

Board of Finance  
June 7, 2011

The Board of Finance held a special meeting Tuesday, June 7, 2011 in the Council Chamber of the Municipal Center, Newtown. John Kortze called the meeting to order at 7:05pm.

**PRESENT:** John Kortze, Martin Gersten, Michael Portnoy, Joseph Kearny & Harry Waterbury  
**ABSENT:** James Gaston

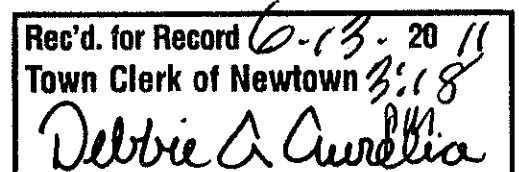
**ALSO PRESENT:** Legislative Council Chairman Jeff Capeci and council members Gary Davis, Kevin Fitzgerald, Dan Amaral, Kathy Fetchick, Bob Merola, Ben Spragg, Rich Woycik and George Ferguson, First Selectman Pat Llodra, Selectman Will Rodgers, Public Building and Site Commission members Tom Catalina, Roger Letso and Bob Edwards, Board of Education member David Nanavaty, Director of Facilities Gino Faiella and Finance Director Robert Tait, Representatives from Kaestle Boos, Charles Boos and Richard Kirby, no public and two members of the press.

Mr. Kortze noted that the primary reason for the meeting is to have an understanding of where we are with the Middle School roof project and to make sure we are all on the same page. The Board of Finance had requested moving the Middle School roof up in the CIP because of the condition of the roof; the Board of Education approved the movement and a resolution was passed along with a letter to the council expressing their concern of the scope and scale of the project. Concerns currently are that the scope and scale of the project appears to have expanded; the question of how we got to this point; the bonding resolution does not support where we are right now in the project and that there is an issue of little room in the CIP for changes.

Mr. Boos went over the project and different alternates in detail. He explained that a warranted roof has to be worked on by someone licensed by that roof manufacturer. First Selectman Llodra stated that the Middle School boilers and HVAC was a two phase project in the CIP.

Mr. Tait said we can only do the base bid with the current resolution. Mr. Ferguson asked where the additional HVC piecemeal projects came from. Mr. Edwards said that when looking at the equipment on the roof, checked serial numbers and dates and found they are at the end of their life. Public Building & Site determined the need for new HVAC. The kids were using gas pipes to climb on the roof and needed to be put inside for safety purposes. Solutions were found for the issues that were discovered. Kaestle Boos extensively surveyed alternatives and decided the 1/2 inch pitch was the best deal. Ms. Fetchick noted it is imperative to get the roof done. First Selectman Llodra said the delay will not be substantial. The resolution language needs to be modified and there needs to be an appropriation. There is no intention of delaying the base bid; there is a legal resolution for the base bid.

Mr. Kearney spoke of a meeting six months ago and questioned the increase in the estimated price for the state reimbursement bid and the non-state reimbursement. He asked when, in the process, the architects realized they were off by a factor of two. Mr. Boos said there was a lot they did not know about the building, such as the gas pipe or the canopy. Mr. Kearney said he is not comfortable with the price and the resolution wouldn't have passed without the agreement to the joint meeting to understand what the project entailed. He also stated he is uncomfortable with approving a resolution for funding prior to bidding the project. Mr. Kortze stated that the project morphed since the memo of March 22, 2011 and broke down the increases in the alternates between then and now and asked what happened. The increases in estimates total about \$750,000. Mr. Boos said duct work was added to the library estimate. The estimate was as good as it he thought it could be at the time, if the town is uncomfortable with the estimate, they missed the mark. First Selectman Llodra said the difference is substantial and asked what is going on that drives the cost to increase 50%. Mr. Boos needs to have a conversation with the contractor that did the bidding. He said steel is considerably more expensive than estimated and there were masonry issues within the building itself. Mr. Davis said there needs to be a reconciliation so that when this goes through the process everyone understands



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the increase. Mr. Woycik said the original estimate was done based on specifications; were contractors aware of masonry issues? Mr. Boos said that the contractor was not aware. Mr. Woycik also questioned the difference in the estimates and the bid.

Mr. Nanavaty said the CIP was realigned to fit the roof project. The high school project came in less because the project was repackaged with smaller bid packages in addition to the economy. His understands the concern with the increased price but noted there is a base bid appropriation and asked that the First Selectman and Finance Director be allowed to move ahead with the base bid. Mr. Gersten feels it makes no sense to do the roof without doing the HVAC. First Selectman Llodra said she needs a reconciliation between the base bid of March 22 and where we are now. The base bid will not be assigned until the purchasing authority is confident the numbers are accurate and are the best numbers we can get. We do not want to hold up the project. Mr. Lesto expressed surprise at the bid numbers and agrees a reconciliation is a good idea but noted this was the low bid. Mr. Catalina said that doing the HVAC now is smarter spending; he is afraid of what the cost will be two years out. Mr. Boos said this was a roof project, not a HVAC or fan replacement project; if those items were not identified up front they would not be included. None of the alternates were part of the original scope. Mr. Spragg said that in the future we should not see this problem.

Mr. Kortze ended the meeting with the following requests:

- 1.) A special appropriation needs to be initiated for the alternates
- 2.) A comparison between doing the HVAC now and doing it two years out
- 3.) An understanding of the increase in prices from Kaestle Boos
- 4.) The impact of the CIP on the debt cap and the choices made to keep us below 10%
- 5.) Mr. Fiaella needs to look at the 2015-2016 CIP; what does this include, what is in the plan and what the escalation is.

