

FUND BALANCE & THE REVENUE LINE ITEM "EARNINGS ON INVESTMENTS"

	<u>2012-13 budget</u>	<u>2017-18 budget</u>
UNASSIGNED FUND BALANCE STAYS THE SAME		
Rounded budget	106,000,000	116,000,000 <small>(assuming annual budget growth of 1.5%)</small>
Current unassigned fund balance stays constant	8,500,000	8,500,000
Percent of budget	8.02%	7.33%
Annual earning on investments (using 5%)	→	425,000 → 510,000 6%

	<u>2012-13 budget</u>	<u>2017-18 budget</u>
UNASSIGNED FUND BALANCE GROWS WITH BUDGET		
Unassigned fund balance rows to 12% of budget	106,000,000	116,000,000 <small>(assuming annual budget growth of 1.5%)</small>
Percent of budget	8.02%	12.00%
Annual earning on investments (using 5%)	→	696,000 → 835,200 6%

	<u>2012-13 budget</u>	<u>2017-18 budget</u>
DIFFERENCE IN ANNUAL EARNINGS ON INVESTMENTS		
	271,000	325,200
	6%	6%

EVEN IF THE TOWN STAYED AT 8% THE ADDITIONAL EARNINGS ON INVESTMENTS AMOUNT WOULD BE \$40,000

ADDITIONAL ANNUAL REVENUES

TOWN OF NEWTOWN
SELECTMAN 2013-14 TO 2017-18 CAPITAL IMPROVEMENT PROGRAM WORKSHEET

	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	
BRIDGE REPLACEMENT	430,000	315,000	300,000	414,000	350,000	
H & L FIRE STATION (PMT #1)	500,000	500,000	500,000	500,000	500,000	
SANDY HOOK STREET SCAPE	200,000	200,000	200,000	200,000	200,000	
DICKINSON PARK PLAYGROUND	438,000	1,000,000	1,000,000	1,000,000	1,000,000	
TREADWELL PARK RENOVATIONS	498,000	300,000	300,000	300,000	300,000	
DANBURY HALL DEMOLITION	200,000	500,000	500,000	500,000	500,000	
OPEN SPACE LAND ACQUISITION	200,000	2,815,000	10,000,000	6,914,000	500,000	
SEWER EXTENSION	500,000	2,956,000	800,000	2,500,000	2,350,000	
HAWLEY SCHOOL BOILER/HVAC PHASE I	144,000	2,200,000	2,400,000	2,500,000	2,100,000	
HAWLEY SCHOOL BOILER/HVAC PHASE II	2,370,000	5,015,000	300,000	600,000	400,000	
HAWLEY SCHOOL BOILER/HVAC PHASE III						
BOS TOTAL	5,480,000	16,735,000	20,225,000	10,014,000	4,850,000	
BRIDGE REPLACEMENT						
TANKER ENGINE REPLACEMENTS						
COMMUNITY CENTER PHASE II						
FFH WALKING TRAILS PHASE III						
SEMON CENTER DESIGN						
POLICE BUILDING DESIGN						
BOS TOTAL						
MIDDLE SCHOOL RENOVATION						
MIDDLE GATE WINDOW REPLACEMENT						
BOS TOTAL						

OPEN SPACE LAND ACQUISITION

CONTINGENT UPON THE MUNICIPAL SPACE STUDY

- BRIDGE REPLACEMENT DETAIL
- POVERTY HOLLOW BRIDGE
- BRUSHY HILL RD BRIDGE
- MEADOW BROOK RD BRIDGE
- POND BROOK RD BRIDGE
- BRIDGE

DEMOLITION WITH REMEDIATION (SUBMITTED BY THE FHA 9/27/2011):
PRESENTED FOR INFORMATIONAL PURPOSES

	YR 1	YR 2	YR 3	YR 4	YR 5
SHELTON HOUSE	2,700,000				
SINGLE DWELLINGS (8)	250,000				
DANBURY HALL	250,000				
NORWALK HALL		400,000			
STAMFORD		600,000			
KENT HOUSE		3,000,000			
CAHMAN HOUSE				3,000,000	
COCHRAN HOUSE					3,000,000
PLYMOUTH					1,400,000

TO BE FINANCED BY A \$5,000,000 GOB

SPECIAL APPROPRIATION APPROVED

FIRE APPARATUS REPLACEMENT RECAP

CIP	975,000
2015-16	500,000
2016-17	500,000
CAP NON REC FUND (financed by annual payments from the general fund)	475,000
BY 2016-17	1,950,000

FIRE COMMISSION REQUEST

REPLACE TANKERS #229, #339, #559, #9	5,000,000
REPLACE ENGINE #111	4,000,000
\$2,100,000	500,000
	5,000,000

HAWLEY SEWER DEVELOPMENT

PROJECT ESTIMATED COST	5,000,000
SEWER BENEFIT CHARGES	4,000,000
SEWER ENTERPRISE FUND	500,000
GENERAL FUND	500,000

Capital Improvement Plan September 14, 2012,

Anticipated Capital Expenditures: Cyrenius H. Booth Library

On July 30, 2002, Reserve Advisors, Inc. issued a reserve study outlining appropriate considerations for future capital expenditures of major replacement to the existing property elements of the building and grounds. The C. H. Booth Library Board of Trustees at that time reviewed the detailed information presented. The board then forwarded the documentation to Newtown's Board of Finance as representation with the detailed forecast of future capital improvements required, extrapolated over 20 years to 2022.

