012

HISTORIC
FRANKLIN
TENNESSEE

The PFM Group
530 Oak Court Drive
Suite 160
Memphis, TN 38117

Staff Recommended Scenario Variations

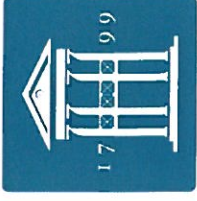


HISTORIC
FRANKLIN
TENNESSEE

Scenario 5 has been considered with three variations:

- 5A - Includes South Carothers Parkway (**north** segment) at \$7.6 million; does not include Carlisle Lane Signalization or McEwen Drive Temporary Connector.
- 5B - Includes South Carothers Parkway (**south** segment) at **\$9.1** million; does not include Carlisle Lane Signalization or McEwen Drive Temporary Connector.
- 5C - Includes South Carothers Parkway (south segment) at \$9.1 million **and** McEwen Drive Temporary Connector at \$2.5 million; does not include Carlisle Lane Signalization.
- 5D - Includes South Carothers Parkway (south segment) at \$9.1 million, McEwen Drive Temporary Connector at \$2.5 million **and** Carlisle Lane Signalization at \$2.2 million.

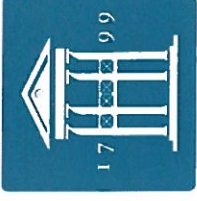
Scenario 5A



HISTORIC
FRANKLIN
TENNESSEE

Scenario 5A Staff Project Recommendation		2012	2013	2014	2015	2016
Priority	Project Description					
Committed Project 1	Hillsboro Road	1,000,000	1,000,000	5,000,000	4,000,000	-
Committed Project 2	Consolidated Public Works Facility	2,500,000	2,500,000	-	-	-
Total Committed Projects		3,500,000	3,500,000	5,000,000	4,000,000	-
Priority Projects:						
1	Consolidated Public Works Facility Net Funding Needs	-	-	-	-	-
2	Fire Station Design #7 & #8 Westhaven Net Funding Needs	-	225,000	-	-	-
3	Park @ Harlinsdale Farm Improvements Net Funding Needs	-	131,300	-	-	-
4	McEwen Drive, Wilson Pike to City Limit Net Funding Needs	-	240,000	-	-	-
5	McEwen Drive @ Wilson Pike Intersection Net Funding Needs	-	450,000	-	-	-
6	McEwen Drive Cool Springs to Wilson Pike Net Funding Needs	-	680,000	-	-	-
7	South Carothers Parkway (north segment) Net Funding Needs	-	2,585,899	3,000,000	2,050,000	50,000
8	Century Court/Beasley Drive Connector Net Funding Needs	5,505	457,000	-	-	-
9	McEwen Drive Temporary Connector Net Funding Needs	5,505	457,000	-	-	-
10	Carlisle Lane Signalization Net Funding Needs	-	-	-	-	-
Summary						
Annual "small project" funding		-	-	-	-	-
Total Priority Projects		5,505	4,769,199	3,000,000	2,050,000	50,000
Committed Projects		3,500,000	3,500,000	5,000,000	4,000,000	-
All Projects Total		3,505,505	8,269,199	8,000,000	6,050,000	50,000
Reserve Funding		-	-	-	-	-
Bond Funding Amount		3,505,505	7,462,899	8,000,000	6,050,000	50,000