**ADJOURNMENT:** Having no further business the Board of Finance adjourned their special meeting at 8:40pm.

Respectfully submitted,

  
Susan Marcinek, Clerk

Att: Middle School roof replacement information, estimates & CIP

**MIDDLE SCHOOL ROOF REPLACEMENT**

**HAND OUT**

**JUNE 7, 2011**

**ATTACHED:**

1. RESOLUTION
  
2. 5/27/2010 BOF MINUTES ASKING FOR REVIEW & DISCUSSION OF BIDS AND BID OPTIONS
  
3. SHEET FROM BL COMPANIES SCHEMATIC DESIGN SUBMISSION FROM WHICH THE \$4,257,690 ORIGINATED FROM (BL COMPANIES WAS THE FIRST ARCHITECT BOE HIRED)
  
4. QUESTION SHEET FROM THE BOF TO THE BOE. HIGHLIGHTED QUESTION ASKED IF HVAC WAS CONSIDERED FOR THE ROOF REPLACEMENT PROJECT (HVAC FOR MIDDLE SCHOOL WAS IN ITEM 9 ON THE BOE SUMMARY CIP SHEET)
  
5. MIDDLE SCHOOL ROOF COST ESTIMATE (3/22/2011)
  
6. MIDDLE SCHOOL ROOF LOW BID WITH ALTERNATES
  
7. E-MAIL FROM ARCHITECT OUTLINING TOTAL COST WITH ALTERNATES INCLUDED
  
8. DEBT FORECAST SHEET
  - ASSUMES ALTERNATES
  - AMOUNTS ARE CUT OUT FROM OTHER CIP YEARS
  - USES A 1.75% ESCULATOR
  
9. CURRENT CIP SHEET

RESOLUTION PROVIDING FOR A SPECIAL APPROPRIATION  
IN THE AMOUNT OF \$4,257,690 FOR ROOF REPLACEMENT  
AT NEWTOWN MIDDLE SCHOOL AND AUTHORIZING THE  
ISSUANCE OF \$4,257,690 BONDS OF THE TOWN TO MEET  
SAID APPROPRIATION AND PENDING THE ISSUANCE  
THEREOF THE MAKING OF TEMPORARY BORROWINGS  
FOR SUCH PURPOSE

RESOLVED:

Section 1. The sum of \$4,257,690 is a special appropriation made pursuant to Chapter 6, Section 6-30 (a), (b) and (c) of the Town Charter of the Town of Newtown for the design and construction of the roof replacement at Newtown Middle School as authorized in the capital improvement program for the fiscal year ending June 30, 2011, and for administrative, financing, legal and costs of issuance related thereto (collectively, the "Project"), said appropriation to be inclusive of any and all State and Federal grants-in-aid thereof.

Section 2. To meet said appropriation, \$4,257,690 bonds of the Town, or so much thereof as shall be necessary for such purpose, shall be issued, maturing not later than the maximum maturity permitted by the General Statutes of the State of Connecticut, as amended from time to time (the "Connecticut General Statutes"). The bonds may be issued in one or more series as determined by the Financial Director, and the amount of bonds of each series to be issued shall be fixed by the Financial Director, in the amount necessary to meet the Town's share of the cost of the Project determined after considering the estimated amount of State and Federal grants-in-aid of the Project, or the actual amount thereof if this be ascertainable, and the anticipated times of the receipt of the proceeds thereof, provided that the total amount of bonds to be issued shall not be less than an amount which will provide funds sufficient with other funds available for such purpose to pay the principal of and the interest on all temporary borrowings in anticipation of the receipt of the proceeds of the bonds outstanding at the time of the issuance thereof, and to pay for the costs of issuance of such bonds. The bonds shall be in the denomination of \$1,000 or a whole multiple thereof, be issued in fully registered form, be executed in the name and on behalf of the Town by the facsimile or manual signatures of the First Selectman and the Financial Director, bear the Town seal or a facsimile thereof, be certified by a bank or trust company, which bank or trust company may be designated the registrar and transfer agent, be payable at a bank or trust company, and be approved as to their legality by Robinson & Cole LLP, Attorneys-at-Law, of Hartford. The bonds shall be general obligations of the Town and each of the bonds shall recite that every requirement of law relating to its issue has been duly complied with, that such bond is within every debt and other limit prescribed by law, and that the full faith and credit of the Town are pledged to the payment of the principal thereof and interest thereon. The aggregate principal amount of the bonds of each series to be issued, the annual installments of principal, redemption provisions, if any, the date, time of issue and sale and other terms, details and particulars of such bonds including approval of the rate or rates of interest shall be determined by the First Selectman and the Financial Director, in accordance with the Connecticut General Statutes.

Section 3. Said bonds shall be sold by the First Selectman and the Financial Director in a competitive offering and the bonds shall be sold at not less than par and accrued interest on the basis

# Town of Newtown, CT

3 Primrose Street, Newtown, CT 06470

**05-27-10**

The **Board of Finance** held a regular meeting on Thursday, May 27, 2010 in the Council Chambers, 3 Primrose Street, Newtown, CT. John Kortze called the meeting to order at 7:35pm.

**PRESENT:** John Kortze, James Gaston, Martin Gersten, Joseph Kearney, Harry Waterbury and Michael Portnoy.

**ALSO PRESENT:** First Selectman E. Patricia Llodra, Finance Director Robert Tait, Selectman William Furrier, Pension Committee members Tom Murtha, Barbara Bloom, Frank Krasowski and Mark Korotash, Director of Building and Grounds Gino Faiella, one member of the public and one member of the press.

**VOTER COMMENTS:** none.

**COMMUNICATIONS:** Mr. Kortze referred to emails regarding the Middle School Roof appropriation (Att. A) Also mentioned was a letter from Board of Education Chair Lillian Bittman regarding spending (Att. B)

**MINUTES:** Mr. Gersten moved to approve the minutes of April 12, 2010. Mr. Gaston seconded. All in favor.

**FIRST SELECTMAN REPORT:** First Selectman Llodra reported the demo of Litchfield and Yale has been awarded to Cherry Hill Construction for \$58,000 less than what was originally anticipated. The Trades Lane roof project will be awarded to Epifano and is coming in about \$1,000 less than what had been anticipated. The target number identified in the CIP for the water main project was \$450,000; so far the costs look to be around \$300,000. The Old Mill Dam is ready to go to bid. The bids for Castle Hill/Castle Meadow came in at \$542,000. This will be completed with Federal Stimulus money. All preparatory work has been done for Hook & Ladder leading up to going to the Borough P&Z. The \$200,000 in the CIP for each year in the Sandy Hook Streetscape Project will work well. Two documents relative to self funding insurance were presented: Calculation of Estimated Contributions to a Self Insured Medical Benefit Plan (Att. C) and the Letter of Memorandum (Att. D). Also presented was a Pension Fund Advisor Selection from CCM (Att. E). Mr. Kortze asked for a tracking of CIP projects and the actual bids. He said he had been invited to a SHOP meeting relative to the Sandy Hook improvements and suggested they organize more formally so they can speak as one voice. Mr. Tait reported Lindberg & Ripple has been chosen as the insurance consultant and would begin July 1. The total fee is \$50,000, split evenly between the town and education. Mr. Tait explained the contribution for next year with a self insurance plan is based from twelve months worth of claims going backwards. Estimates were factored twelve months up to March 31st. Mr. Gaston asked for a breakdown of expenditures regarding the Newtown Youth Academy parking lot and asked to be briefed on the tax litigation involving NYA. First Selectman Llodra said there is no processing of the suit because negotiations are ongoing. She will brief the board if it continues to litigation. First Selectman Llodra noted that she wasn't sure if herself and Mr. Tait, representing the town budget and Dr. Robinson and Diane Raymo, representing the Board of Education have the same understanding of how self funding works. The claims influence next years contribution to the fund; working essentially the same way as the pension. Mr. Tait said we are taking the risk from the insurance company but reducing it because we have stop loss. Next year there won't be this confusion, fund balance and interest earnings will be taken into account. First Selectman Llodra said this is characterized as low risk or no risk; we would not be leading the town in this direction if we felt we were putting anyone at risk. First Selectman Llodra explained there will be a Special Town Meeting on June 1, the call of the meeting is to send the budget to referendum. Statute 7-7 allows the Board of Selectman to move the item directly to referendum, there doesn't have to be a petitioning process to do it. She trusts the process and will get a legal opinion in writing.