Below is a summary of expenditures recommended that were presented by the Library Board of Trustees in 2009 and again in 2011, based on the original information provided in the 2002 Reserve Advisors report. No action has taken place to replace the exterior or interior elements of any items noted, other than the work associated with this winter of 2010 ice and water damage. The work done included a partial slate roof replacement and interior finishes. This work was paid out of a separate capital reserve emergency account. The remaining balance of this reserve account has been used exterior painting of all the wood elements and the replacement of deteriorated window shutters.

Items in bold reflect critical elements requiring replacement as of the present date. The Board of Trustees has also included additional immediate items per present observations.

<u>Item:</u>	<u>Recommended Date</u>	<u>Estimate</u>
<u>Exterior Building Element</u>		
Door and Operator South Entrance In good working order as long as it is maintained. There was an issue with the emergency egress of the as per the Fire Marshalls report which has been addressed.	2012	\$10,500*
Roof Asphalt Shingles (incl. skylights) Starting to show wear & tear Installed in 1996. Recommended replacement is 5 years out.	2012	\$88,000*
Slate Roof including gutter & downspouts Starting to deteriorate, should remain as an item to be considered over the next 5 years.	2011	\$120,000
Brick & Mortar replacement Deterioration is more evident at the windows, especially on the southern exposure of the original building	2006	\$15,000

Original Windows Replaced Performance & efficiency of the original windows Located in the oldest section of the building should not be ignored.	2013	\$85,000**
		\$318,500

Interior Building Elements

Replace acoustical ceiling tiles Meeting Rm. (unsafe) Existing ceiling tiles are crumbling at the edges and very dust ridden.	2012	\$8,000
Children's section replacement of Carpet & Finishes Installed in 1996 and water damaged by two flood situations. The last was in the October 2011 snow storm. Strands are beginning to fray from the backing.	2005	\$32,000
Replacement of the remaining Carpet & Finishes General areas of the section built in 1996.	2005	\$30,000
Replacement of the remaining Floor Covering General areas of the original building need attention.	2005	\$30,000
		\$100,000

Capital Improvement Plan September 1, 2011 continued

Item:	Recommended Date	Estimate
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Building Service Elements

Replacement of Network & Technology Systems The town approved \$21,000.00 for the new server. Within 5 years technology will warrant replacement of equipment along with security and software upgrades.	2009	\$30,000
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Energy Management System Automation	2011	\$45,000
<p>Desperately need to address the entire HVAC system controls. There is nothing presently in operation in the original EMS control system and has not worked in years. The existing controller cannot be supported by the any of the available newer software & technology. At present all the control devices are being manually operated, which is grossly inefficient. This is causing runaway costs of gas and electricity. The replacement of this system could be done in phases over a 5 year development plan.</p>		
Elevator Pumps & Controls	2014	\$25,000**
<p>Well Maintained could last longer than originally anticipated.</p>		
Chilled Water Pumps and Controls	2016	\$15,000**
<p>This would also be part of the EMS upgrade with Energy Star rated equipment.</p>		
Security & Surveillance System Upgrades for safety	2013	\$18,000**
<p>The existing surveillance equipment was a donation by Newtown Savings Bank in 2004. Life expectancy of these types of recorders is 10 years.</p>		
<u>Property Site Elements</u>		
Asphalt Pavement replacement including stripe & seal	2009	\$7,000
<p>Asphalt sealing will help increase the longevity of the existing pavement and is a temporary fix. Line stripping will designate better control of the parking areas.</p>		
Concrete walks and paver replacements	2009	\$5,000
<p>Harsh winters and season changes are causing cracks and gaps between pavers which cause a tripping hazard.</p>		
	Total	\$145,000
	Grand Total	\$563,500

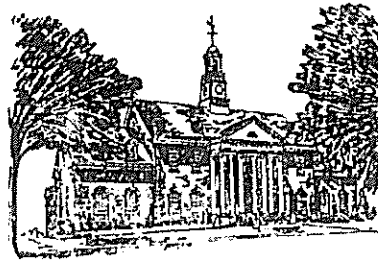
Please Note:

- Items listed above in **Bold** are critical elements requiring immediate replacement
- Items noted with one asterisk (*) should be addressed within the next fiscal year
- Items noted with two asterisks (**) are future consideration through fiscal year 2017

LAND PURCHASED FROM
THE INDIANS 1705

TEL: (203) 270-4285
FAX: (203) 270-4287

EDMOND TOWN HALL
TOWN OF NEWTOWN
45 MAIN STREET
NEWTOWN, CT 06470



BOARD OF MANAGERS

September 14, 2012

The Edmond Town Hall Board of Managers requests the following items/needs to be considered under the Capital Improvement Plan (CIP):

- | | |
|--|--------------|
| 1 - Blue Ray DVD - Wi-Fi system | \$100,00.00 |
| To be able to continue operation of theater - film and music/cultural events | |
| 2- Refurbish the existing windows in Town Hall | \$300,000.00 |
| Energy audit recommends this project in order to achieve energy efficiency.
The process requested is the same as the treatment of the windows at the
Municipal Building and the Meeting House. | |
| 3- Replacement/Repair of the flat roof on the back of the Town Hall | \$150,000.00 |
| Replace two boilers | 60,000.00 |
| Ductless AC Unites for the building | 70,000.00 |
| Total of | \$280,000.00 |