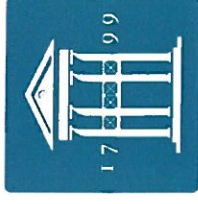
Scenario 5B



HISTORIC
FRANKLIN
TENNESSEE

Scenario 5B Staff Project Recommendation		2012	2013	2014	2015	2016
2012-16 CIP Work Sheet						
Priority	Project Description	2012	2013	2014	2015	2016
Committed						
Project 1	Hillsboro Road	1,000,000	1,000,000	5,000,000	4,000,000	-
Committed						
Project 2	Consolidated Public Works Facility	2,500,000	2,500,000	-	-	-
	Total Committed Projects	3,500,000	3,500,000	5,000,000	4,000,000	-
Priority Projects:						
1	Consolidated Public Works Facility	-	-	-	-	-
	Net Funding Needs	-	-	-	-	-
2	Fire Station Design #7 & #8 Westhaven	-	225,000	-	-	-
	Net Funding Needs	-	-	-	-	-
3	Park @ Harlinsdale Farm Improvements	-	131,300	-	-	-
	Net Funding Needs	-	-	-	-	-
4	McEwen Drive, Wilson Pike to City Limit	-	240,000	-	-	-
	Net Funding Needs	-	240,000	-	-	-
5	McEwen Drive @ Wilson Pike Intersection	-	450,000	-	-	-
	Net Funding Needs	-	-	-	-	-
6	McEwen Drive Cool Springs to Wilson Pike	-	680,000	-	-	-
	Net Funding Needs	-	680,000	-	-	-
7	South Carothers Parkway (south segment)	-	2,700,000	3,000,000	3,000,000	491,809
	Net Funding Needs	-	2,700,000	3,000,000	3,000,000	491,809
8	Century Court/Beasley Drive Connector	5,505	457,000	-	-	-
	Net Funding Needs	5,505	457,000	-	-	-
9	McEwen Drive Temporary Connector	-	-	-	-	-
	Net Funding Needs	-	-	-	-	-
10	Carlisle Lane Signalization	-	-	-	-	-
	Net Funding Needs	-	-	-	-	-
Summary						
	Annual "small project" funding	-	-	-	-	-
	Total Priority Projects	5,505	4,883,300	3,000,000	3,000,000	491,809
	Committed Projects	3,500,000	3,500,000	5,000,000	4,000,000	-
	All Projects Total	3,505,505	8,383,300	8,000,000	7,000,000	491,809
	Reserve Funding	-	-	-	-	-
	Bond Funding Amount	3,505,505	7,577,000	8,000,000	7,000,000	491,809

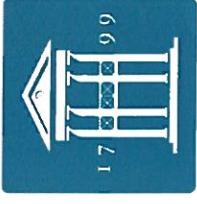
Scenario 5C



HISTORIC
FRANKLIN
TENNESSEE

Scenario 5C Staff Project Recommendation		2012	2013	2014	2015	2016
Priority	Project Description	2012	2013	2014	2015	2016
Committed Project 1	Hillsboro Road	1,000,000	1,000,000	5,000,000	4,000,000	-
Committed Project 2	Consolidated Public Works Facility	2,500,000	2,500,000	-	-	-
Total Committed Projects		3,500,000	3,500,000	5,000,000	4,000,000	-
Priority Projects:						
1	Consolidated Public Works Facility	-	-	-	-	-
	Net Funding Needs	-	-	-	-	-
2	Fire Station Design #7 & #8 Westhaven	-	225,000	-	-	-
	Net Funding Needs	-	-	-	-	-
3	Park @ Harlinsdale Farm Improvements	-	131,300	-	-	-
	Net Funding Needs	-	-	-	-	-
4	McEwen Drive, Wilson Pike to City Limit	-	240,000	-	-	-
	Net Funding Needs	-	-	-	-	-
5	McEwen Drive @ Wilson Pike Intersection	-	450,000	-	-	-
	Net Funding Needs	-	-	-	-	-
6	McEwen Drive Cool Springs to Wilson Pike	-	150,000	-	-	-
	Net Funding Needs	-	-	-	-	-
7	South Carothers Parkway (south segment)	-	2,700,000	3,000,000	3,000,000	491,809
	Net Funding Needs	-	-	-	-	-
8	Century Court/Beasley Drive Connector	5,505	457,000	-	-	-
	Net Funding Needs	-	-	-	-	-
9	McEwen Drive Temporary Connector	-	257,000	1,728,600	496,400	-
	Net Funding Needs	-	-	-	-	-
10	Carlisle Lane Signalization	-	257,000	1,728,600	496,400	-
	Net Funding Needs	-	-	-	-	-
Summary						
	Annual "small project" funding	-	-	-	-	-
	Total Priority Projects	5,505	4,610,300	4,728,600	3,496,400	491,809
	Committed Projects	3,500,000	3,500,000	5,000,000	4,000,000	-
	All Projects Total	3,505,505	8,110,300	9,728,600	7,496,400	491,809
	Reserve Funding	-	-	-	-	-
	Bond Funding Amount	3,505,505	7,304,000	9,728,600	7,496,400	491,809