**FINANCE DIRECTOR REPORT:** none.

## **UNFINISHED BUSINESS:**

**Discussion and possible action:**

1. **Board of Education Monthly Financial Report, March 31, 2010:** not discussed.
2. **Town of Newtown Year-To-Date Budget Report, May 4, 2010:** not discussed

## **NEW BUSINESS:**

**Discussion and possible action:**

1. **Pension Committee, Board of Selectmen:** Mr. Murtha addressed the board about questions that were presented in June 2009

(Att. F) saying the pension committee recommends lowering the assumption rate to 7.75%, which represents an additional cost of approximately \$164,000 per year. Mr. Kortze asked for the names of funds we are in and their expenses. Mr. Murtha said that there are monthly and quarterly reports. Mr. Kortze said that underfunding the pension can have demonstrative impact over multiple years and be substantially more expensive. The plan has not been bid in years; First Selectman Llodra said it can be discussed with the pension committee. Mr. Kearney said that a request for proposal would need to be very clear and a bid could be rejected "for any or no reason".

**2. Resolution:** Mr. Gaston moved to waive the reading of the entire resolution entitled Resolution Providing For A Special Appropriation In The Amount of \$4,257,690 For Roof Replacement At Newtown Middle School And Authorizing The Issuance of \$4,257,690 Bonds Of The Town To Meet Said Appropriation And Pending The Issuance Thereof The Making Of Temporary Borrowings For Such Purpose. Mr. Kearney seconded. All in favor.

Mr. Gaston moved the resolution entitled Resolution Providing For A Special Appropriation In The Amount of \$4,257,690 For Roof Replacement At Newtown Middle School And Authorizing The Issuance of \$4,257,690 Bonds Of The Town To Meet Said Appropriation And Pending The Issuance Thereof The Making Of Temporary Borrowings For Such Purpose. Mr. Gaston seconded for discussion. Mr. Tait said that there are two line items in the 2010-2011 CIP that total \$4,803,000, of which \$3,500,000 is to be bonded and \$1,303,000 is to be received in the form of a state grant. Bonding is always authorized in the full amount of the project to be reduced by state grants. Mr. Kearney asked if the contracts are signed for the full amount without certainty of the grant funds. Mr. Tait confirmed that is the case. Mr. Portnoy stated he has concerns that the Middle School may not be used as a Middle School in the future pending new enrollment projections. There is a real possibility the Middle School will be used for something else, a police department, a fire station, a senior center. He prefers to patch the roof at this point until it is known what direction the town is going with the utilization of facilities. First Selectman Llodra said we don't want to pass up the opportunity to get a state grant for this. The building is a municipal building with a failing roof that needs to be fixed, no matter what use the facility is used for. It is unwise to delay this process. Mr. Gaston agreed with Mrs. Llodra saying that the State of CT is talking about a \$3-4 billion dollar deficit next year. The financial support on projects such as these will be drying up. He believes the project should be moved forward, the money will not be wasted, the project needed to be done years ago. Mr. Gersten asked if we can secure the funds now and agree not to go forward until we are satisfied that it will be used for purposes anticipated. Mr. Kearney is not comfortable in bonding huge amounts on "guesstimates" and is not comfortable with the number as it stands right now. Can a metal roof be reimbursed by the state? Mr. Faiella said that it is a municipal building and would be a disservice to the facility not to change the roof as it will potentially cause structural damage going forward. There is a leaking condition, students are at risk, it is paramount to get this done right away. This resolution will let the state know we are serious about doing the project. It's an ongoing battle; \$28,000 was spent this year on repair work, \$22,000 last year and \$40,000 previously. Motion failed 3-3 (YES: Gaston, Waterbury, Kortze) (NO: Gersten, Kearney, Portnoy).

Mr. Gaston moved to reconsider the vote on the motion relative to the Resolution Providing For A Special Appropriation In The Amount of \$4,257,690 For Roof Replacement At Newtown Middle School And Authorizing The Issuance of \$4,257,690 Bonds Of The Town To Meet Said Appropriation And Pending The Issuance Thereof The Making Of Temporary Borrowings For Such Purpose. Mr. Kearney seconded. Mr. Gaston said that there is water leaking into the cafeteria, the stop gap measures are not working, there is a hazardous condition. The project will provide the bonding, Public Building and Site will review it and it will ultimately have to come to a referendum vote. Mr. Waterbury said it is an issue of timing; we need to go forward regardless of the use of the building. Mr. Kearney said if this amount is authorized and the bids came in at this amount we wouldn't have any say over that. Mr. Waterbury pointed out the high school project is different because it was an addition to the facility; the middle school roof is a problem that has to be fixed. Mr. Kortze suggested a second resolution be crafted. He said this is a structural need and finds it remarkable that nobody from the Board of Education was present at the meeting. Mr. Kearney would feel more comfortable if another group looked at the project to see what can be done at the absolute lowest cost. First Selectman Llodra said that the work has to be done in the summertime, the state requires this process before applying for the grant and stated there were three options in the study, one reason this particular number was chosen is because it allowed for granting. Mr. Gaston suggested adding to the adopted resolution: We resolve, by strenuous request, prior to acceptance of the bids, and after opening of bids on this project, a joint meeting be had involving the Board of Selectmen, The Board of Education, the Board of Finance, the Legislative Council and the Public Building and Site Commission to review the bids. Mr. Portnoy believes there are scenarios that could close the middle school this September or in September 2011. Can we spend \$500,000 to clear 90% of the problems? Mr. Faiella said that everyone that has come has said the roof has lived its life expectancy and is failing miserably; it is problematic in the winter. Mr. Gersten said that the Board of Education refuses to recognize the reality in the change in demographics. It is a critical issue to the health and well being of the kids. Spend \$200,000 now to get through the winter and force the Board of Education to deal with the issue of closing the school in the next sixteen months. The addition to the original resolution does not give the Board of Finance ability to dialogue or affect the process. Mr. Kortze said there is a clear issue of process; something has to be done, it is a town asset. Mr. Portnoy questioned Mr. Gaston's right to reopen the vote for consideration. It was determined, through Roberts Rules of Order, that in this case the motion to reconsider can only be made by a member who voted against it. Mr. Kortze ruled the motion out of order because it is in violation of Roberts Rules of Order. Mr. Kearney moved to reconsider the vote on the motion relative to the Resolution Providing For A Special Appropriation In The Amount of \$4,257,690 For Roof Replacement At Newtown Middle School And Authorizing The Issuance of \$4,257,690 Bonds Of The Town To Meet Said Appropriation And Pending The Issuance Thereof The Making Of Temporary Borrowings For Such Purpose. Mr. Gaston