Newtown Parks & Recreation Project Plan - 2013-2022

draft

As of 09/11/2012

<u>Project</u>	<u>Priority</u>	<u>Cost in Current \$</u>	<u>Funding Source</u>	<u>Description</u>
<u>CIP</u>				
Dickinson Playground/Pavilion	1	\$438,000	CIP	Replace deteriorating FunSpace playground
Treadwell Park Infrastructure	1A	\$498,000	CIP	Renovate Basketball/Tennis Courts and sidewalks
Treadwell & Dickinson Parking Lot Paving	2	\$998,000	CIP	Based on 2011 Public Works estimate per sq. foot.
Facility Improvements at Eichler's Cove	3	\$325,000	CIP	Parking/driveway improvements, pavilion & septic reserve
Dickinson Splashpad/Bath House/Concession	4	\$900,000	CIP	Continue facility upgrades at Dickinson Park & parking
FFH Trail	5	\$275,000	CIP	Complete urban trail at FFH Campus, per Master Plan
Community Center	6	\$15,000,000	CIP	Construction of Community Center (gym, pool, multipurpose space, department offices, teen center, classrooms)
Bath House/Concessions at Eichler's Cove	7	\$500,000	CIP	Continue facility upgrades at Eichler's Cove Park
Treadwell Pool Replacement	8	\$1,500,000	CIP	Nearing end of useful life. Hiring consultant in 2014.
Artificial Turf Installation at H.S. back field	9	\$750,000	CIP	Joint request with BOE?
FFH Softball Field (New)	10	\$300,000	CIP	Per FFH master plan - does not require demolition.
Lake Lillinonah Improvements	11	\$400,000	CIP	Includes pavilion, parking lot resurfacing, new dock
Alpine Road Park Improvements	12	\$400,000	CIP	Includes pavilion, parking lot, landscaping & security
		\$22,284,000		
<u>Surcharge Fund</u>				
Artificial Turf Replacement - Treadwell Field	1	\$500,000	Surcharge Funds	Scheduled replacement of artificial turf at Treadwell
Install Lights at High School Back Field	2	\$300,000	Surcharge Funds	Install lights at one multipurpose practice field
Tilson Artificial Turf Replacement	3	\$500,000	Surcharge Funds	Scheduled replacement of artificial turf at Tilson Field
		\$1,300,000		
<u>Operating Budget*</u>				
Pocket Park Study	1	\$30,000	Operating Budget	Explore feasibility of pocket parks in Newtown
Playground Equipment at Eichler's Cove	2	\$25,000	Operating Budget	To add to the play and enjoyment value at this facility
Treadwell Playground and Pavilion Improvements	3	\$200,000	Operating Budget	Scheduled maintenance and replacement or repairs
Dickinson Skatepark Infrastructure	4	\$60,000	Operating Budget	Includes maintenance and expansion of existing park
		\$315,000		
<u>Town Assigned Fund Balance</u>				
Trail & Open Space Support for Rec Purpose	1	\$50,000	Fund balance	Annual allocation for trail & open space maint. & construction

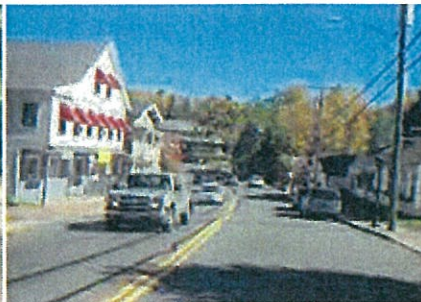
*Partial list of projects funded through Operating Budget - Does not include Equipment!



TOWN OF NEWTOWN

COMBINED BOS-BOE CAPITAL IMPROVEMENT PROGRAM (CIP)