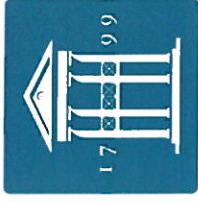
Scenario 5D



HISTORIC
FRANKLIN
TENNESSEE

Scenario 5D		2012	2013	2014	2015	2016
Staff Project Recommendation		CIP Work Sheet				
Priority	Project Description	2012	2013	2014	2015	2016
Committed Project 1	Hillsboro Road	1,000,000	1,000,000	5,000,000	4,000,000	-
Committed Project 2	Consolidated Public Works Facility	2,500,000	2,500,000	-	-	-
Total Committed Projects		3,500,000	3,500,000	5,000,000	4,000,000	-
Priority Projects:						
1	Consolidated Public Works Facility	-	-	-	-	-
	Net Funding Needs	-	-	-	-	-
2	Fire Station Design #7 & #8 Westhaven	-	225,000	-	-	-
	Net Funding Needs	-	-	-	-	-
3	Park @ Harlinsdale Farm Improvements	-	131,300	-	-	-
	Net Funding Needs	-	-	-	-	-
4	McEwen Drive, Wilson Pike to City Limit	-	240,000	-	-	-
	Net Funding Needs	-	240,000	-	-	-
5	McEwen Drive @ Wilson Pike Intersection	-	450,000	-	-	-
	Net Funding Needs	-	-	-	-	-
6	McEwen Drive Cool Springs to Wilson Pike	-	150,000	-	-	-
	Net Funding Needs	-	150,000	-	-	-
7	South Carothers Parkway (south segment)	-	2,700,000	3,000,000	3,000,000	491,809
	Net Funding Needs	-	2,700,000	3,000,000	3,000,000	491,809
8	Century Court/Beasley Drive Connector	5,505	457,000	-	-	-
	Net Funding Needs	5,505	457,000	-	-	-
9	McEwen Drive Temporary Connector	-	257,000	1,728,600	496,400	-
	Net Funding Needs	-	257,000	1,728,600	496,400	-
10	Carlisle Lane Signalization	24,465	226,925	1,993,182	-	-
	Net Funding Needs	24,465	226,925	1,993,182	-	-
Summary						
Annual "small project" funding		-	-	-	-	-
Total Priority Projects		29,970	4,837,225	6,721,782	3,496,400	491,809
Committed Projects		3,500,000	3,500,000	5,000,000	4,000,000	-
All Projects Total		3,529,970	8,337,225	11,721,782	7,496,400	491,809
Reserve Funding		-	-	-	-	-
Bond Funding Amount		3,529,970	7,530,925	11,721,782	7,496,400	491,809

Scenario Comparisons - Estimates



HISTORIC
FRANKLIN
TENNESSEE

Scenario 5A	2012	2013	2014	2015	2016
Total Priority Projects	5,505	4,769,199	3,000,000	2,050,000	50,000
Committed Projects	3,500,000	3,500,000	5,000,000	4,000,000	-
All Projects Total	3,505,505	8,269,199	8,000,000	6,050,000	50,000
Bond Funding Amount	3,505,505	7,462,899	8,000,000	6,050,000	50,000
METRICS					
additional debt service(total) =	-	245,385	522,403	560,000	423,500
cumulative new debt service =	-	245,385	767,788	1,327,788	1,751,288
estimated Gen Fund budget =	52,867,500	55,510,875	58,286,419	61,200,740	64,260,777
additional debt service/ Budget =	0.00%	0.44%	1.32%	2.17%	2.73%
existing debt service	5,068,183	5,068,183	5,068,183	5,068,183	5,068,183
existing debt service/Budget =	9.59%	9.13%	8.70%	8.28%	7.89%
existing debt service + committed projects/Budget	9.59%	9.57%	9.12%	8.85%	7.89%
combined debt service/Budget =	9.59%	9.57%	10.01%	10.45%	10.61%

