

The **Board of Finance** held a regular meeting on Monday, January 25, 2010 in the Council Chamber, Newtown Municipal Center, 3 Primrose Street, Newtown, CT. John Kortze called the meeting to order at 7:35 p.m.

PRESENT: John Kortze, James Gaston, Marty Gersten, Joseph Kearney, Harry Waterbury and Michael Portnoy

ALSO PRESENT: Finance Director Robert Tait, Economic Development Director Elizabeth Stocker, Board of Education members Lillian Bittman, Kathy Fetchick, Bill Hart, Richard Gaines, Debbie Leidlein and Chris Lagana, Superintendent Dr. Janet Robinson and Director of Facilities Gino Faiella, twelve members of the public and two members of the press.

VOTER COMMENTS: **Deborra Zukowski, 4 Cornfield Ridge Road** stated the last meeting was exceptional and all parties should be commended. She is concerned with the tone of the meetings saying the tone does not lend itself to the kind of constructive dialogue that we want going forward. Numbers without context is not a constructive way to move forward.

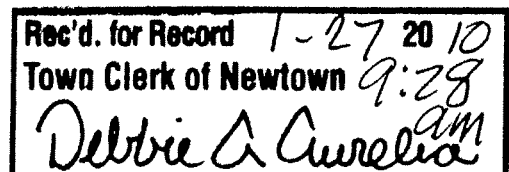
Bob Merola, 22 Ashford Lane said all the schools that were a concern should've been tested for carbon dioxide. One data point doesn't give anything to compare to and encourages more complete data.

COMMUNICATIONS: Mr. Kortze noted there were two reports on carbon dioxide and further discussion will take place.

ACCEPTANCE OF MINUTES: Mr. Gaston moved to accept the meeting minutes of January 11, 2010. Mr. Gersten seconded. Mr. Portnoy noted that in the Finance Director Report it should be mentioned that the bond anticipation notes spoken of were in reference to the High School financing. Also, Mr. Portnoy clarified that he was asking why would we use bond anticipation notes for two years for the high school financing when we can do it now and lock in very low interest rates. All were in favor of accepting the minutes as amended.

FIRST SELECTMAN REPORT: First Selectman Llodra reported there will be a Special Town Meeting on January 28 at 6:30 in the Senior Center to act on the special appropriation and the refunding of the bond for \$3.5 million. First Selectman Llodra explained the budget meetings are set for Jan. 26, Jan. 28 and Feb. 1 and will be addressed as document review and budget detail. Appropriate modifications have been made and identified in budget documents to the Selectman.

Mr. Kortze stated all Board of Finance budget meetings will be held at the Municipal Building with the exception of March 4, which may be held at the High School. The entire budget calendar is posted on the town website.



FINANCE DIRECTOR REPORT: none noted.

OLD BUSINESS:

Discussion and possible action:

1. Board of Education CIP: Mrs. Bittman addressed the air quality issues saying Mark Granville from Brooks Environmental has conducted spot tests at the Middle School. The board will continue research to get more information before moving forward. The exhaust fans have not been running on the roof of the Middle School, Mr. Faiella is reconfiguring the computer so the fans will run during the school day. Energy costs will increase but the air will be better circulated. The facilities subcommittee will continue to test all the schools. Mr. Gaston stated carbon dioxide is not a health hazard but noted the temperatures at Hawley School are high making it difficult to teach or learn. Mark Granville explained that levels change based on occupancy and activity. OSHA standards were developed for work place environments for healthy employee's who were working with carbon dioxide. Ms. Bittman stated the board would be looking at levels, what is safe and what is not. Mr. Kortze asked about the problematic boiler at Hawley School. Mr. Gaston thinks Hawley School is as problematic as the Middle School.

Kathy Fetchick presented the CIP (Att. A) focusing on the Middle School roof and the Hawley HVAC project. It was explained that in order to get reimbursement from the State of CT the town would have to get a schematic roof design. The Hawley project has been broken down into heating, ventilation and air conditioning. The bigger projects will be broken down so the most important issues can be taken care of. Mr. Faiella discussed the boilers. Ms. Fetchick noted that the entire project couldn't be done at one time without displacing the students. Ms. Fetchick expects changes in priorities once all detailed projects and data from all schools have been reviewed. Ms. Bittman hopes there will be a better understanding once the facilities committee has finished their work. Mr. Kearney asked with the uncertainty of projects in year four should we be approving it now.

Mr. Tait handed out a combined Board of Selectman and Board of Education CIP (Att. B) figured at a 3.5% budget increase. Mr. Gaston asked for a chart at 4.2%. First Selectman Llodra noted that future projects will most likely include the cost for a new police station and a new senior center.

NEW BUSINESS:

Discussion and possible action:

Discussion with consultant from Webster Bank, Barry Bernube: Mr. Bernube stated the Town will be looking for the opinion of Standard and Poors rating agency. Mr. Bernube is optimistic the town will receive a strong rating from S&P. Newtown has a fund balance, a formal debt service policy and spends a lot of time on the CIP. Mr. Bernube doesn't think the pension and OPEB liability will be a negative for the town. His concerns are that the grand list of 10-1-08 went down and the use of fund

Board of Finance
January 25, 2010

balance. The town should not use the fund balance to balance the budget. Mr. Tait said the 10-1-09 grand list has gone up and explained that the use of fund balance has been reduced over the years. Typically communities do a BAN issue first and then bond. The town has addressed shortfall in state aid by doing a mid year budget amendment. A formal policy is not necessary. Bonding everything now will have a huge budgetary impact.

Elizabeth Stocker presented a commercial development update saying there is a plan in place for marketing the town to attract businesses to occupy existing real estate available. Projects are doing well in terms of continuing occupancy and vacancy rates have not been high.

Special Appropriation: Mr. Gaston moved the special appropriation of \$45,000 to be financed by funds in capital and non-recurring fund (fund #44) which represent approximately 20% of the schematic design fee which would enable the town to obtain a reasonable cost estimate for the proposed middle school roof replacement project. Mr. Gersten seconded. All in favor. Reimbursement requires an engineering study.

ANNOUNCEMENTS: none

ADJOURNMENT:

Having no further business, the Board of Finance adjourned their regular meeting at 10:10 p.m.

Respectfully Submitted,



Susan Marcinek

Att. A. BOE CIP

Att. B: Combined BOS & BOE CIP

NEWTOWN BOARD OF EDUCATION
 SUMMARY - CAPITAL IMPROVEMENT PLAN
 2010/11 TO 2013/15

1/12/2010

CIP Item #	Location	Description of Project	2010/11	2011/12	2012/13	2013/14	2014/15	TOTALS
1	Middle School	Re-roof sloped shingled roof	\$600,956					
2	Middle School	Flat roof replacement to code	\$4,592,389					\$5,193,345
3	Hawley Elem.	HVAC Design Fees for proposed three phase project	\$350,000					
4	Hawley Elem.	HVAC Phase I Boiler/Electrical replacement and upgrade		\$3,000,000				
10	Hawley Elem.	HVAC Phase II Ventilation system installed			\$2,200,000			
11	Hawley Elem.	HVAC Phase III Split/Systems Air Conditioning				\$1,600,000		\$7,150,000
5	Sandy Hook	Replace air handlers, upgrade heating system, add air cond.			\$4,391,846			\$4,391,846
6	Middle Gate	HVAC - replace 2 boilers, identified exhaust fans, temperature regulators, install air conditioning				\$1,775,545		\$24,684,317
7	Middle School	Design Fees - Phase I of III to renovate and comply with code				\$3,692,736		
9	Middle School	Phase II - HVAC, code compliance, improve classrooms (D Wing), media center, cafeteria					\$19,216,036	\$22,908,772
8	High School	Renovate auditorium including ADA code, replace duct work, lighting, seating and fire sprinkler system					\$1,439,338	\$1,439,338
TOTAL COSTS OF ALL PROJECTS			\$5,543,345	\$3,000,000	\$6,591,846	\$7,068,281	\$20,655,374	
TOTAL TO BE BONDED			\$3,855,509	\$3,000,000	\$6,591,846	\$7,068,281	\$15,659,374	

Town of Newtown
Department CIP Summary Worksheet
For the Five Fiscal Years 2010/2011 to 2014/2015