2013 - 2014 TO 2017 – 2018



BOS APPROVED 10/15/2012; BOE APPROVED 10/16/2012

COMPILED BY THE FINANCE DIRECTOR

TOWN OF NEWTOWN
COMBINED BOS - BOE CIP (2013 - 2014 TO 2017 - 2018) - OCTOBER 15,16, 2012

RANK		2013 - 2014 (YEAR ONE)			Proposed Funding			
		Dept.	Amount Requested	Bonding	Grants	General Fund	Other	
		BOARD OF SELECTMEN						
		Capital Road Program	PW 2,000,000			2,000,000		
1		Bridge Replacement Program	PW 430,000	430,000				
2		Newtown H & L Fire House Construction (1 of 3)	FIRE 500,000	500,000				
3		Sandy Hook Streetscape Program ***	ECON DEV 200,000	200,000				
4		Dickinson Playground	P & R 438,000	438,000				
5		Treadwell Park Renovations	P & R 498,000	498,000				
6		Danbury Hall Demolition	FFH 250,000	200,000	50,000			
7		Open Space Acquisition Program	LAND USE 200,000	200,000				
8		Hawleyville Sewer Extension (Phase II)	WPCA 5,000,000	500,000			4,500,000	
9		Artificial Turf Replacement at Treadwell Field	P & R 500,000				500,000	
10		Install Lights at High School Back Field	P & R 300,000				300,000	
		BOARD OF EDUCATION						
1		Hawley Boiler / HVAC - Phase I Prof Svs ***	BOE 144,000	144,000				
2		Hawley Boiler / HVAC - Phase I Contruction	BOE 2,370,000	2,370,000				
		TOTALS	>>>>>>> 12,830,000	5,480,000	50,000	2,000,000	5,300,000	
RANK		2014 - 2015 (YEAR TWO)			Proposed Funding			
		Dept.	Amount Requested	Bonding	Grants	General Fund	Other	
		BOARD OF SELECTMEN						
		Capital Road Program	PW 2,000,000			2,000,000		
1		Bridge Replacement Program	PW 315,000	315,000				
2		Newtown H & L Fire House Construction (2 of 3)	FIRE 500,000	500,000				
3		Sandy Hook Streetscape Program ***	ECON DEV 200,000	200,000				
4		Open Space Acquisition Program	LAND USE 1,000,000	1,000,000				
5		FFH Walking Trails Phase II	FFH 300,000	300,000				
6		Community Center Design Phase	P & R 500,000	500,000				
		BOARD OF EDUCATION						
1		High School Auditorium Improvements - Design	BOE 100,000.0	100,000				
2		High School Auditorium Improvements	BOE 2,200,000	2,200,000				
		TOTALS	>>>>>>> 7,115,000	5,115,000	-	2,000,000	-	
RANK		2015 - 2016 (YEAR THREE)			Proposed Funding			
		Dept.	Amount Requested	Bonding	Grants	General Fund	Other	
		BOARD OF SELECTMEN						
		Capital Road Program	PW 2,000,000			2,000,000		
1		Bridge Replacement Program	PW 300,000	300,000				
2		Newtown H & L Fire House Construction (3 of 3)	FIRE 500,000	500,000				
3		Addition To Fire House Sub-Station	FIRE 375,000	375,000				
4		Fire Apparatus Replacement	FIRE 975,000	975,000				
5		Treadwell/Dickinson Parking Lots	P & R 450,000	450,000				
6		Eichlers Cove Concession Stand / Bath House	P & R 325,000	325,000				
7		Community Center Construction Phase (1 of 2)	P & R 10,000,000	10,000,000				
8		Open Space Acquisition Program	LAND USE 800,000	800,000				
9		FFH Building Demolition	FFH 2,400,000	2,400,000				
10		Edmond Town Hall Renovations	ETH 300,000	300,000				
11		Library Renovations	LIB 300,000	300,000				
		BOARD OF EDUCATION						
1		Hawley Boiler / HVAC - Phase II	BOE 3,500,000	3,500,000				
		TOTALS	>>>>>>> 22,225,000	20,225,000	-	2,000,000	-	
RANK		2016 - 2017 (YEAR FOUR)			Proposed Funding			
		Dept.	Amount Requested	Bonding	Grants	General Fund	Other	
		BOARD OF SELECTMEN						
		Capital Road Program	PW 2,000,000			2,000,000		
1		Bridge Replacement Program	PW 414,000	414,000				
2		Fire Apparatus Replacement	FIRE 975,000	500,000			475,000	
3		Community Center Construction Phase (2 of 2)	P & R 5,000,000	5,000,000				
4		FFH Walking Trails Phase III	FFH 500,000	500,000				
5		Senior Center Design Phase	SR CTR 500,000	500,000				
		BOARD OF EDUCATION						
1		Hawley Boiler / HVAC - Phase III	BOE 2,500,000	2,500,000				
2		Sandy Hook Window Replacements	BOE 600,000	600,000				
		TOTALS	>>>>>>> 12,489,000	10,014,000	-	2,000,000	475,000	
RANK		2017 - 2018 (YEAR FIVE)			Proposed Funding			
		Dept.	Amount Requested	Bonding	Grants	General Fund	Other	
		BOARD OF SELECTMEN						
		Capital Road Program	PW 2,000,000			2,000,000		
1		Bridge Replacement Program	PW 350,000	350,000				
2		Edmond Town Hall Renovations	ETH 250,000	250,000			175,000	
3		Library Renovations	LIB 250,000	250,000				
4		FFH Building Demolition / Infrastructure	FFH 1,000,000	1,000,000				
5		Police Facility Design	POLICE 500,000	500,000				
		BOARD OF EDUCATION						
1		Middle School Renovation - Phase 0	BOE 100,000	100,000				
2		Middle School Renovation - Phase 1	BOE 2,100,000	2,100,000				
3		Middle Gate Window Replacements	BOE 400,000	400,000				
		TOTALS	>>>>>>> 6,950,000	4,950,000	-	2,000,000	175,000	
GRAND TOTALS			61,609,000	45,784,000	50,000	10,000,000	5,950,000	