\* seconded. Motion passed 4-2 (YES: Kearney, Gaston, Waterbury, Kortze) (NO: Gersten, Portnoy)

\* Mr. Gaston resolved that the Board of Finance, by strenuous request, prior to acceptance of the bid, and after opening of bids on this project, a joint meeting be had involving the Board of Selectmen, The Board of Education, the Board of Finance, the Legislative Council and the Public Building and Site Commission to review and discuss the bids and bid options. Mr. Kortze seconded. Motion passed 5-1 (NO: Portnoy). \*

\* **3. Recommended actions to be forwarded to the Legislative Council:** Mr. Gaston moved Resolved, that the Newtown Legislative Council authorizes the Newtown Board of Education to apply to the Commissioner of Education and to accept or reject a grant for roof replacement at Newtown Middle School. Mr. Waterbury seconded. Mr. Tait said this was drafted by Ed Arum, who was the interim director of business, stating the recommendations need to be approved by the council in order to apply for a grant. Motion passed 5-1 (NO: Portnoy). \*

Mr. Gaston moved Resolved, that the Public Building & Site Commission is hereby established as the building committee with regard to the Newtown Middle School roof replacement project. Mr. Gersten seconded. All in favor.

Mr. Gaston moved Resolved, that the Board of Finance recommends the Newtown Legislative Council hereby authorizes at least the preparation of schematic drawings and outline specifications for the Newtown Middle School roof replacement project. Mr. Gersten seconded. Motion passed 5-1 (NO: Portnoy).

Mr. Gaston moved that the Board of Finance recommends the Legislative Council hereby authorizes the expenditure of 100%, or \$4,257,690, of the Newtown Middle School roof replacement project revenues to complete the project. Mr. Kearney seconded. There were concerns voiced over the wording of the recommendations.

Mr. Gaston moved to reconsider and rescind the motion Resolved, that the Newtown Legislative Council authorizes the Newtown Board of Education to apply to the Commissioner of Education and to accept or reject a grant for roof replacement at Newtown Middle School. Mr. Kearney seconded. All in favor.

Mr. Gaston moved to reconsider and rescind the motion Resolved, that the Public Building & Site Commission is hereby established as the building committee with regard to the Newtown Middle School roof replacement project. Mr. Gersten seconded. All in favor.

Mr. Gaston moved to reconsider and rescind the motion Resolved, that the Board of Finance recommends the Newtown Legislative Council hereby authorizes at least the preparation of schematic drawings and outline specifications for the Newtown Middle School roof replacement project. Mr. Gersten seconded. All in favor.

Mr. Gaston moved to reconsider and rescind the motion that the Board of Finance recommends the Legislative Council hereby authorizes the expenditure of 100%, or \$4,257,690, of the Newtown Middle School roof replacement project revenues to complete the project. Mr. Gersten seconded. All in favor.

Mr. Gaston moved to recommend that the Council follow the established processes of the Bureau of School Facilities. Mr. Gersten seconded. Motion passed 5-1 (NO: Portnoy).

**4. Transfers:** Mr. Gaston moved the following transfers: From 01500-1003 Payroll, \$17,000 to 01500-1006 Benefits, \$500 & 01500-1004 Overtime, \$16,500. \$13,900 from 01650-4060 Contractual Services to 01650-2017 Fuel Oil. \$33,000 from 01500-4064 Contractual Overlays to 01510-2032 Salt. From 01510-4060 Contractual Services, \$36,725 to 01510-1003 Overtime, \$22,925 & to 01500-5081 Capital Road Improvements, \$11,800 & to 01500-2006, Drainage Materials, \$2,000. \$3,600 from 01500-4063, Contractual Line Painting to 01500-2018 Street Lights. From 01500-4061 Contractual Drainage, \$80,000 to 01500-2016, Equipment Fuel, \$40,000 & to 01500-3050 Repairs, \$40,000. \$7,100 from 01500-2029 Private Roads/Reconstruction to 01500-4060 Cont. Tree Removal. Mr. Gersten seconded. All were in favor.

**ANNOUNCEMENTS:** none.

**ADJOURNMENT:**

Having no further business, the Board of Finance adjourned their regular meeting at 10:35p.m.

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Susan Marcinek, Clerk

- Att. A: Board of Finance emails re: Middle School roof project
- Att. B: Spending memo from BOE Chair, L. Bittman
- Att. C: The Calculation of the Estimated Contribution to a Self Insured Medical Benefit Plan
- Att. D: Letter of Memorandum Regarding Medical Self Insurance
- Att. E: CCM document on Pension Fund Advisor Selection
- Att. F: Board of Finance/Pension Committee Q&A
- Att. G: Middle School Roof Replacement Resolution