DEPARTMENT: Board of Education

Item #	Capital Item	PROJECT COST - TOTAL / BONDED				
		2010/2011	2011/2012	2012/2013	2013/2014	2014/2015
Item # 1	Middle School Sloped Roof Replacement	600,956	-	-	-	-
		405,846	-	-	-	-
Item # 2	Middle School Flat Roof Replacement	4,592,389	-	-	-	-
Item # 3	Hawley HVAC Project Design	3,099,863	-	-	-	-
		350,000	-	-	-	-
Item # 4	Hawley Heating System Renovations	-	3,000,000	-	-	-
		-	3,000,000	-	-	-
Item # 5	Sandy Hook Elem. HVAC Renovations	-	-	4,391,846	-	-
		-	-	4,391,846	-	-
Item # 6	Middle Gate HVAC Renovations	-	-	-	1,775,545	-
		-	-	-	1,775,545	-
Item # 7	Middle School Expansion & Update	-	-	-	3,692,736	-
		-	-	-	3,692,736	-
Item # 8	High School Auditorium Renovations	-	-	-	-	1,439,338
		-	-	-	-	1,439,338
Item # 9	Middle School Expansion and Update	-	-	-	-	19,216,036
		-	-	-	-	14,220,036
Item # 10	Hawley Ventilation System Installation	-	-	2,200,000	-	-
		-	-	2,200,000	-	-
Item # 11	Hawley Air Conditioning Systems	-	-	-	1,600,000	-
		-	-	-	1,600,000	-
Item # 12	0	-	-	-	-	-
Item # 13	0	-	-	-	-	-
Item # 14	0	-	-	-	-	-
Item # 15	0	-	-	-	-	-
Item # 16	0	-	-	-	-	-
Item # 17	0	-	-	-	-	-
Item # 18	0	-	-	-	-	-
TOTAL COST OF ALL PROJECTS		5,549,345	3,000,000	6,591,846	7,068,281	20,655,374
TOTAL TO BE BONDED		3,855,509	3,000,000	6,591,846	7,068,281	15,659,374

Town of Newtown
Department CIP Detail Worksheet
Item # 1

NEW REQUEST
PRIOR YEAR PROJECT
PRIOR YR REJECTED

DEPARTMENT:

Board of Education

PROJECT TITLE:

Middle School Sloped Roof Replacement

PRIORITY:

URGENT

LOCATION:

Newtown Middle School

ITEM/PROJECT DESCRIPTION:

Re-roof the sloped roof area including replacing any backing material as needed. Plans need to be designed by an architect to be eligible for a school building grant.

PROJECT FISCAL YEAR START:

2010 - 2011

MONTHS TO COMPLETE:

4 to 6 months

USEFUL LIFE:

21 to 25 years

PURPOSE & JUSTIFICATION:

Roof at the middle school exceeds 31 years old and is in need of replacement.

ALTERNATIVES TO REQUEST:

None

APPROVAL OR REVIEW OF OTHER GOVERNMENTAL AGENCIES REQUIRED?

YES (X)

NO (X)

AGENCY NAME(S):

Building Department and State Bureau of School Facilities

ESTIMATED COST:

ARCHITECTURAL & ENGINEERING
 CONSTRUCTION MANAGER
 GENERAL CONSTRUCTION
 EQUIPMENT & FURNITURE
 INFRASTRUCTURE
 OTHER

AMOUNT

60,100

30,000

510,856

TOTAL ESTIMATED COST

600,956 (A)

Note: As your project gets closer to the start date; more attention will be necessary when estimating project costs.

BASIS FOR OR SOURCE OF ESTIMATE:

Fletcher-Thompson project budget 8/9/2009

ESTIMATED EFFECT OF PROJECT ON OPERATING BUDGET:

AMOUNT

COMMENT

NEW STAFF REQUIREMENTS

OPERATING AND MAINT COSTS

OTHER COSTS

FINANCING PLAN:

AMOUNT

BONDING

405,646

GRANTS

195,310

OTHER

600,956 (A)

TOTALS PROVE

DEPT HEAD/MANAGER NAME:

Diane C. Raymo

DATE:

TITLE:

Interim Director of Business

SIGNATURE:

Town of Newtown
Department CIP Detail Worksheet
Item # 1 - Continued

ITEM/PROJECT DESCRIPTION:

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Newtown Middle School Sloped Roof Replacement
Project includes stripping of all existing roofing on sloped section of roof; repair and replacement of damaged sheathing or structure and replace with 40 year architectural fiberglass shingle per manufacturer's specifications.

PURPOSE & JUSTIFICATION:

-----CONTINUED-----

Middle School Sloped roof Replacement
The purpose of this project is to replace a failing and worn roof system that is over 30 years old. Shingles are very worn and beginning to leak in the front valleys. This roof section has exceeded it's life cycle.

Town of Newtown
Department CIP Detail Worksheet
Item # 2

NEW REQUEST
PRIOR YEAR PROJECT
PRIOR YR REJECTED

DEPARTMENT: Board of Education **PROJECT TITLE:** Middle School Flat Roof Replacement

PRIORITY: URGENT **LOCATION:** Newtown Middle School

ITEM/PROJECT DESCRIPTION: Re-roof all flat roof areas including replacing any backing materials as needed. Plans need to be designed by an architect to be eligible for a school building grant.

PROJECT FISCAL YEAR START: 2010 - 2011 **MONTHS TO COMPLETE:** 18 to 18 months **USEFUL LIFE:** 21 to 25 years

PURPOSE & JUSTIFICATION: Roof exceeds 20 years old and in need of replacement.

ALTERNATIVES TO REQUEST: None

APPROVAL OR REVIEW OF OTHER GOVERNMENTAL AGENCIES REQUIRED? YES (X) NO (X)

AGENCY NAME(S): Building Department and State Bureau of School Facilities

ESTIMATED COST:

	AMOUNT
ARCHITECTURAL & ENGINEERING	280,774
CONSTRUCTION MANAGER	186,323
GENERAL CONSTRUCTION	4,145,292
EQUIPMENT & FURNITURE	
INFRASTRUCTURE	
OTHER	
TOTAL ESTIMATED COST	4,592,389 (A)

Note: As your project gets closer to the start date; more attention will be necessary when estimating project costs.

BASIS FOR OR SOURCE OF ESTIMATE: Fletcher-Thompson A/E June 4, 2009
 Estimates complies with School Facility requirements to replace flat-roof installations to meet 1/2" pitch roof requirements, secondary roof drain system and lifting of all roof equipment.

ESTIMATED EFFECT OF PROJECT ON OPERATING BUDGET:

	AMOUNT	COMMENT
NEW STAFF REQUIREMENTS	-	
OPERATING AND MAINT COSTS	-	
OTHER COSTS		

FINANCING PLAN:

	AMOUNT
BONDING	3,099,863
GRANTS	1,492,526
OTHER	
TOTALS PROVE	4,592,389 (A)

DEPT HEAD/MANAGER NAME: Diane C. Raymo **DATE:** _____
TITLE: Interim Director of Business **SIGNATURE:** _____

Town of Newtown
Department CIP Detail Worksheet
Item # 2

ITEM/PROJECT DESCRIPTION:

-----CONTINUED-----

Newtown Middle School - Flat Roof Replacement

The project includes:

Stripping of all existing pvc roofing and insulation materials

Redesign of all roof decks to meet 1/2" roof pitch code

Raising all roof equipment, curbs, and drains as needed to meet roof pitch change

Include a secondary roof drainage system to meet new State of Connecticut roof code requirements

PURPOSE & JUSTIFICATION:

-----CONTINUED-----

Newtown Middle School Flat Roof Replacement

The purpose of this project is to replace a failing roof system. The existing roof was installed in 1966 exceeding the twenty year replacement requirement to apply for State of Connecticut reimbursement. In addition, this roof has required extensive maintenance and repair funds to address numerous roof leaks.

DEPARTMENT: Board of Education **PROJECT TITLE:** Hawley HVAC Project Design

PRIORITY: HIGH **LOCATION:** Hawley Elementary School

ITEM/PROJECT DESCRIPTION: Fees for professional services including architectural work and engineering for mechanical, electrical, structural and civil trades to prepare bid documents for the proposed HVAC renovation project at Hawley Elementary School. The project is designed to be a three-year project.