*** BONDED AMOUNT HAS BEEN APPROPRIATED (APPROVED)

**TOWN OF NEWTOWN
SELECTMEN & BOARD OF EDUCATION PROPOSED 2013-14 TO 2017-18 CAPITAL IMPROVEMENT PROGRAM**

2013-2014	2014-2015	2015-2016	2016-2017	2017-2018
430,000 BRIDGE REPLACEMENT 500,000 H & L FIRE STATION (PMT #1) 200,000 SANDY HOOK STREET SCAPE 438,000 OPEN SPACE LAND ACQUISITION 498,000 FFH WALKING TRAILS PHASE II 200,000 DANBURY HALL DEMOLITION 200,000 OPEN SPACE LAND ACQUISITION 500,000 SEWER EXTENSION BOS TOTAL 2,966,000	315,000 BRIDGE REPLACEMENT 500,000 H & L FIRE STATION (PMT #2) 200,000 SANDY HOOK STREET SCAPE 1,000,000 OPEN SPACE LAND ACQUISITION 300,000 FFH WALKING TRAILS PHASE II 500,000 COMMUNITY CENTER DESIGN 2,815,000 BOS TOTAL	300,000 BRIDGE REPLACEMENT 500,000 H & L FIRE STATION (PMT #3) 375,000 SANDY HOOK FIRE SUB-STATION 975,000 TANKER ENGINE REPLACEMENTS 450,000 DICKINSON/TREADWELL PARKING LOTS 325,000 EICHLER'S COVE CONCESSION/BATH HS 10,000,000 COMMUNITY CENTER PHASE I 800,000 OPEN SPACE LAND ACQUISITION 2,400,000 FFH BUILDING DEMOLITION 300,000 EDMOND TOWN HALL RENOVATIONS 300,000 LIBRARY RENOVATIONS BOS TOTAL 16,725,000	414,000 BRIDGE REPLACEMENT 500,000 TANKER ENGINE REPLACEMENTS 500,000 COMMUNITY CENTER PHASE II 500,000 FFH WALKING TRAILS PHASE III 500,000 FFH BUILDING REMEDIATION/DEMOLITION 500,000 OR INFRASTRUCTURE 6,914,000 POLICE BUILDING DESIGN BOS TOTAL 9,914,000	350,000 BRIDGE REPLACEMENT 250,000 EDMOND TOWN HALL RENOVATIONS 250,000 LIBRARY RENOVATIONS 1,000,000 FFH BUILDING REMEDIATION/DEMOLITION 500,000 OR INFRASTRUCTURE 2,350,000 BOS TOTAL
144,000 HAWLEY SCHOOL BOILER/HVAC PHASE 0 2,370,000 HAWLEY SCHOOL AUDITORIUM BOE TOTAL 2,514,000 2013-2014 CIP GRAND TOTAL 5,480,000	100,000 HIGH SCHOOL AUDITORIUM PHASE 0 2,200,000 HIGH SCHOOL AUDITORIUM BOE TOTAL 2,300,000 2013-2014 CIP GRAND TOTAL 5,115,000	16,725,000 HAWLEY SCHOOL BOILER/HVAC PHASE III 3,500,000 SANDY HOOK WINDOW REPLACEMENTS BOE TOTAL 3,500,000 2013-2014 CIP GRAND TOTAL 20,225,000	2,500,000 MIDDLE SCHOOL RENOVATION PHASE 0 600,000 MIDDLE SCHOOL RENOVATION 3,100,000 MIDDLE GATE WINDOW REPLACEMENT BOE TOTAL 3,100,000 2013-2014 CIP GRAND TOTAL 10,014,000	100,000 MIDDLE SCHOOL RENOVATION PHASE 0 2,100,000 MIDDLE SCHOOL RENOVATION 400,000 MIDDLE GATE WINDOW REPLACEMENT BOE TOTAL 2,600,000 2013-2014 CIP GRAND TOTAL 4,950,000

- FIRE APPARATUS REPLACEMENT RECAP:
- OPEN SPACE LAND ACQUISITION
- CONTINGENT UPON THE MUNICIPAL SPACE STUDY
- BRIDGE REPLACEMENT DETAIL:
- POVERTY HOLLOW BRIDGE
- BRUSHY HILL RD BRIDGE
- MEADOW BROOK RD BRIDGE
- POND BROOK RD BRIDGE
- BRIDGE
- DEMOLITION WITH REMEDIATION (SUBMITTED BY THE FHA 9/27/2011):
- PRESENTED FOR INFORMATIONAL PURPOSES

CIP:	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
975,000 500,000 475,000 3,950,000															
FIRE COMMISSION REQUEST: REPLACE TANKERS #229, #339, #559, #9 REPLACE ENGINE #111 \$2,100,000															
HAWLEY SEWER DEVELOPMENT: PROJECT ESTIMATED COST SEWER BENEFIT CHARGES SEWER ENTERPRISE FUND GENERAL FUND TO BE FINANCED BY A \$5,000,000 GOB SPECIAL APPROPRIATION APPROVED															

Town of Newtown, Connecticut

Capital Improvement Plan

'13/'14 thru '17/'18

PROJECTS & FUNDING SOURCES BY DEPARTMENT

Department	Project#	Priority	'13/'14	'14/'15	'15/'16	'16/'17	'17/'18	Total
Board of Education								
Hawley HVAC Renovations	BOE-1	1	2,514,000		3,500,000	2,500,000		8,514,000
<i>Bonding</i>			2,514,000		3,500,000	2,500,000		8,514,000
High School Auditorium Improvements	BOE-2	1		2,300,000				2,300,000
<i>Bonding</i>				2,300,000				2,300,000
Window Replacement	BOE-3	1				600,000	400,000	1,000,000
<i>Bonding</i>						600,000	400,000	1,000,000
Middle School Improvements	BOE-4	1					2,200,000	2,200,000
<i>Bonding</i>							2,200,000	2,200,000
Board of Education Total			2,514,000	2,300,000	3,500,000	3,100,000	2,600,000	14,014,000
Economic Development								
Sandy Hook Streetscape Program	EDC-1	n/a	200,000	200,000				400,000
<i>Bonding</i>			200,000	200,000				400,000
Hawleyville Sewer Extension	EDC-2	n/a	5,000,000					5,000,000
<i>Bonding</i>			500,000					500,000
<i>Other</i>			4,500,000					4,500,000
Economic Development Total			5,200,000	200,000				5,400,000
Edmond Town Hall								
Edmond Town Hall Building Renovations	ETH-1	n/a			300,000		250,000	550,000
<i>Bonding</i>					300,000		250,000	550,000
Edmond Town Hall Total					300,000		250,000	550,000
FFH								
FFH Walking Trails (Phase II & III)	FFH-1	n/a		300,000		500,000		800,000
<i>Bonding</i>				300,000		500,000		800,000
FFH Building Demolition	FFH-2	n/a	250,000		2,400,000		1,000,000	3,650,000
<i>Bonding</i>			200,000		2,400,000		1,000,000	3,600,000
<i>Grants</i>			50,000					50,000
FFH Total			250,000	300,000	2,400,000	500,000	1,000,000	4,450,000
Fire								
Newtown H&L Fire House Construction	Fire -1	n/a	500,000	500,000	500,000			1,500,000
<i>Bonding</i>			500,000	500,000	500,000			1,500,000
Addition to Fire House Sub-Station	Fire -2	n/a			375,000			375,000
<i>Bonding</i>					375,000			375,000
Replacement of Fire Apparatus	Fire -3	n/a			975,000	975,000		1,950,000