Scenario 5B	2012	2013	2014	2015	2016
Total Priority Projects	5,505	4,883,300	3,000,000	3,000,000	491,809
Committed Projects	3,500,000	3,500,000	5,000,000	4,000,000	-
All Projects Total	3,505,505	8,383,300	8,000,000	7,000,000	491,809
Bond Funding Amount	3,505,505	7,577,000	8,000,000	7,000,000	491,809
METRICS					
additional debt service(total) =	-	245,385	530,390	560,000	490,000
cumulative new debt service =	-	245,385	775,775	1,335,775	1,825,775
estimated Gen Fund budget =	52,867,500	55,510,875	58,286,419	61,200,740	64,260,777
additional debt service/ Budget =	0.00%	0.44%	1.33%	2.18%	2.84%
existing debt service	5,068,183	5,068,183	5,068,183	5,068,183	5,068,183
existing debt service/Budget =	9.59%	9.13%	8.70%	8.28%	7.89%
existing debt service + committed projects/Budget	9.59%	9.57%	9.12%	8.85%	7.89%
combined debt service/Budget =	9.59%	9.57%	10.03%	10.46%	10.73%

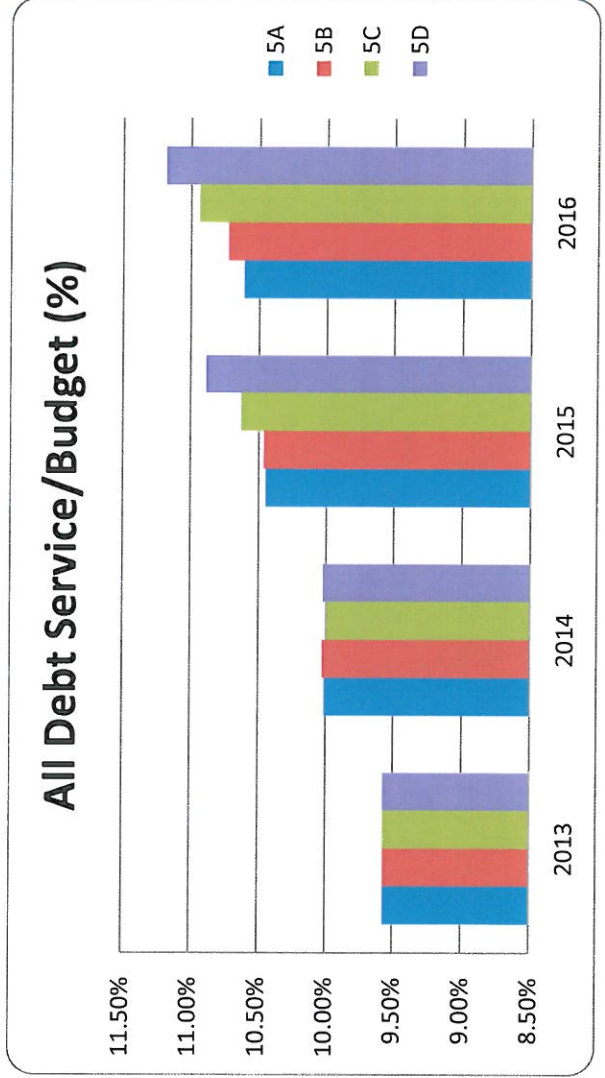
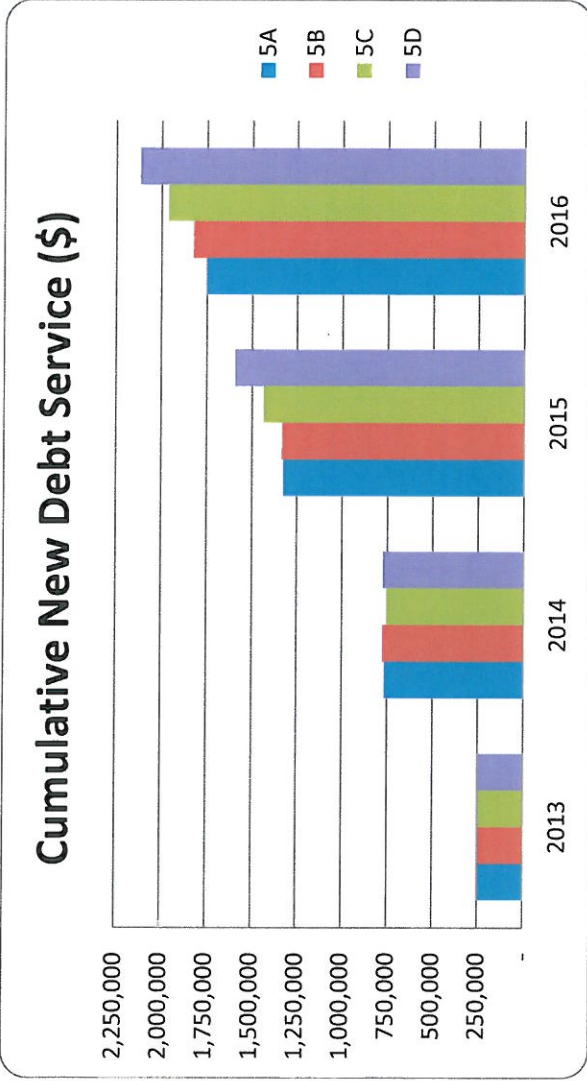
Scenario 5C	2012	2013	2014	2015	2016
Total Priority Projects	5,505	4,610,300	4,728,600	3,496,400	491,809
Committed Projects	3,500,000	3,500,000	5,000,000	4,000,000	-
All Projects Total	3,505,505	8,110,300	9,728,600	7,496,400	491,809
Bond Funding Amount	3,505,505	7,304,000	9,728,600	7,496,400	491,809
METRICS					
additional debt service(total) =	-	245,385	511,280	681,002	524,748
cumulative new debt service =	-	245,385	756,665	1,437,667	1,962,415
estimated Gen Fund budget =	52,867,500	55,510,875	58,286,419	61,200,740	64,260,777
additional debt service/ Budget =	0.00%	0.44%	1.30%	2.35%	3.05%
existing debt service	5,068,183	5,068,183	5,068,183	5,068,183	5,068,183
existing debt service/Budget =	9.59%	9.13%	8.70%	8.28%	7.89%
existing debt service + committed projects/Budget	9.59%	9.57%	9.12%	8.85%	7.89%
combined debt service/Budget =	9.59%	9.57%	9.99%	10.63%	10.94%