PROJECT FISCAL YEAR START: 2010 - 2011 **MONTHS TO COMPLETE:** 4 to 6 months **USEFUL LIFE:** 31 to 35 years

PURPOSE & JUSTIFICATION: This project is a three year phased-in HVAC project requiring assistance in the design and completion of bid documents prior to starting phase one (Hot Water Heating System) proposed for 2011-2012 fiscal year. Total estimated cost to complete the three phases (using the median cost proposed by CES) is \$7,100,000.

ALTERNATIVES TO REQUEST: None

APPROVAL OR REVIEW OF OTHER GOVERNMENTAL AGENCIES REQUIRED? YES (X) NO (X)

AGENCY NAME(S): Town of Newtown - First Selectman

ESTIMATED COST:

	AMOUNT	
ARCHITECTURAL & ENGINEERING	350,000	Note: As your project gets closer to the start date, more attention will be necessary when estimating project costs.
CONSTRUCTION MANAGER		
GENERAL CONSTRUCTION		
EQUIPMENT & FURNITURE		
INFRASTRUCTURE		
OTHER		
TOTAL ESTIMATED COST	350,000 (A)	

BASIS FOR OR SOURCE OF ESTIMATE: CES - Consulting Engineering Services, Inc - Brian D. Wetzel, P.E., Project Engineer

ESTIMATED EFFECT OF PROJECT ON OPERATING BUDGET:

	AMOUNT	COMMENT
NEW STAFF REQUIREMENTS	[]	[]
OPERATING AND MAINT COSTS	[]	[]
OTHER COSTS	[]	[]

FINANCING PLAN:

	AMOUNT	
BONDING	350,000	
GRANTS	[]	
OTHER	[]	
	350,000 (A)	TOTALS PROVE

DEPT HEAD/MANAGER NAME: Diane C. Raymo **DATE:** _____

TITLE: Interim Director of Business **SIGNATURE:** _____

Town of Newtown
Department CIP Detail Worksheet
Item # 3

ITEM/PROJECT DESCRIPTION:

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Hawley Elementary School
This is a three year project proposed to renovate and improve the HVAC systems at Hawley Elementary School.
Design Fees - Proposed fees required to design and prepare bid documents
First Year of Construction - Install new hot water system, new temperature controls including head-end equipment, new electrical service (208 volt, 3 phase), new gas service, site work, ceilings would remain open requiring installation of temporary light fixtures, fire alarm devices, etc.
Second Year of construction - Install dedicated outside air ventilation systems including equipment, ductwork, piping, electrical power and controls. Install ceilings, permanent light fixtures, fire alarm devices and other ceiling mounted devices. Create conditioned space at attic of 1921 section of the building for new equipment.
Third Year of Construction - Install "ductless split" VRF type units including combined condensing units outside and refrigerant piping. Provide electrical power to equipment.

PURPOSE & JUSTIFICATION:

-----CONTINUED-----

Hawley Elementary School
The purpose of this project is to comply with current building code requirements for fresh air exchange and ventilation in classrooms and to replace aging equipment which exceeds its useful life.
Built in three sections, 1921, 1948 and 1997, this facility is currently heated by two boiler plants. The 1921 section is served by two steam boiler and the 1997 section is served by one hot water boiler which is located in the 1948 boiler room. The 1948 section has old cast iron radiators, while the 1921 section has been largely upgraded to fin-tube heaters. Problems with poor temperature control capabilities and long system-response time for temperature regulation create many rooms that are either too cold or too hot during the winter season. The steam boilers in the 1921 section are relatively new (1993), but the 1948 section is operating with the original equipment and is coming to the end of its useful life. The hot water boiler was installed in 1997. Mechanical ventilation exists in all rooms, but requires windows to be opened to provide 'make-up' or fresh air. This is a particular problem in the 1921 portion, where road noise and auto/truck emissions are introduced to the classrooms when windows are opened. The 1997 section has some air-conditioned spaces, but the addition has six classrooms that are not air-conditioned. The computer room, nurse's room, library, gym and office are air-conditioned.

DEPARTMENT: Board of Education **PROJECT TITLE:** Hawley Heating System Renovations

PRIORITY: URGENT **LOCATION:** Hawley Elementary School

ITEM/PROJECT DESCRIPTION: Hawley Elem. - Hot Water Heating System - Year one of a three year project includes installation of new hot water heating system including consolidating boiler rooms, new temperature controls, new electrical service (208 volt 3 phase), new gas service and site work.

PROJECT FISCAL YEAR START: 2011 - 2012 **MONTHS TO COMPLETE:** 7 to 8 months **USEFUL LIFE:** 25 to 30 years

PURPOSE & JUSTIFICATION: To comply with current building code requirements for proper ventilation for fresh air. To replace aging equipment at the end of its useful life with energy efficient technology controlled systems, including certain air conditioning components for recommended comfort levels.

ALTERNATIVES TO REQUEST: Replace boilers only

APPROVAL OR REVIEW OF OTHER GOVERNMENTAL AGENCIES REQUIRED? YES (X) NO (X)

AGENCY NAME(S): Building Department

ESTIMATED COST:

	AMOUNT	
ARCHITECTURAL & ENGINEERING	-	Note: As your project gets closer to the start date; more attention will be necessary when estimating project costs.
CONSTRUCTION MANAGER	3,000,000	
GENERAL CONSTRUCTION		
EQUIPMENT & FURNITURE		
INFRASTRUCTURE		
OTHER		
TOTAL ESTIMATED COST	3,000,000 (A)	

BASIS FOR OR SOURCE OF ESTIMATE: CES - Consulting Engineering Services, Inc - Brian D. Wetzel, P.E., Project Manager

ESTIMATED EFFECT OF PROJECT ON OPERATING BUDGET:	AMOUNT	COMMENT
NEW STAFF REQUIREMENTS	-	
OPERATING AND MAINT COSTS	-	
OTHER COSTS	-	

FINANCING PLAN:

	AMOUNT	
BONDING	3,000,000	
GRANTS	-	
OTHER	-	
	3,000,000 (A)	TOTALS PROVE

DEPT HEAD/MANAGER NAME: Diane C. Raymo **DATE:** _____

TITLE: Interim Director of Business **SIGNATURE:** _____

Town of Newtown
Department CIP Detail Worksheet
Item # 4

ITEM/PROJECT DESCRIPTION:

-----CONTINUED-----

Hawley Elementary School

This is a three year project proposed to renovate and improve the HVAC systems at Hawley Elementary School:

Design Fees - Proposed fees required to design and prepare bid documents

First Year of Construction - Install new hot water system, new temperature controls including head-end equipment, new electrical service (208 volt, 3 phase), new gas service, site work, ceilings would remain open requiring installation of temporary light fixtures, fire alarm devices, etc.

Second Year of construction - Install dedicated outside air ventilation systems including equipment, ductwork, piping, electrical power and controls. Install ceilings, permanent light fixtures, fire alarm devices and other ceiling mounted devices. Create conditioned space at attic of 1921 section of the building for new equipment.

Third Year of Construction - Install "ductless split" VRF type units including combined condensing units outside and refrigerant piping. Provide electrical power to equipment.

PURPOSE & JUSTIFICATION:

-----CONTINUED-----

Hawley Elementary School

The purpose of this project is to comply with current building code requirements for fresh air exchange and ventilation in classrooms and to replace aging equipment which exceeds its useful life.

Built in three sections, 1921, 1948 and 1997, this facility is currently heated by two boiler plants. The 1921 section is served by two steam boiler and the 1997 section is served by one hot water boiler which is located in the 1948 boiler room. The 1948 section has old cast iron radiators, while the 1921 section has been largely upgraded to fin-tube heaters. Problems with poor temperature control capabilities and long system-response time for temperature regulation create many rooms that are either too cold or too hot during the winter season. The steam boilers in the 1921 section are relatively new (1998), but the 1948 section is operating with the original equipment and is coming to the end of its useful life. The hot water boiler was installed in 1997. Mechanical ventilation exists in all rooms, but requires windows to be opened to provide "make-up" or fresh air. This is a particular problem in the 1921 portion, where road noise and auto/truck emissions are introduced to the classrooms when windows are opened. The 1997 section has some air-conditioned spaces, but the addition has six classrooms that are not air-conditioned. The computer room, nurse's room, library and office are air-conditioned.