Spec Section	RE-ROOFING AND ROOF DRAINAGE Description	Base EPDM 1/2" per ft	ALTERNATES			
			EPDM 1/4" per ft	PVC 1/2" per ft	Modified Bit 1/2" per ft	TPO 1/2" per ft
1	GENERAL REQUIREMENTS	104,528				
2	SITE CONSTRUCTION	38,619	38,619	38,619	38,619	38,619
3	CONCRETE					
4	MASONRY					
5	METALS					
05300	Metal Decking	23,306	23,306	23,399	23,362	23,362
6	WOOD AND PLASTICS					
06100	Rough Carpentry	126,212	126,212	126,605	126,448	126,448
7	THERMAL AND MOISTURE PROTECTION					
07500	Membrane Roofing	2,558,997	2,222,386	2,641,206	2,562,855	2,529,406
07820	Roof Specialties & Skylights	4,025	4,025	4,041	4,035	4,035
07841	Fire Stopping	7,500	7,500	7,500	7,500	7,500
8	DOORS, WINDOWS & GLASS					
9	FINISHES					
09250	Gypsum Board	20,638	20,638	20,638	20,638	20,638
09500	Acoustical Ceilings	52,164	52,164	52,164	52,164	52,164
09600	Resilient Flooring	595	595	595	595	595
09900	Painting & Vinyl Wallcovering	5,273	5,273	5,297	5,287	5,287
10	SPECIALTIES					
11	EQUIPMENT					
12	FURNISHINGS					
13	SPECIAL SYSTEMS					
14	CONVEYANCE DEVICES					
15	MECHANICAL					
15300	Fire Protection	17,200	17,200	17,205	15,956	15,956
15400	Plumbing-new bodies & overflow drainage	275,000	275,000	275,500	275,160	275,160
15500	HVAC-new curbs, remove & re-set existing	181,000	181,000	181,500	181,275	181,275
15900	Instrumentation and Controls -reconnect existing Commissioning	46,000 By Owner	46,000 By Owner	46,000 By Owner	46,000 By Owner	46,000 By Owner
16	ELECTRICAL					
16000	Electrical & Power-reconnect existing	52,000	52,000	52,100	52,050	52,050
<b>Sub-Total</b>		<b>3,408,529</b>	<b>3,071,918</b>	<b>3,492,368</b>	<b>3,411,943</b>	<b>3,378,494</b>
4.50%	General Conditions	153,384	138,236	157,157	153,537	152,032
0.18%	Building Permit (State Only)	6,411	5,778	6,569	6,418	6,355
1.40%	Building Permit (Town of Newtown)	Waived	Waived	Waived	Waived	Waived
15.00%	Premium for Second Shift-after 9.1.10	85,461	77,021	87,563	85,547	84,527
3.00%	Escalation to Bid Day 5.1.10	8,921	8,040	9,140	8,930	8,842
4.50%	General Contractor's Overhead & Profit	165,044	149,006	169,203	165,375	163,749
<b>Total Construction Estimate</b>		<b>3,827,750</b>	<b>3,450,000</b>	<b>3,922,000</b>	<b>3,831,750</b>	<b>3,794,000</b>

### High School Auditorium:

1. **Why must all seats, regardless of condition, need to be replaced?** A large number of the chairs are broken. If the auditorium is to be aesthetically pleasing to audiences, there needs to be a coordinated repair. The possibility of repairing rather than replacing needs to be studied. Unfortunately, parts of rows have been removed as they were too dangerous, so those sections would need some matching seats.
2. **What exactly is wrong with the duct work currently in place: What specific problems does it cause?** The duct work is disconnected at the joints and flattened so no air is flowing.
3. **This project to replace the ductwork includes replacing ceiling, lights, diffusers, sprinklers, seats and carpets. Provide an estimate of the cost of the work for each component. Also, what is the connection w/seats and carpets to ductwork that necessitates one project vs. two?** This project could be done in phases but since the auditorium is used daily for instruction to close it down twice presents more logistics issues for the school. Cost estimates by component can be done, as we get closer to project.
4. **Consider moving to this current period of construction:** This was in the original educational specs but was removed during cost cutting.

### Middle School Sloped Roof:

1. **Please provide budget and copies of any underlying drawings, spec or plans.** Once the project is approved, an engineering study will be done and then the project will be bid which will provide the budget and specs.
2. **How much are "General Conditions"?** Need clarification of term.
3. **Was a second possible bidder considered; if so, who and with what result?** This project has not yet been bid. The estimates with which we are working were provided by the architectural firm of Fletcher-Thompson.
4. **Will the contract be guaranteed maximum price with both time and dollar penalties?** This will not be known until the bid process, but the bid defines the maximum price and the time is dependent on the weather as this is an outside project.
5. **Have they considered installing the air conditioners (if on this part of roof) from Item 9 at this time intact?** There is no equipment on this roof.
6. **A & E of 10% seems high for this project.** No disagreement here. This is a negotiating point.

### Middle School Flat Roof:

1. **Same as above.** The difference with this roof is that it must be engineered for  $\frac{1}{2}$  inch slant.
2. **A & E and Manager are 9% for this project and 15% for sloped roof. Why?** These will be negotiated but this project is more complicated than the sloped roof.
3. **Provide estimate of annual maintenance and repair savings as indicated in Purpose & Justification.** Last year the district spent \$23,573 on repair, notwithstanding the personnel time and loss of instructional time when some classes had to be moved.



# COST ESTIMATE - NEWTOWN MIDDLE SCHOOL ROOF

## 1/2" Pitch for Reimbursement (Base Bid)

New Fully adhered PVC membrane on 1/2" per ft. tapered insulation system (118,000 sq.ft. x \$12.75) <i>(10% increase as of April 1st)</i>	\$1,504,500
New 50 year architectural shingles on 5/8" plywood on 1x2 wood spacers (12" O.C.) on existing wood deck (no additional insulation--cold attic) (9,800 sq.ft. x \$8.40)	\$82,320
Add 52 new drains (52 x \$2,000)	\$104,000
7 x 40 ft. skylights (2 x \$50,000)	\$100,000
Structural reinforcement for new skylights	\$10,000
<i>Ceilings in Corridors and Associated Areas</i>	
Remove suspended ceiling (18,950 x \$2.50)	\$47,375
New suspended ceilings (18,950 x \$3.50)	\$66,325
New lights, speakers, and detectors (18,950 x \$5.00)	\$94,750
Add 160 l.f. of gyp & stud soffit to clad new storm drain lines (160 l.f. x \$25)	\$4,000
New Entry Canopy	\$38,000
<b>SUBTOTAL</b>	<b>\$2,051,270</b>
Contingency (2.5%)	\$52,000
<b>TOTAL BASE BID</b>	<b>\$2,103,270</b>