Department	Project#	Priority	'13/'14	'14/'15	'15/'16	'16/'17	'17/'18	Total
Bonding					975,000	500,000		1,475,000
Other						475,000		475,000
Fire Total			500,000	500,000	1,850,000	975,000		3,825,000
Land Use								
Open Space Acquisition Program	Land -1	n/a	200,000	1,000,000	800,000			2,000,000
Bonding			200,000	1,000,000	800,000			2,000,000
Land Use Total			200,000	1,000,000	800,000			2,000,000
Library								
Library Building Renovations	LIB-1	n/a			300,000		250,000	550,000
Bonding					300,000		250,000	550,000
Library Total					300,000		250,000	550,000
Parks & Recreation								
Dickinson Park Playground	P&R-1	n/a	438,000					438,000
Bonding			438,000					438,000
Treadwell Park Renovations	P&R-2	n/a	498,000					498,000
Bonding			498,000					498,000
Artificial Turf Replacement @ Treadwell Field	P&R-3	n/a	500,000					500,000
Other			500,000					500,000
Community Center	P&R-4	n/a		500,000	10,000,000	5,000,000		15,500,000
Bonding				500,000	10,000,000	5,000,000		15,500,000
Bath House/Concessions Stand @ Eichlers Cove	P&R-5	n/a			325,000			325,000
Bonding					325,000			325,000
Treadwell/Dickinson Parking Lots	P&R-7	n/a			450,000			450,000
Bonding					450,000			450,000
High School Back Field Light Installation	P&R-8	2	300,000					300,000
Other			300,000					300,000
Parks & Recreation Total			1,736,000	500,000	10,775,000	5,000,000		18,011,000
Police								
Police Facility	Pol -1	n/a					500,000	500,000
Bonding							500,000	500,000
Police Total							500,000	500,000
Public Works								
Capital Road Program	PW -1	n/a	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	10,000,000
General Fund			2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	10,000,000
Bridge Replacement Program	PW -2	n/a	430,000	315,000	300,000	414,000	350,000	1,809,000
Bonding			430,000	315,000	300,000	414,000	350,000	1,809,000
Public Works Total			2,430,000	2,315,000	2,300,000	2,414,000	2,350,000	11,809,000
Senior Center								
New Senior Center	SR CTR-1	n/a				500,000		500,000
Bonding						500,000		500,000

Department	Project#	Priority	'13/'14	'14/'15	'15/'16	'16/'17	'17/'18	Total
Senior Center Total						500,000		500,000
GRAND TOTAL			12,830,000	7,115,000	22,225,000	12,489,000	6,950,000	61,609,000

'13/'14 '14/'15 '15/'16 '16/'17 '17/'18

FUNDING RECAP:

BONDING	5,480,000	5,115,000	20,225,000	10,014,000	4,950,000
GRANTS	50,000	-0-	-0-	-0-	-0-
GENERAL FUND	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
OTHER	5,300,000	-0-	-0-	475,000	175,000
GRAND TOTAL	12,830,000	7,115,000	22,225,000	12,489,000	6,950,000

Capital Improvement Plan
Town of Newtown, Connecticut

'13/'14 thru '17/'18

Department Board of Education
 Contact RON BIENKOWSKI, DIREC
 Type Building construction/renovatio
 Useful Life
 Category Buildings
 Priority 1 - High

Project # **BOE-1**
 Project Name **Hawley HVAC Renovations**

Description **Total Project Cost: \$8,514,000**

This project includes:
 Replace one boiler in the 1948 building & convert 1921 boilers from steam to hot water.
 Installation of a ducted ventillation system to provide both heating and cooling to be thermo-statically controlled using an energy management system

Ducting will be appropriately sized to meet all heating and cooling requirements.
 Replace steam heating systems with hot water heating systems.
 Provide individual temperature control in classrooms
 Provide air conditioning throughout the building
 Install energy efficient direct digital control (DDC) temperature control systems. DDC system also aids in reducing maintenance
 Improve indoor air quality
 Provide mechanical ventilation via air handling units versus natural ventilation through open windows. The 1921 section of the building is particularly subject to noise and dust from Church Hill Rd when windows are open

In order to accommodate the HVAC renovations there are extensive renovations to the electrical systems, including lighting, power and fire alarms.

Justification

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 3 sections, 1921, 1948 and 1997, this facility is currently heated by 2 boiler plants. The 1921 section is served by 2 steam boilers 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.

Expenditures	'13/'14	'14/'15	'15/'16	'16/'17	'17/'18	Total
Planning/Design	144,000					144,000
Construction/Maintenance	2,370,000		3,500,000	2,500,000		8,370,000
Total	2,514,000		3,500,000	2,500,000		8,514,000

Funding Sources	'13/'14	'14/'15	'15/'16	'16/'17	'17/'18	Total
Bonding	2,514,000		3,500,000	2,500,000		8,514,000
Total	2,514,000		3,500,000	2,500,000		8,514,000

Budget Impact/Other

Operating and maintenance costs estimated at \$9,500/year.