DEPARTMENT: Board of Education **PROJECT TITLE:** Sandy Hook Elem. HVAC Renovations

PRIORITY: HIGH **LOCATION:** Sandy Hook Elementary School

ITEM/PROJECT DESCRIPTION: Replace air handler and re-route air intake. Replace some exhaust fans and upgrade cooling. Reconfigure return air system, upgrade air handler to constant volume unit, add AC to media center and offices, and upgrade AC in specified areas.

PROJECT FISCAL YEAR START: 2012 - 2013 **MONTHS TO COMPLETE:** 13 to 18 months **USEFUL LIFE:** 26 to 30 years

PURPOSE & JUSTIFICATION: To comply with current building code requirements for proper ventilation for fresh air. To replace aging equipment approaching the end of its useful life with energy efficient technology controlled systems, including certain AC components for year round program needs.

ALTERNATIVES TO REQUEST: Use existing passive system and continue to make repairs.

APPROVAL OR REVIEW OF OTHER GOVERNMENTAL AGENCIES REQUIRED? YES (X) NO (X)

AGENCY NAME(S): Building Department

ESTIMATED COST:

	AMOUNT	
ARCHITECTURAL & ENGINEERING	409,885	Note: As your project gets closer to the start date; more attention will be necessary when estimating project costs.
CONSTRUCTION MANAGER	3,669,907	
GENERAL CONSTRUCTION		
EQUIPMENT & FURNITURE		
INFRASTRUCTURE		
OTHER	322,054	
TOTAL ESTIMATED COST	4,391,846 (A)	

BASIS FOR OR SOURCE OF ESTIMATE:

ESTIMATED EFFECT OF PROJECT ON OPERATING BUDGET:

	AMOUNT	COMMENT
NEW STAFF REQUIREMENTS	<input type="text"/>	<input type="text"/>
OPERATING AND MAINT COSTS	<input type="text"/>	<input type="text"/>
OTHER COSTS	<input type="text"/>	<input type="text"/>

FINANCING PLAN:

BONDING	4,391,846	
GRANTS	<input type="text"/>	
OTHER	<input type="text"/>	
	4,391,846 (A)	TOTALS PROVE

DEPT HEAD/MANAGER NAME: Diane C. Raymo **DATE:** _____

TITLE: Interim Director of Business **SIGNATURE:** _____

Town of Newtown
Department CIP Detail Worksheet
Item # 5

ITEM/PROJECT DESCRIPTION:

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Sandy Hook Elementary School

Sandy Hook elementary school was constructed in 1956, with a small addition in 1964 and a second addition in 1993. It has a unique underground air tunnel for return air and piping. The ventilation air handler (according to the August 12, 2003 Newtown Public Schools Climate Control Committee Report) was coming to the end of its useful life and will have 10 more years of use before replacement. The boilers are relatively new, 1993 installation, and are hot water systems throughout the building. Mechanical ventilation exists in the building mostly in the form of exhaust air only with natural ventilation through windows for intake air. In the 1956 and 1964 sections, during the heating season, some ventilation air is inducted via the air intakes. In the 1993 section all ventilation is via windows. Air conditioning is currently serving the administration offices, nurse's room and faculty lounge, but has been expanded beyond its ability to provide satisfactory service to all areas.

PURPOSE & JUSTIFICATION:

-----CONTINUED-----

Sandy Hook Elementary School

The proposed plan would:

Replace air handler to maintain the integrity of the system

Reroute the air intake

Replace identified exhaust fans and rooftop A/C with a small upgrade for improved cooling in the nurse's room

Includes cleaning ductwork, reconfigure the return air system in the 1956/1964 sections of the school

Upgrade the air handler to a constant volume unit

Provide hot water fin-tube heaters in the 1956/1964 sections

Add air conditioning to the media center and adjacent offices as well as upgrade the A/C in the administration/nurse's room/faculty lounge areas for better individual temperature control

Town of Newtown
Department CIP Detail Worksheet
Item # 6

NEW REQUEST
PRIOR YEAR PROJECT
PRIOR YR REJECTED

DEPARTMENT: Board of Education **PROJECT TITLE:** Middle Gate HVAC Renovations

PRIORITY: HIGH **LOCATION:** Middle Gate Elementary School

ITEM/PROJECT DESCRIPTION: Exhaust fan replacement for cafeteria, gym and adjacent toilets. AC computer lab and media center. Upgrade controls.
 Replace two boilers with energy efficient units

PROJECT FISCAL YEAR START: 2013 - 2014 **MONTHS TO COMPLETE:** 4 to 6 months **USEFUL LIFE:** 21 to 25 years

PURPOSE & JUSTIFICATION: To comply with current building code requirements for proper ventilation for fresh air. To replace aging equipment approaching the end of its useful life with energy efficient technology controlled systems, including AC components for year round program needs.

ALTERNATIVES TO REQUEST:

APPROVAL OR REVIEW OF OTHER GOVERNMENTAL AGENCIES REQUIRED? YES (X) NO (X)

AGENCY NAME(S): Building Department

ESTIMATED COST:

	AMOUNT
ARCHITECTURAL & ENGINEERING	176,259
CONSTRUCTION MANAGER	
GENERAL CONSTRUCTION	1,599,286
EQUIPMENT & FURNITURE	
INFRASTRUCTURE	
OTHER	
TOTAL ESTIMATED COST	1,775,545 (A)

Note: As your project gets closer to the start date; more attention will be necessary when estimating project costs.

BASIS FOR OR SOURCE OF ESTIMATE:

ESTIMATED EFFECT OF PROJECT ON OPERATING BUDGET:

	AMOUNT	COMMENT
NEW STAFF REQUIREMENTS	-	
OPERATING AND MAINT COSTS		
OTHER COSTS		

FINANCING PLAN:

	AMOUNT
BONDING	1,775,545
GRANTS	
OTHER	
TOTALS PROVE	1,775,545 (A)

DEPT HEAD/MANAGER NAME: Diane O. Raymo **DATE:** _____
TITLE: Interim Director of Business **SIGNATURE:** _____

Town of Newtown
Department CIP Detail Worksheet
Item # 6

ITEM/PROJECT DESCRIPTION:

-----CONTINUED-----

Middle Gate Elementary School

The improvement plan recommends:

- Replace existing exhaust fans serving the cafeteria, gym and adjacent toilets
- Installation of air conditioning in the media center and computer lab
- Temperature regulating controls throughout the building
- Replace two existing boilers with energy efficient units

PURPOSE & JUSTIFICATION:

-----CONTINUED-----

Middle Gate Elementary School

This school was built in two sections, 1964 and 1993. The current heating system is in good working order, a hot water system with fin-tube in the classrooms. All rooms have exhaust ventilation, but rely on windows for fresh intake air. Existing exhaust fans are in need of replacement, particularly in the cafeteria and gymnasium. The hot water loop system (as mentioned) is not recommended for upgrade, but the boiler plant from 1964 requires replacement of the two existing boilers.

DEPARTMENT: Board of Education **PROJECT TITLE:** Middle School Expansion & Update

PRIORITY: HIGH **LOCATION:** Middle School

ITEM/PROJECT DESCRIPTION: Expansion portion of project includes continued auditorium improvement including music rooms, improving the cafeteria serve, and renovation of identified classroom spaces and an improved library/media center. Replacement and upgrade of the HVAC and IAQ systems to improve energy efficiency.

PROJECT FISCAL YEAR START: 2013 - 2014 **MONTHS TO COMPLETE:** 13 to 18 months **USEFUL LIFE:** 21 to 25 years

PURPOSE & JUSTIFICATION: Space deficiencies in the cafeteria and media center warrant a building review because of the inability to accommodate an entire class at one time in any of these areas. Comply with current codes for proper ventilation of fresh air. Replace aging equipment approaching end of useful life with energy efficient technology control systems, including certain AC components for year round program needs.
PHASE I OF A THREE PHASE PROJECT

ALTERNATIVES TO REQUEST: Three year phased projects that may disrupt programs over a number of years.