Scenario 5D	2012	2013	2014	2015	2016
Total Priority Projects	29,970	4,837,225	6,721,782	3,496,400	491,809
Committed Projects	3,500,000	3,500,000	5,000,000	4,000,000	-
All Projects Total	3,529,970	8,337,225	11,721,782	7,496,400	491,809
Bond Funding Amount	3,529,970	7,530,925	11,721,782	7,496,400	491,809
METRICS					
additional debt service(total) =	-	247,098	527,165	820,525	524,748
cumulative new debt service =	-	247,098	774,263	1,594,787	2,119,535
estimated Gen Fund budget =	52,867,500	55,510,875	58,286,419	61,200,740	64,260,777
additional debt service/ Budget =	0.00%	0.45%	1.33%	2.61%	3.30%
existing debt service	5,068,183	5,068,183	5,068,183	5,068,183	5,068,183
existing debt service/Budget =	9.59%	9.13%	8.70%	8.28%	7.89%
existing debt service + committed projects/Budget	9.59%	9.57%	9.12%	8.85%	7.89%
combined debt service/Budget =	9.59%	9.58%	10.02%	10.89%	11.19%

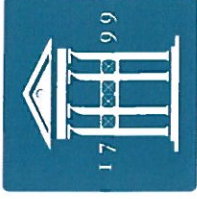
Scenario Comparisons



HISTORIC
FRANKLIN
TENNESSEE



Scenario Comparisons



HISTORIC
FRANKLIN
TENNESSEE

Affordability Matrix - \$52.3 Million Budget (FY 2012)

	General Fund Balance as a % of Operating Revenues	Debt Service as a % of Operating Expenditures	Net Debt per Capita	Per Capita Debt/Per Capita Income	Net Direct Debt as a % of Market Value
5A - S. Carothers (north) @ \$7.6 M; no Carlisle or McEwen Con.	●	● Yrs 2012-2021 Ratio is above policy	●	●	●
5B - S. Carothers (south) @ \$9.1 M; no Carlisle or McEwen Con.	●	● Yrs 2012-2021 Ratio is above policy	●	●	●
5C - S. Carothers (south) @ \$9.1 M & McEwen Con @ \$2.5 M; no Carlisle.	●	● Yrs 2012-2021 Ratio is above policy	●	●	●
5D - S. Carothers (south) @ \$9.1 M & McEwen Con \$2.5 M & Carlisle @ \$2.2 M.	●	● Yrs 2012-2021 Ratio is above policy	●	●	● Yr 2015 ratio is weak