NEWTOWN HAWLEY SCHOOL Boiler Replacement & Infrastructure Upgrading

PHASE ONE - WORKING DRAFT

BOILER REPLACEMENT and RELATED RENOVATION IN THE 1948 SECTION

MECHANICAL TASKS:

- Existing steam radiation system to be removed and replaced with a new hot water system
- Install two new hot water boilers and associated breaching
- Install new gas service as a fuel source for the boilers
- Install new energy management system

ELECTRICAL TASKS:

- Modify existing addressable fire alarm panel as required in areas renovated
- Modify existing emergency lights, exit lights and smoke/heat detectors to the satisfaction of the Fire Marshall

RELATED RENOVATION TASKS:

- Remove existing radiation, associated casework and possible hazmat materials
- Insulate exterior walls
- Install new casework associated with new hot water radiation
- Repair existing rated wall systems to required rating standard
- Repair distressed masonry at window heads
- Repaint areas affected by renovation process
- Repair site where disturbed by new utility installation

FW: Revised Hawley Heating Only and Related Work Estimate

Tue 9/4/2012 1:25 PM

From: Charles Boos

To: pat.lodra@newtown-ct.gov

Sorry it took this long. Bob had meetings out of his office. We just connected and he asked me to forward the revised estimate on to you.

From: Charles Boos [mailto:cwb@kba-architects.com]

Sent: Tuesday, September 04, 2012 9:05 AM

To: 'Robert Mitchell'

Cc: 'Jennifer Mangiagli'

Subject: Revised Hawley Heating Only and Related Work Estimate

Good morning.

I recommend that the Town Budget \$2,370,000. For the revised scope of work.

This breaks down as:

Construction Cost	\$1,900,000.
Owner's Contingency @ 10%	\$190,000.
Professional Services	\$180,000.
Owner's Soft Costs	\$100,000.

Total	\$2,370,000.
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Kindly pass this on to Pat if you concur. I believe that I can have the Professional Estimate in hand on or about Friday 9/7.

Charles W. Boos

Kaestle Boos Associates, Inc.

416 Slater Road

New Britain, CT 06050-2590

Ph.:860-229-0361 Fax:860-229-5303

NEW EMAIL ADDRESS: cwb@kba-architects.com

Web:<http://www.kba-architects.com>



NEWTOWN HAWLEY SCHOOL Boiler Replacement, HVAC & Related Work

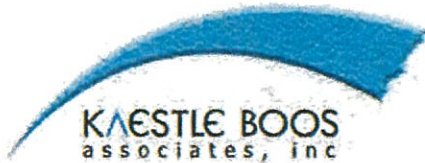
THE PROJECT

BOILER REPLACEMENT AND INSTALLATION OF A DUCTED HVAC SYSTEM

CIP indicated that THE PROJECT was to be accomplished as a phased installation during the summers of 2013, 2014 & 2015.

The boiler replacement phase proposed the consolidation of two existing boiler rooms into one and the total elimination of the existing steam system in both the 1921 and 1948 sections of the building. Related work included Haz/Mat removal, the replacement of classroom casework associated with existing wall mounted radiation, and the upgrade of all related fire safety systems and components to the satisfaction of the Fire Marshall.

The installation of a Ducted HVAC System was scheduled for subsequent phases. Related work includes an upgrade to the existing electrical service; ceiling and lighting replacements to facilitate the installation of the new ductwork; structural alterations to accommodate new roof top equipment and vertical duct drops, roof repairs and/or replacement as the needed; and the upgrade of all related fire safety systems and components to the satisfaction of the Fire Marshall.



NEWTOWN HAWLEY SCHOOL

Boiler Replacement, HVAC & Related Work

THE PROJECT

PROJECT APPROACH

Early on in the study process we determined that the most economical approach to implement THE PROJECT was to integrate the heating and ventilation tasks on a “vertical” basis. This decision was primarily driven by the cost savings and reduced disruption factor of renovating the classrooms once rather than twice. The work would still be phased over a three year period, the difference being that all of the work in each section is accomplished at one time. By way of example, the first phase would be accomplished during the summer of 2013 and would include the replacement of the existing boilers, replacement of the steam radiation, installation new roof top HVAC equipment, installation of new ductwork, and related internal renovations in the 1948 section and a small portion of the 1997 building.

The summer of 2014 contemplates a similar approach to the remaining portion of the 1997 section of the building.

The Building and Site Commission suggested bidding the work in the remaining portion of the 1997 building as a “Bid Alternate” to the Phase One work. If the bids are favorable and funding could be made available, completing Phases One and Two at the same time will likely result in overall cost savings to the project.

There are construction components that will qualify for State Reimbursement, and we recommend that each project phase be submitted to the State as a separate project. However, if the Town decides to seek reimbursement dollars, the entire building will need to be brought into conformance with accessibility standards. This requirement has the greatest impact upon Phase Three work that is scheduled for 2015 in the 1921 section of the building.

Phase Three, therefore, can be approached in two distinct ways:

- Complete only the heating, the ducted HVAC system and related work without regard for mandated accessibility upgrades.
- Include accessibility upgrades which would result in the project becoming eligible for State reimbursement.

The work was professionally estimated by RLB Ltd.