APPROVAL OR REVIEW OF OTHER GOVERNMENTAL AGENCIES REQUIRED? YES (X) NO (X)

AGENCY NAME(S): Building Department and State Bureau of School Facilities

ESTIMATED COST:	AMOUNT	
ARCHITECTURAL & ENGINEERING	3,692,736	Note: As your project gets closer to the start date, more attention will be necessary when estimating project costs.
CONSTRUCTION MANAGER		
GENERAL CONSTRUCTION		
EQUIPMENT & FURNITURE		
INFRASTRUCTURE		
OTHER		
TOTAL ESTIMATED COST	3,692,736 (A)	

BASIS FOR OR SOURCE OF ESTIMATE: Fletcher-Thompson Architect - Option A dated May, 2006

ESTIMATED EFFECT OF PROJECT ON OPERATING BUDGET:	AMOUNT	COMMENT
NEW STAFF REQUIREMENTS	<input type="text"/>	<input type="text"/>
OPERATING AND MAINT COSTS	<input type="text"/>	<input type="text"/>
OTHER COSTS	<input type="text"/>	<input type="text"/>

FINANCING PLAN:	AMOUNT	
BONDING	3,692,736	
GRANTS	<input type="text"/>	
OTHER	<input type="text"/>	
	3,692,736 (A)	TOTALS PROVE

DEPT HEAD/MANAGER NAME: Diane C. Rayno **DATE:** _____

TITLE: Interim Director of Business **SIGNATURE:** _____

Town of Newtown
Department CIP Detail Worksheet
Item # 7

ITEM/PROJECT DESCRIPTION:
-----CONTINUED-----

Newtown Middle School Renovation and Expansion - First phase provides funds for design and engineering

The improvement plan is presented over a three year period at a total estimated cost of \$42,124,808 which includes:

Relacing an existing steam heating system with an energy efficient hot water system to provide uniform heat in the facility

Install energy efficient direct digital control (DDC) temperature control systems. DDC system also aids in reducing maintenance.

Replace rooftop air conditioners with more energy efficient units

Improve classroom facility currently identified as 'D' wing consisting of 26 occupied student classrooms and the technology storage for the school system.

Improve the media center to provide a 21st Century learning center for students

Expand the existing servery in the cafeteria.

Continue the improvement to the auditorium by replacing the existing sound system, front stage lighting and acoustics in the seating area.

PURPOSE & JUSTIFICATION:
-----CONTINUED-----

Newtown Middle School

The Middle School, which was opened in 1952, is a complex and complicated series of buildings including additions in 1954, 1986, 1970, 1987 and 2000. Four steam boilers provide all heating for the entire complex with a combination of steam piping distribution and hot water distribution (through the use of steam to hot water heat exchangers). The long steam runs to area B and C cause rooms at the farthest distance from the boiler plant to have the most difficulty in maintaining temperature control.

Ventilation equipment is old and at the end of it's useful life. Air handling equipment needs to be replaced. Ventilation is being provided through natural ventilation supplemented by some mechanical ventilation. The existing mechanical system is exhaust only, no makeup air is provided. Ventilation rates per code for a mechanical ventilation system are not being met.

Three existing A/C roof top units were installed in 1986 to provide A/C to the library/media center, computer labs administration office areas and 'E' wing (formally the administrative offices) consisting of four standard classrooms.

Renovation and expansion at the Middle School would include recommendations to improve the media center, enlarge the servery in the cafeteria and improve classroom space currently occupying 'D' wing modifying the need to construct a new auditorium on the school site.

Town of Newtown
Department CIP Detail Worksheet
 Item # 8

NEW REQUEST
PRIOR YEAR PROJECT
PRIOR YR REJECTED

DEPARTMENT: Board of Education **PROJECT TITLE:** High School Auditorium Renovations

PRIORITY: HIGH **LOCATION:** Newtown High School

ITEM/PROJECT DESCRIPTION: Replace existing auditorium ductwork, ceiling, lights and flooring.

PROJECT FISCAL YEAR START: 2014 - 2015 **MONTHS TO COMPLETE:** 7 to 9 months **USEFUL LIFE:** 21 to 25 years

PURPOSE & JUSTIFICATION: The existing fiberglass ductwork serving the auditorium above the sheetrock ceiling needs to be replaced. The existing ceiling, lights, defusers and sprinklers need to be removed and replaced to do this work. Seating and carpeting need to be removed and replaced at the same time.

ALTERNATIVES TO REQUEST:

APPROVAL OR REVIEW OF OTHER GOVERNMENTAL AGENCIES REQUIRED? YES (X) NO (X)

AGENCY NAME(S): Building Department

ESTIMATED COST:

	AMOUNT
ARCHITECTURAL & ENGINEERING	100,754
CONSTRUCTION MANAGER	
GENERAL CONSTRUCTION	1,338,584
EQUIPMENT & FURNITURE	
INFRASTRUCTURE	
OTHER	
TOTAL ESTIMATED COST	1,439,338 (A)

Note: As your project gets closer to the start date, more attention will be necessary when estimating project costs.

BASIS FOR OR SOURCE OF ESTIMATE:

ESTIMATED EFFECT OF PROJECT ON OPERATING BUDGET:

	AMOUNT	COMMENT
NEW STAFF REQUIREMENTS	-	
OPERATING AND MAINT COSTS		
OTHER COSTS		

FINANCING PLAN:

	AMOUNT
BONDING	1,439,338
GRANTS	
OTHER	
TOTALS PROVE	1,439,338 (A)

DEPT HEAD/MANAGER NAME: Diane C. Raymo **DATE:** _____
TITLE: Interim Director of Business **SIGNATURE:** _____

Town of Newtown
Department CIP Detail Worksheet
Item # 8

ITEM/PROJECT DESCRIPTION:

-----CONTINUED-----

Newtown High School

This plan includes upgrading the existing fiberglass duct system located in the ceiling that has been damaged over years of use. Replacement will be done with metal rigid insulated duct product requiring removal and replacement of the auditorium ceiling, lighting and fire sprinkler system.

This plan includes removal and replacement of auditorium seats while improving the auditorium flooring.

PURPOSE & JUSTIFICATION:

-----CONTINUED-----

Newtown High School

The auditorium at the high school was constructed in 1970 with a seating capacity of approximately 900 students.

Due to the age and use in this facility, it is essential to upgrade the facility to meet ADA requirements and replace damaged duct and inadequate lighting systems.

DEPARTMENT: Board of Education **PROJECT TITLE:** Middle School Expansion and Update

PRIORITY: HIGH **LOCATION:** Newtown Middle School

ITEM/PROJECT DESCRIPTION: Building update and miscellaneous improvements including HVAC & IAQ standards. Install ducted vent systems with individual thermostats for heating and cooling. Provide energy efficiency with minimum noise and AC components for year round program needs.

PROJECT FISCAL YEAR START: 2014 - 2015 **MONTHS TO COMPLETE:** 13 to 18 months **USEFUL LIFE:** 31 to 35 years

PURPOSE & JUSTIFICATION: Space deficiencies in cafeteria, auditorium, and media center warrant a building review because of the inability to accommodate an entire class at one time in any of these areas. Comply with current codes for proper ventilation for fresh air requirements. Replace aging equipment approaching end of useful life with energy efficient technology controlled systems, including certain AC components for year round program needs.
 PHASE II OF A THREE PHASE PROJECT - FINAL PHASE REQUESTED IN 2015-2016

ALTERNATIVES TO REQUEST: Several phased projects that may disrupt programs over a number of years.

APPROVAL OR REVIEW OF OTHER GOVERNMENTAL AGENCIES REQUIRED? YES (X) NO (X)

AGENCY NAME(S): Building Department and State Bureau of School Facilities

ESTIMATED COST:	AMOUNT	
ARCHITECTURAL & ENGINEERING	403,537	Note: As your project gets closer to the start date; more attention will be necessary when estimating project costs.
CONSTRUCTION MANAGER	18,082,290	
GENERAL CONSTRUCTION	730,209	
EQUIPMENT & FURNITURE		
INFRASTRUCTURE		
OTHER		
TOTAL ESTIMATED COST	19,216,036 (A)	

BASIS FOR OR SOURCE OF ESTIMATE: Fletcher-Thompson A/E 11/15/07 plus 8% construction inflation

ESTIMATED EFFECT OF PROJECT ON OPERATING BUDGET:	AMOUNT	COMMENT
NEW STAFF REQUIREMENTS	<input type="text"/>	<input type="text"/>
OPERATING AND MAINT COSTS	<input type="text"/>	<input type="text"/>
OTHER COSTS	<input type="text"/>	<input type="text"/>

FINANCING PLAN:	AMOUNT	
BONDING	14,220,036	
GRANTS	4,996,000	
OTHER	<input type="text"/>	
	19,216,036 (A)	TOTALS PROVE

DEPT HEAD/MANAGER NAME: Diane C. Rayno **DATE:** _____

TITLE: Interim Director of Business **SIGNATURE:** _____

Town of Newtown
Department CIP Detail Worksheet
Item # 9

ITEM/PROJECT DESCRIPTION:
-----CONTINUED-----

Newtown Middle School Renovation and Expansion - Second Phase includes beginning construction

The improvement plan is presented over a three year period at a total estimated cost of \$42,124,808 which includes:

- Replacing an existing steam heating system with an energy efficient hot water system to provide uniform heat in the facility.
- Install energy efficient direct digital control (DDC) temperature control systems. DDC system also aids in reducing maintenance.
- Replace rooftop air conditioners with more energy efficient units.