## COST ESTIMATE - NEWTOWN MIDDLE SCHOOL ROOF

### **1/2" Pitch for Reimbursement (ALTERNATES)**

Synthetic Slate in lieu of Shingles (add 9,800 x \$3.00) \$29,000

#### **CAFETERIA**

A/C Cafeteria (RTU & Ductwork) \$193,000

Structural reinforcement for new cafeteria RTU \$15,000

#### *Ceilings in Cafeteria*

Remove suspended ceiling (3,567 x \$2.50) \$8,920

New suspended ceilings (3,567 x \$3.50) \$12,485

New lights, speakers, and detectors (3,567 x \$5.00) \$17,385

**TOTAL CAFETERIA \$247,248**

#### **AUDITORIUM**

A/C Auditorium (RTU & Ductwork) \$171,000

#### *Ceilings in Auditorium*

Remove suspended ceiling (3,536 x \$2.50) \$8,840

New suspended ceilings (3,536 x \$3.50) \$12,375

New lights, speakers, and detectors (3,536 x \$5.00) \$17,680

**TOTAL AUDITORIUM \$209,895**



# COST ESTIMATE - NEWTOWN MIDDLE SCHOOL ROOF

## 1/2" Pitch for Reimbursement (ALTERNATES)

### PRINCIPAL/GUIDANCE

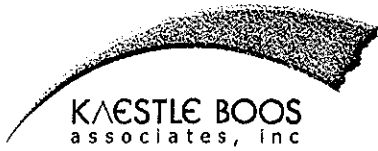
A/C Principal/Guidance (RTU & Ductwork)	\$58,000
<i>Ceilings in Principal/Guidance</i>	
Remove suspended ceiling (1,466 x \$2.50)	\$3,665
New suspended ceilings (1,466 x \$3.50)	\$5,130
New lights, speakers, and detectors (1,466 x \$5.00)	\$7,330
<b>TOTAL PRINCIPAL/GUIDANCE</b>	<b>\$74,125</b>

### NURSE/ADMINISTRATION

A/C Nurse/Administration (RTU & Ductwork)	\$72,500
<i>Ceilings in Nurse/Administration</i>	
Remove suspended ceiling (2,400 x \$2.50)	\$6,000
New suspended ceilings (2,400 x \$3.50)	\$8,400
New lights, speakers, and detectors (2,400 x \$5.00)	\$12,000
<b>TOTAL NURSE/ADMINISTRATION</b>	<b>\$98,900</b>

### LIBRARY

A/C Library (RTU & Ductwork)	\$40,000
<u>Ducts in exposed corridor - no ceiling work</u>	



# COST ESTIMATE - NEWTOWN MIDDLE SCHOOL ROOF

## 1/2" Pitch for Reimbursement (ALTERNATES)

### COMPUTER LAB

A/C Computer Lab	\$9,000
<i>Ceilings in Computer Lab</i>	
Remove suspended ceiling (2,128 x \$2.50)	\$5,320
New suspended ceilings (2,128 x \$4.00)	\$8,512
New lights, speakers, and detectors (2,128 x \$6.00)	\$12,768
<b>TOTAL COMPUTER LAB</b>	<b>\$26,600</b>

**4'-0" High Parapet (300 lf x \$75) \$22,500**

TOWN OF NEWTOWN  
MIDDLE SCHOOL ROOF REPLACEMENT  
LOW BID

BASE BID	ROOF REPLACEMENT	\$ 2,983,000.00
ALTERNATES:		
ALTERNATE 1	SYNTHETIC SLATE SHINGLES	\$ 42,000.00
ALTERNATE 2	HVAC, ELECT & ARCH. WORK RELATED TO CAFETERIA	\$ 366,000.00
ALTERNATE 3	HVAC, ELECT & ARCH. WORK RELATED TO AUDITORIUM	\$ 395,000.00
ALTERNATE 4	HVAC, ELECT & ARCH. WORK RELATED TO PRINC./GUIDANCE OFFICE	\$ 127,300.00
ALTERNATE 5	HVAC, ELECT & ARCH. WORK RELATED TO NURSE/ADMIN.	\$ 155,000.00
ALTERNATE 6	HVAC, ELECT & ARCH. WORK RELATED TO LIBRARY	\$ 180,000.00
ALTERNATE 7	HVAC, ELECT & ARCH. WORK RELATED TO COMPUTER	\$ 85,000.00
ALTERNATE 8	COPPER GUTTERS & DOWNSPOUTS	\$ 10,000.00
ALTERNATE 9	ELECTRICAL WORK & NEW CEILING PADS RELATIVE TO CORRIDORS & RMS	\$ 94,000.00
	ALTERNATE TOTAL	<u>\$ 1,454,300.00</u>
BIDS GRAND TOTAL		<u>\$ 4,437,300.00</u>

## Robert Tait

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**From:** Charles Boos [cwb@kba-architects.com]  
**Sent:** Thursday, June 02, 2011 3:57 PM  
**To:** 'Robert Mitchell'; robert.tait@newtown-ct.gov  
**Cc:** 'Edwards, Robert'; 'Richard Kirby'  
**Subject:** RE: Middle School Roof

In order to receive reimbursement, the State requires that a bond authorization be approved for the total project cost. The Town will be entitled to about \$900,000 in state reimbursement for the roof only. BSF has already ruled the alternates as ineligible. Therefore, the actual amount of bonding will be reduced by the amount of reimbursement and the unexpended contingency.

The Sub-Committee will be asking the BC to approve the following:

Base Bid	\$2,983,000.00
All of the alternates	\$1,454,300.00
Bonding	\$40,000.00
Clerk	\$25,000.00
Fees	\$250,000.00 (anticipated total, paid to date \$204K +/-)
<b>Subtotal</b>	<b>\$4,752,300.00</b>
Contingency	\$475,000.00
<b>Project Grand Total</b>	<b>\$5,227,300.00</b>
Current Bond	\$4,257,690.00
Shortfall	\$969,610.00

The actual cost to the Town would be approximately \$3,865,000.00+/-

Construction Cost	\$4,450,000.00+/-
Soft Costs	\$315,000.00+/-
<b>Total</b>	<b>\$ 4,765,000.00+/-</b>
Reimbursement	\$900,000.00+/-
<b>Actual Cost</b>	<b>\$3,865,000.00+/-</b>