Improve classroom facility currently identified as 'D' wing consisting of 26 occupied student classrooms and the technology department for the school system.

Improve the media center to provide a 21st Century learning center for students

Expand the existing servary in the cafeteria

Continue the improvement to the auditorium by replacing the existing sound system, front stage lighting and acoustics in the seating area.

PURPOSE & JUSTIFICATION:
-----CONTINUED-----

Newtown Middle School

The Middle School, which was opened in 1962, is a complex and complicated series of buildings including additions in 1954, 1956, 1970, 1997 and 2000. Four steam boilers provide all heating for the entire complex with a combination of steam piping distribution and hot water distribution (through the use of steam to hot water heat exchangers). The long steam runs to area B and C cause rooms at the farthest distance from the boiler plant to have the most difficulty in maintaining temperature control.

Ventilation equipment is old and at the end of its useful life. Air handling equipment needs to be replaced. Ventilation is being provided through natural ventilation supplemented by some mechanical ventilation. The existing mechanical system is exhaust only, no makeup air is provided. Ventilation rates per code for a mechanical ventilation system are not being met.

Three existing A/C roof top units were installed in 1996 to provide A/C to the library/media center, computer labs administration office areas and 'E' wing.

Renovation and expansion at the Middle School would include recommendations to improve the media center, enlarge the servary in the cafeteria and improve classroom space currently occupying 'D' wing modifying the need to construct a new auditorium on the school site.

DEPARTMENT: Board of Education **PROJECT TITLE:** Hawley Ventilation System Installation

PRIORITY: URGENT **LOCATION:** Hawley Elementary School

ITEM/PROJECT DESCRIPTION: Hawley Elem. - Ventilation Systems - Year two of a three year project includes installation of a new ventilation system including outside air ventilation, ductwork, piping, electrical power and controls to comply with air exchange requirements.

PROJECT FISCAL YEAR START: 2012 - 2013 **MONTHS TO COMPLETE:** 7 to 9 months **USEFUL LIFE:** 31 to 35 years

PURPOSE & JUSTIFICATION: To comply with current building code requirements for proper ventilation for fresh air, this project will provide necessary air exchange throughout the Hawley Elementary School.

ALTERNATIVES TO REQUEST:

APPROVAL OR REVIEW OF OTHER GOVERNMENTAL AGENCIES REQUIRED? YES (X) NO (X)

AGENCY NAME(S): Building Department

ESTIMATED COST:	AMOUNT	
ARCHITECTURAL & ENGINEERING	2,200,000	Note: As your project gets closer to the start date; more attention will be necessary when estimating project costs.
CONSTRUCTION MANAGER		
GENERAL CONSTRUCTION		
EQUIPMENT & FURNITURE		
INFRASTRUCTURE		
OTHER		
TOTAL ESTIMATED COST	2,200,000 (A)	

BASIS FOR OR SOURCE OF ESTIMATE:
 CES - Consulting Engineering Services, Inc. - Brian D. Wetzel, P.E., Project Engineer

ESTIMATED EFFECT OF PROJECT ON OPERATING BUDGET:	AMOUNT	COMMENT
NEW STAFF REQUIREMENTS	[]	[]
OPERATING AND MAINT COSTS	9,500	Increased electrical costs to provide air exchange in building
OTHER COSTS	[]	[]

FINANCING PLAN:	AMOUNT	
BONDING	2,200,000	
GRANTS	[]	
OTHER	[]	
	2,200,000 (A)	TOTALS PROVE

DEPT HEAD/MANAGER NAME: [] **DATE:** _____

TITLE: [] **SIGNATURE:** _____

Town of Newtown
Department CIP Detail Worksheet
Item # 10

ITEM/PROJECT DESCRIPTION:

-----CONTINUED-----

Hawley Elementary School
This is a three year project proposed to renovate and improve the HVAC systems at Hawley Elementary School.
Design Fees - Proposed fees required to design and prepare bid documents
First Year of Construction - Install new hot water system, new temperature controls including head-end equipment, new electrical service (208 volt, 3 phase), new gas service, site work, ceilings would remain open requiring installation of temporary light fixtures, fire alarm devices, etc.
Second Year of construction - Install dedicated outside air ventilation systems including equipment, ductwork, piping, electrical power and controls. Install ceilings, permanent light fixtures, fire alarm devices and other ceiling mounted devices. Create conditioned space at attic of 1921 section of the building for new equipment.
Third Year of Construction - Install "ductless split" VRF type units including combined condensing units outside and refrigerant piping. Provide electrical power to equipment.

PURPOSE & JUSTIFICATION:

-----CONTINUED-----

Hawley Elementary School
The purpose of this project is to comply with current building code requirements for fresh air exchange and ventilation in classrooms and to replace aging equipment which exceeds its useful life.
Built in three sections, 1921, 1948 and 1997, this facility is currently heated by two boiler plants. The 1921 section is served by two steam boiler and the 1997 section is served by one hot water boiler which is located in the 1948 boiler room. The 1948 section has old cast iron radiators, while the 1921 section has been largely upgraded to fin-tube heaters. Problems with poor temperature control capabilities and long system-response time for temperature regulation create many rooms that are either too cold or too hot during the winter season. The steam boilers in the 1921 section are relatively new (1993), but the 1948 section is operating with the original equipment and is coming to the end of its useful life. The hot water boiler was installed in 1997. Mechanical ventilation exists in all rooms, but requires windows to be opened to provide "make-up" or fresh air. This is a particular problem in the 1921 portion, where road noise and auto/truck emissions are introduced to the classrooms when windows are opened. The 1997 section has some air-conditioned spaces, but the addition has six classrooms that are not air-conditioned. The computer room, nurse's room, library, gym and office are air-conditioned.

DEPARTMENT: Board of Education **PROJECT TITLE:** Hawley Air Conditioning Systems

PRIORITY: HIGH **LOCATION:** Hawley Elementary School

ITEM/PROJECT DESCRIPTION: Hawley Elem - Variable Refrigerant Flow (VRF) Air Condition Systems to provide adequate cooling of the building. The priority section of the building for cooling is the 1921 section located on Church Hill Road. During warm late spring and late summer months, air conditioning is necessary to reduce noise levels in these classrooms.

PROJECT FISCAL YEAR START: 2013 - 2014 **MONTHS TO COMPLETE:** 7 to 9 months **USEFUL LIFE:** 21 to 25 years

PURPOSE & JUSTIFICATION: To comply with current building code requirements for proper ventilation for fresh air and to maintain comfort and noise levels in classrooms during cooling season. This type of proposed air conditioning system allows the administration to determine the number of classrooms to be air conditioned based on the approved project allowance. This is the final phase of the proposed three year HVAC project.