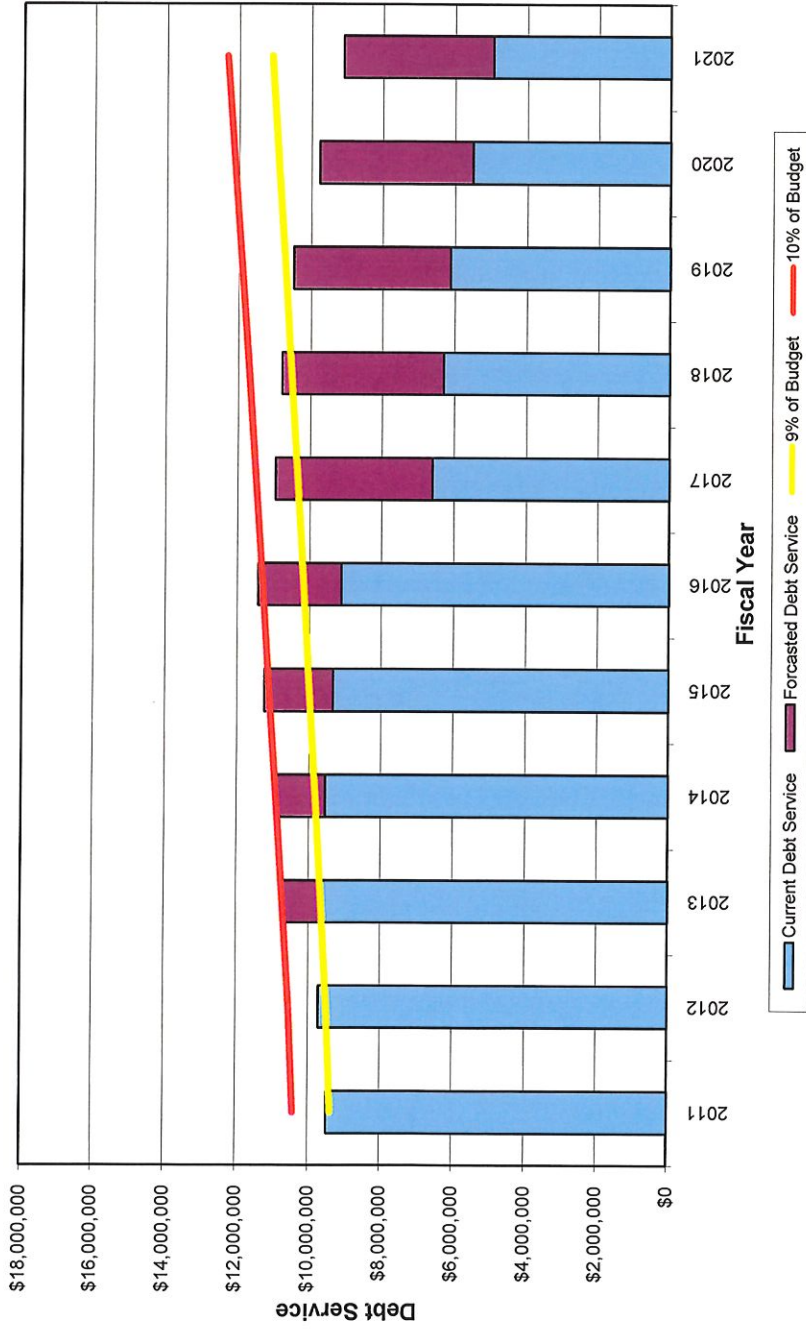
TOWN OF NEWTOWN 2011-2012 CIP

DO NOT ENTER BELOW - ENTER IN THE INDIVIDUAL FORECAST TABS

Fiscal Years Ending	2011 - 2012		2012 - 2013		2013 - 2014		2014 - 2015		2015 - 2016		Total Debt Service Fiscal Year Total	General Fund Budget (using 1.75%) increases	Debt Service as a % of Budget	9% of Budget	10% of Budget	Estimated Debt Service	Difference			
	Current Total Principal & Interest Payments ****	Forecasted 2012 Bond Issue (02/15/2012)	Forecasted 2013 Bond Issue (02/15/2013)	Forecasted 2014 Bond Issue (02/15/2014)	Forecasted 2015 Bond Issue (02/15/2015)	Forecasted 2016 Bond Issue (02/15/2016)	Forecasted 2016 Bond Issue (02/15/2016)	Forecasted Debt Total												
PRINCIPAL AMOUNT>>>	13,980,000	4,000,000	6,000,000	5,000,000	23,000,000	e	51,980,000	FIVE YEAR BORROWING AMOUNT												
06/30/2011	9,484,025	a	b	c	d	e	9,484,025	104,284,615	9.09%	9,385,615	10,428,462	9,484,025	944,437							
06/30/2012	9,712,394						9,712,394	105,555,075	9.20%	9,499,957	10,555,508	9,712,394	843,114							
06/30/2013	9,650,929	1,089,300					10,740,229	107,402,289	10.00%	9,666,206	10,740,229	10,740,229	0							
06/30/2014	9,538,883	1,068,300	321,000				10,928,183	109,281,829	10.00%	9,835,365	10,928,183	10,928,183	0							
06/30/2015	9,332,474	1,047,300	339,613	528,000			11,247,387	111,194,261	10.12%	10,007,483	11,119,426	11,247,387	(127,961)							
06/30/2016	9,113,233	1,026,300	332,313	516,600	447,500		11,435,946	113,140,160	10.11%	10,182,614	11,314,016	11,435,946	(121,929)							
06/30/2017	6,593,538	1,005,300	325,013	505,200	437,625	2,093,000	10,959,676	115,120,113	9.52%	10,360,810	11,512,011	10,959,676	552,336							
06/30/2018	6,297,914	1,184,300	342,713	493,800	427,750	2,045,850	10,792,326	117,134,715	9.21%	10,542,124	11,713,472	10,792,326	921,145							
06/30/2019	6,120,437	1,156,300	309,500	482,400	417,875	1,998,700	10,485,212	119,184,573	8.80%	10,726,612	11,918,457	10,485,212	1,433,245							
06/30/2020	5,517,737	1,128,300	302,200	471,000	408,000	1,951,550	9,778,787	121,270,303	8.06%	10,914,327	12,127,030	9,778,787	2,348,243							
06/30/2021	4,947,276	1,100,300	294,900	459,600	398,125	1,904,400	9,104,601	123,392,533	7.38%	11,105,328	12,339,253	9,104,601	3,234,653							
a	High School Note (to Bond)				10,000,000		c	2013-14 CIP		7,850,000										
	Middle School Roof Note (to Bond)				500,000			Reduce by		(1,850,000)										
	2011-12 CIP				1,830,000					6,000,000										
	Subtotal				12,330,000															
	less Hawley HVAC				(350,000)		d	2014-2015 CIP		6,485,000										
	add add'l middle school roof				2,000,000			Reduce by		(1,485,000)										
					13,980,000					5,000,000										
b	2012-2013 CIP				5,215,000		e	2015-2016 CIP		25,000,000										
	Reduce by				(1,215,000)			less middle school HVAC		(2,000,000)										
					4,000,000					23,000,000										
>>>	Reduced by amounts from debt service fund:																			
	2013				382,853															
	2014				153,988															
	2015				200,000															
	2016				150,000															
					886,841															
Note: 02/2011 borrowing included a \$500,000 note and \$1,505,000 bond for the middle school roof project																				