ALTERNATIVES TO REQUEST:

APPROVAL OR REVIEW OF OTHER GOVERNMENTAL AGENCIES REQUIRED? YES (X) NO (X)

AGENCY NAME(S): Building Department

ESTIMATED COST:

	AMOUNT	
ARCHITECTURAL & ENGINEERING	1,600,000	Note: As your project gets closer to the start date; more attention will be necessary when estimating project costs.
CONSTRUCTION MANAGER		
GENERAL CONSTRUCTION		
EQUIPMENT & FURNITURE		
INFRASTRUCTURE		
OTHER		
TOTAL ESTIMATED COST	1,600,000 (A)	

BASIS FOR OR SOURCE OF ESTIMATE:

ESTIMATED EFFECT OF PROJECT ON OPERATING BUDGET:

	AMOUNT	
NEW STAFF REQUIREMENTS	[]	[]
OPERATING AND MAINT COSTS	3,500	Contingent on the number of units installed - increased electrical costs.
OTHER COSTS	[]	[]

FINANCING PLAN:

	AMOUNT	
BONDING	1,600,000	
GRANTS	[]	
OTHER	[]	
	1,600,000 (A)	TOTALS PROVE

DEPT HEAD/MANAGER NAME: [] **DATE:** _____

TITLE: [] **SIGNATURE:** _____

Town of Newtown
Department CIP Detail Worksheet
Item # 11

ITEM/PROJECT DESCRIPTION:

-----CONTINUED-----

Hawley Elementary School
This is a three year project proposed to renovate and improve the HVAC systems at Hawley Elementary School:
Design Fees - Proposed fees required to design and prepare bid documents
First Year of Construction - Install new hot water system, new temperature controls including head-end equipment, new electrical service (208 volt, 3 phase), new gas service, site work, ceilings would remain open requiring installation of temporary light fixtures, fire alarm devices, etc.
Second Year of construction - Install dedicated outside air ventilation systems including equipment, ductwork, piping, electrical power and controls. Install ceilings, permanent light fixtures, fire alarm devices and other ceiling mounted devices. Create conditioned space at attic of 1921 section of the building for new equipment.
Third Year of Construction - Install 'ductless split' VRF type units including combined condensing units outside and refrigerant piping. Provide electrical power to equipment.

PURPOSE & JUSTIFICATION:

-----CONTINUED-----

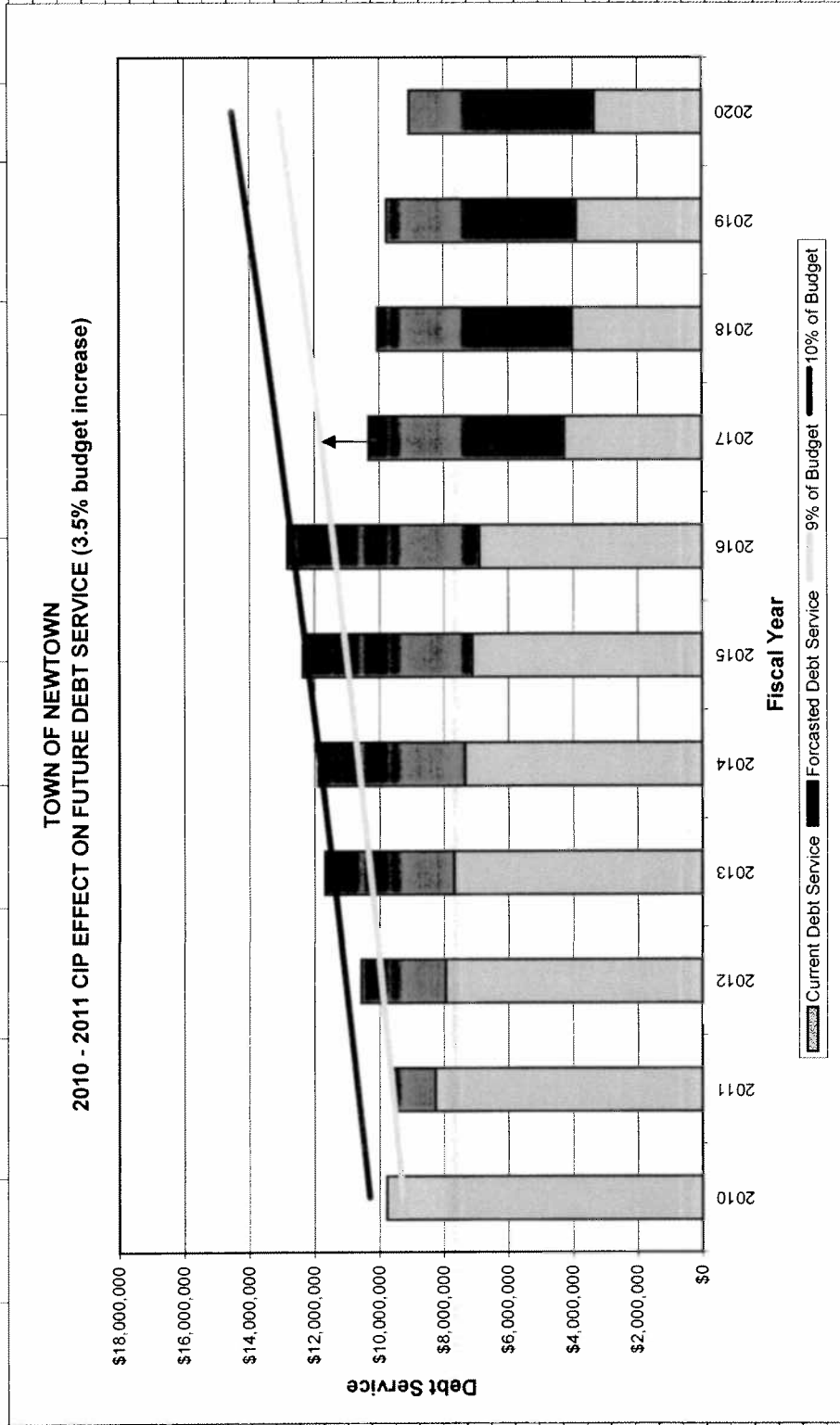
Hawley Elementary School
The purpose of this project is to comply with current building code requirements for fresh air exchange and ventilation in classrooms and to install 'ductless split' VRF air conditioning units in identified classrooms.

Built in three sections, 1921, 1948 and 1997, this facility is currently heated by two boiler plants. The 1921 section is served by two steam boiler and the 1997 section is served by one hot water boiler which is located in the 1948 boiler room. The 1948 section has old cast iron radiators, while the 1921 section has been largely upgraded to fin-tube heaters. Problems with poor temperature control capabilities and long system-response time for temperature regulation creates many rooms that are either too cold or too hot during the winter season. The steam boilers in the 1921 section are relatively new (1993), but the 1948 section is operating with the original equipment and is coming to the end of its useful life. The hot water boiler was installed in 1997. Mechanical ventilation exists in all rooms, but requires windows to be opened to provide 'make-up' or fresh air. This is a particular problem in the 1921 portion, where road noise and auto/truck emissions are introduced to the classrooms when windows are opened. The 1997 section has some air-conditioned spaces, but the addition has six classrooms that are not air-conditioned. The computer room, nurse's room, library, gym and office are air-conditioned.

TOWN OF NEWTOWN
COMBINED BOS - BOE CIP (2010 - 2011 TO 2014 - 2015) - January 25, 2010

		2012 - 2013 (YEAR THREE)			Proposed Funding		
RANK		Dept. P & R	Amount Requested	Bonding	Grants	General Fund	Other
BOARD OF SELECTMEN							
1	Community Center Phase II	PUBLIC SAFETY	6,000,000	6,000,000			
2	Sand Hook Substation	PW	375,000	375,000			
3	Capital Road Program	PW	1,500,000			1,500,000	
3	Bridge Replacement (Jacklin Road Bridge)	PW	280,000	280,000			
4	Sandy Hook Streetscape	ECONOMIC DEV	200,000	200,000			
5	Open Space Acquisition Program	LAND USE	1,500,000	1,500,000			
6	Parking Lots, Lighting, Utilities Extension (depending on need)	FFH	100,000	100,000			
BOARD OF EDUCATION							
1	Hawley HVAC Phase II Ventilation System	BOE	2,200,000	2,200,000			
2	Sandy Hook Replace Air Handlers, Upgrade Heating, Add Air	BOE	4,391,846	4,391,846			
			16,546,846	15,046,846	-	1,500,000	-
2013 - 2014 (YEAR FOUR)							
BOARD OF SELECTMEN							
1	Community Center Phase III	P & R	5,300,000	5,300,000			
2	Capital Road Program	PW	1,500,000			1,500,000	
2	Bridge Replacement (Toddy Hill Road Bridge)	PW	450,000	450,000			
3	Sandy Hook Streetscape	ECONOMIC DEV	200,000	200,000			
4	FFH Building Demolition - Norwalk Hall	FFH	400,000	400,000			
5	Open Space Acquisition Program	LAND USE	1,500,000	1,500,000			
BOARD OF EDUCATION							
1	Hawley HVAC Phase III Split Systems Air Conditioning	BOE	1,600,000	1,600,000			
2	Middle Gate HVAC Renovations (Boilers, Exhaust Fans etc.)	BOE	1,775,545	1,775,545			
3	Middle School Phase I Design Fees to Renovate	BOE	3,692,736	3,692,736			
			16,418,281	14,918,281	-	1,500,000	-
2014 - 2015 (YEAR FIVE)							
BOARD OF SELECTMEN							
1	Bridge Replacement (Bennett's Bridge)	PW	420,000	420,000			
1	Capital Road Program	PW	1,500,000			1,500,000	
2	FFH Building Demolition - Stamford, Plymouth, white houses	FFH	1,725,000	1,725,000			
3	Open Space Acquisition Program	LAND USE	2,000,000	2,000,000			
4	Police/Communications Facilities - Design	PUBLIC SAFETY	800,000	800,000			
5	Sandy Hook Streetscape	ECONOMIC DEV	200,000	200,000			
BOARD OF EDUCATION							
1	High School Auditorium Renovations	BOE	1,439,338	1,439,338			
2	Middle School Update	BOE	19,216,036	14,220,036	4,996,000		
			27,300,374	20,804,374	4,996,000	1,500,000	-
GRAND TOTALS			83,265,846	69,432,010	6,333,836	7,500,000	-

ASSUMING A 3.5% BUDGET INCREASE (A COMBINATION OF INCREASE IN GRAND LIST AND INCREASE IN MILL RATE):



	FISCAL YEAR			
	2010 - 2011	2011 - 2012	2012 - 2013	2013 - 2014
BORROWING AMOUNT	14,000,000	17,000,000	7,000,000	9,000,000
AMOUNT AUTHORIZED IN PRIOR YEAR *	10,000,000	10,000,000		
CIP AMOUNT	4,000,000	7,000,000	7,000,000	9,000,000

* High school

TOWN OF NEWTOWN
COMBINED BOS - BOE CIP (2010 - 2011 TO 2014 - 2015) - January 25, 2010

2010 - 2011 (YEAR ONE)

<u>RANK</u>	<u>BOARD OF SELECTMEN</u>	<u>Dept.</u>	<u>Amount Requested</u>
1	Renovations for Maintenance Facility	P & R	350,000
2	Bridge Replacement (Old Mill Dam)	PW	450,000
2	Capital Road Program	PW	1,500,000
3	Hook & Ladder Building	PUBLIC SAFETY	1,500,000
4	FFH Infrastructure Phase I of Electric//Comm. Underground	FFH	325,000
4	FFH Parking Lots, Roadways - Complete Center Green	FFH	100,000
4	FFH Building Demolition - Danbury Hall	FFH	275,000
4	FFH Walking Trails	FFH	275,000
4	Sandy Hook Streetscape	ECONOMIC DEV	200,000
4	Water Main Extension	ECONOMIC DEV	450,000
5	Open Space Acquisition Program	LAND USE	1,500,000
BOARD OF EDUCATION			
1	Middle School Sloped Roof Replacement	BOE	600,956
2	Middle School Flat Roof Replacement	BOE	4,592,389
3	Hawley Elem. HVAC Design Fees for Three Phase Project	BOE	350,000
			12,468,345

Proposed Funding

<u>Bonding</u>	<u>Grants</u>	<u>General Fund</u>	<u>Other</u>
350,000			
450,000		1,500,000	
1,500,000			
325,000			
100,000			
275,000			
275,000			
200,000			
450,000			
1,500,000			
600,956			
3,254,553	1,337,836		
350,000			
9,630,509	1,337,836	1,500,000	

9,630,509
 (1,500,000)
 (325,000)
 (100,000)
 (275,000)
 (275,000)
 (200,000)
 (450,000)
 (350,000)
 6,155,509

2011 - 2012 (YEAR TWO)

<u>RANK</u>	<u>BOARD OF SELECTMEN</u>	<u>Dept.</u>	<u>Amount Requested</u>
1	Bridge Replacement (Poverty Hollow Bridge)	PW	407,000
1	Capital Road Program	PW	1,500,000
2	Community Center Design Phase I	P & R	700,000
2	Dickenson Park Playground / Sprayground	P & R	750,000
2	Infrastructure Treadwell Park	P & R	350,000
3	Sandy Hook Streetscape	ECON DEV	200,000
4	FFH Infrastructure Phase II of Electric//Comm. Underground	FFH	325,000
4	FFH Building Demolition - Shelton Hall	FFH	1,800,000
5	Open Space Acquisition Program	LAND USE	1,500,000
BOARD OF EDUCATION			
1	Hawley HVAC Phase I Boiler / Electrical	BOE	3,000,000
			10,532,000

Proposed Funding

<u>Bonding</u>	<u>Grants</u>	<u>General Fund</u>	<u>Other</u>
407,000			
700,000		1,500,000	
750,000			
350,000			
200,000			
325,000			
1,800,000			
1,500,000			
3,000,000			
9,032,000		1,500,000	

9,032,000
 (700,000)
 (1,500,000)
 325,000
 100,000
 275,000
 275,000
 200,000
 450,000
 350,000
 (1,800,000)
 7,007,000

Major projects pushed to 2015-2016, where they can be afforded. Debt service dips about 2.7M.
 Start land acquisition program in the 4th year.

TOWN OF NEWTOWN
COMBINED BOS - BOE CIP (2010 - 2011 TO 2014 - 2015) - January 25, 2010

2012 - 2013 (YEAR THREE)		Proposed Funding	
RANK	BOARD OF SELECTMEN	Amount Requested	Bonding
1	Community Center Phase II P & R	6,000,000	6,000,000
2	Sand Hook Substation PUBLIC SAFETY	375,000	375,000
3	Capital Road Program PW	1,500,000	1,500,000
3	Bridge Replacement (Jacklin Road Bridge) PW	280,000	280,000
4	Sandy Hook Streetscape ECONOMIC DEV	200,000	200,000
5	Open Space Acquisition Program LAND USE	1,500,000	1,500,000
6	Parking Lots, Lighting, Utilities Extension (depending on need) FFH	100,000	100,000
1	BOARD OF EDUCATION Hawley HVAC Phase II Ventilation System BOE	2,200,000	2,200,000
2	Sandy Hook Replace Air Handlers, Upgrade Heating, Add Air	4,391,846	4,391,846
		16,546,846	15,046,846
2013 - 2014 (YEAR FOUR)		Proposed Funding	
RANK	BOARD OF SELECTMEN	Amount Requested	Bonding
1	Community Center Phase III P & R	5,300,000	5,300,000
2	Capital Road Program PW	1,500,000	1,500,000
2	Bridge Replacement (Toddy Hill Road Bridge) PW	450,000	450,000
3	Sandy Hook Streetscape ECONOMIC DEV	200,000	200,000
4	FFH Building Demolition - Norwalk Hall FFH	400,000	400,000
5	Open Space Acquisition Program LAND USE	1,500,000	1,500,000
1	BOARD OF EDUCATION Hawley HVAC Phase III Split Systems Air Conditioning BOE	1,600,000	1,600,000
2	Middle Gate HVAC Renovations (Boilers, Exhaust Fans etc.) BOE	1,775,545	1,775,545
3	Middle School Phase I Design Fees to Renovate BOE	3,692,736	3,692,736
		16,418,281	14,918,281
2014 - 2015 (YEAR FIVE)		Proposed Funding	
RANK	BOARD OF SELECTMEN	Amount Requested	Bonding
1	Bridge Replacement (Bennett's Bridge) PW	420,000	420,000
1	Capital Road Program PW	1,500,000	1,500,000
2	FFH Building Demolition - Stamford, Plymouth, white houses FFH	1,725,000	1,725,000
3	Open Space Acquisition Program LAND USE	2,000,000	2,000,000
4	Police/Communications Facilities - Design PUBLIC SAFETY	800,000	800,000
5	Sandy Hook Streetscape ECONOMIC DEV	200,000	200,000
1	BOARD OF EDUCATION High School Auditorium Renovations BOE	1,439,338	1,439,338
2	Middle School Update BOE	19,216,036	14,220,036
		27,300,374	20,804,374
GRAND TOTALS		83,265,846	69,432,010
		6,333,836	7,500,000