**ASSUMING A 2.24% BUDGET INCREASE (A COMBINATION OF INCREASE IN GRAND LIST AND INCREASE IN MILL RATE):**

**TOWN OF NEWTOWN  
2011 - 2012 CIP EFFECT ON FUTURE DEBT SERVICE (1.75% assumed budget increase)**



**TOWN OF NEWTOWN**  
**LEGISLATIVE COUNCIL APPROVED CIP (2011 - 2012 TO 2015 - 2016) - APRIL 26, 2011**

RANK		2011 - 2012 (YEAR ONE)			Proposed Funding			
		Dept.	Amount Requested	Bonding	Grants	General Fund	Other	
<b>BOARD OF SELECTMEN</b>								
1	Bridge Replacement (Poverty Hollow Road)	PW	430,000	430,000				
1	Capital Road Program	PW	1,500,000			1,500,000		
2	Newtown H & L Fire House Construction	FIRE	500,000	500,000				
3	Sandy Hook Streetscape Program	ECON DEV	200,000	200,000				
4	FFH Infrastructure	FFH	350,000	350,000				
<b>BOARD OF EDUCATION</b>								
1	Hawley HVAC Renovations - Design	BOE	350,000	350,000				
			<b>3,330,000</b>	<b>1,830,000</b>	<b>-</b>	<b>1,500,000</b>	<b>-</b>	
RANK		2012 - 2013 (YEAR TWO)			Proposed Funding			
		Dept.	Amount Requested	Bonding	Grants	General Fund	Other	
<b>BOARD OF SELECTMEN</b>								
1	Bridge Replacement (Brushy Hill Road)	PW	315,000	315,000				
1	Capital Road Program	PW	1,500,000			1,500,000		
2	Newtown H & L Fire House Construction	FIRE	500,000	500,000				
3	Dickinson Playground / Sprayground	P & R	750,000	750,000				
3	Dickinson Park Bath House / Concession Stand	P & R	-	-				
4	Infrastructure Renovations Treadwell Park	P & R	350,000	350,000				
5	Sandy Hook Streetscape Program	ECON DEV	200,000	200,000				
<b>BOARD OF EDUCATION</b>								
1	Hawley HVAC Renovations - Phase I	BOE	3,000,000	3,000,000				
2	High School Auditorium Improvement Project	BOE	100,000	100,000				
			<b>6,715,000</b>	<b>5,215,000</b>	<b>-</b>	<b>1,500,000</b>	<b>-</b>	
RANK		2013 - 2014 (YEAR THREE)			Proposed Funding			
		Dept.	Amount Requested	Bonding	Grants	General Fund	Other	
<b>BOARD OF SELECTMEN</b>								
1	Bridge Replacement (Meadow Brook Road)	PW	355,000	355,000				
1	Capital Road Program	PW	1,500,000			1,500,000		
2	Sandy Hook Streetscape Program	ECON DEV	200,000	200,000				
2	Newtown H & L Fire House Construction	FIRE	500,000	500,000				
3	FFH Sidewalks, Roads & Storm Drains	FFH	450,000	450,000				
4	FFH Utility Infrastructure Phase I	FFH	300,000	300,000				
5	Open Space Acquisition Program	LAND USE	1,500,000	1,500,000				
6	Addition To Fire House Sub-Station	FIRE	375,000	375,000				
-	Artificial Turf Replacement at Treadwell Field	P & R	500,000				500,000	
<b>BOARD OF EDUCATION</b>								
1	Hawley HVAC Renovations - Phase II	BOE	2,200,000	2,200,000				
2	Middle School Improvements Project - Design	BOE	630,000	630,000				
3	High School Auditorium Improvement Project	BOE	1,339,338	1,339,338				
			<b>9,849,338</b>	<b>7,849,338</b>	<b>-</b>	<b>1,500,000</b>	<b>500,000</b>	
RANK		2014 - 2015 (YEAR FOUR)			Proposed Funding			
		Dept.	Amount Requested	Bonding	Grants	General Fund	Other	
<b>BOARD OF SELECTMEN</b>								
1	Bridge Replacement (Jacklin Road)	PW	265,000	265,000				
1	Capital Road Program	PW	1,500,000			1,500,000		
2	FFH Walking Trails Phase II	FFH	250,000	250,000				
3	Replacement of Fire Tankers (2)	FIRE	700,000	400,000			300,000	
4	Open Space Acquisition Program	LAND USE	1,000,000	1,000,000				
5	Community Center Design Phase	P & R	700,000	700,000				
6	Sandy Hook Streetscape Program	ECON DEV	200,000	200,000				
<b>BOARD OF EDUCATION</b>								
1	Hawley HVAC Renovations - Phase III	BOE	1,600,000	1,600,000				
2	Middle School Improvements Project - Phase I	BOE	2,070,000	2,070,000				
			<b>8,285,000</b>	<b>6,485,000</b>	<b>-</b>	<b>1,500,000</b>	<b>300,000</b>	
RANK		2015 - 2016 (YEAR FIVE)			Proposed Funding			
		Dept.	Amount Requested	Bonding	Grants	General Fund	Other	
<b>BOARD OF SELECTMEN</b>								
1	Bridge Replacement (one bridge)	PW	414,000	414,000				
1	Capital Road Program	PW	1,500,000			1,500,000		
2	Replacement of Fire Tanker (#9) & Engine (#111)	FIRE	975,000	800,000			175,000	
3	Open Space Acquisition Program	LAND USE	1,000,000	1,000,000				
4	FFH Building Demolition	FFH	6,000,000	6,000,000				
5	FFH Complete Walking Trails	FFH	515,000	515,000				
6	Community Center Construction Phase	P & R	10,000,000	10,000,000				
7	Bath House/Concession Stand at Eichlers Cove	P & R	425,000	425,000				
8	Police/Communications Facility	POLICE	800,000	800,000				
9	Newtown Technology Park	ECON DEV	815,000	725,000	90,000			
10	Hawleyville Sewer Extension	ECON DEV	5,000,000				5,000,000	
<b>BOARD OF EDUCATION</b>								
1	Middle School Improvements Project - Phase II	BOE	4,321,000	4,321,000				
			<b>31,765,000</b>	<b>25,000,000</b>	<b>90,000</b>	<b>1,500,000</b>	<b>5,175,000</b>	
<b>GRAND TOTALS</b>			<b>59,944,338</b>	<b>46,379,338</b>	<b>90,000</b>	<b>7,500,000</b>	<b>5,975,000</b>	