NEWTOWN HAWLEY SCHOOL

Boiler Replacement & Infrastructure Upgrading

PHASE ONE HAS
BEEN REVISED

PHASE ONE - WORKING DRAFT

BOILER REPLACEMENT, INSTALLATION OF A DUCTED HVAC SYSTEM and RELATED RENOVATION IN THE 1948 SECTION & PARTIAL 1997 SECTION

MECHANICAL TASKS:

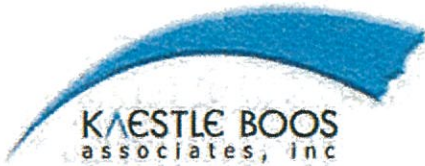
- Existing steam radiation system to be removed and replaced with a new hot water system
- Install two new hot water boilers and associated breaching
- Install new roof top equipment
- Install new gas service as a fuel source for the boilers and roof top equipment
- Install vertical duct risers to First and Second Floors
- Install horizontal duct distribution system
- Install new energy management system
- Install new fire service
- Install new fire suppression system

ELECTRICAL TASKS:

- Replace existing electrical service
- Relocate electrical service room
- Replace and/or modify existing electrical distribution panels
- Provide new emergency generator (alternate)
- Modify existing addressable fire alarm panel as required in areas renovated
- Modify existing emergency lights, exit lights and smoke/heat detectors to the satisfaction of the Fire Marshall
- Provide new lighting fixtures in areas renovated

RELATED RENOVATION TASKS:

- Remove existing radiation, associated casework and possible hazmat materials
- Insulate exterior walls
- Install new casework associated with new hot water radiation
- Repair existing rated wall systems to required rating standard
- Replace existing ceilings to accommodate new ductwork
- Reinforce roof structure to support new roof top equipment including associated internal renovations
- Repair distressed masonry at window heads
- Replace existing roof
- Repaint areas affected by renovation process
- Repair site where disturbed by new utility installation



NEWTOWN HAWLEY SCHOOL

Boiler Replacement & Infrastructure Upgrading

PHASE TWO - WORKING DRAFT

BOILER REPLACEMENT, INSTALLATION OF A DUCTED HVAC SYSTEM and RELATED RENOVATION IN THE REMAINING 1997 SECTION

MECHANICAL TASKS:

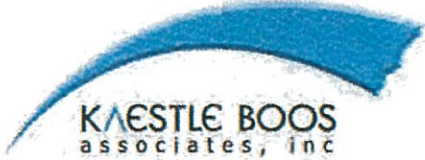
- Install new roof top equipment
- Connect gas service to new roof top equipment
- Install vertical duct risers to roof top equipment
- Install horizontal duct distribution system
- Extend new energy management system
- Install new fire suppression system

ELECTRICAL TASKS:

- Replace and/or modify existing electrical distribution panels
- Modify existing addressable fire alarm panel as required
- Modify existing emergency lights, exit lights and smoke/heat detectors to the satisfaction of the Fire Marshall
- Provide new lighting fixtures in areas renovated

RELATED RENOVATION TASKS:

- Replace existing ceilings to accommodate new ductwork
- Reinforce roof structure to support new roof top equipment including associated internal renovations
- Repair existing roof
- Repaint areas affected by renovation process



NEWTOWN HAWLEY SCHOOL

Boiler Replacement & Infrastructure Upgrading

PHASE THREE - WORKING DRAFT

BOILER REPLACEMENT, INSTALLATION OF A DUCTED HVAC SYSTEM and RELATED RENOVATION IN THE 1921 SECTION

MECHANICAL TASKS:

- Existing steam radiation system to be removed and replaced with a new hot water system
- Install new roof top equipment
- Connect new gas service to new roof top equipment
- Remove existing oil tank
- Install vertical duct risers to Lower, Main and Upper Floors
- Install horizontal duct distribution system
- Extend new energy management system
- Install new fire suppression system

ELECTRICAL TASKS:

- Replace and/or modify existing electrical distribution panels
- Modify existing addressable fire alarm panel as required
- Replace existing emergency lights, exit lights and smoke/heat detectors to the satisfaction of the Fire Marshall
- Provide new lighting fixtures throughout

RELATED RENOVATION TASKS:

- Remove existing radiation, associated casework and possible hazmat materials
- Insulate exterior walls
- Install new hot water radiation and replace casework
- Repair existing rated wall systems to required rating standard
- Replace existing ceilings throughout
- Reinforce roof structure above auditorium to support new roof top equipment
- Replace existing roof on auditorium
- Repaint areas affected by renovation process



NEWTOWN HAWLEY SCHOOL

Boiler Replacement, HVAC & Related Work

COST ESTIMATE

WORKING DRAFT

PHASE I REVISED
AMOUNT =
\$2,370,000

PHASE ONE:

• Construction cost	\$3,576,970
• Owner's contingency @ 5%	\$ 178,850
• Professional services @ 7.5%	\$ 254,175
• Owner's soft costs @ 5%	<u>\$ 178,850</u>
TOTAL	\$4,188,845
Potential State Reimbursement	<u>\$ 600,000</u>
Cost to NEWTOWN	\$3,588,845

PHASE TWO:

• Construction cost	\$1,389,000
• Owner's contingency @ 5%	\$ 69,450
• Professional services @ 7.5%	\$ 97,200
• Owner's soft costs @ 5%	<u>\$ 69,450</u>
TOTAL	\$1,625,100
Potential State Reimbursement	<u>\$ 228,000</u>
Cost to NEWTOWN	\$1,397,100

PHASE THREE:

• Construction cost	\$2,176,990
• Owner's contingency @ 5%	\$ 108,850
• Professional services @ 7.5%	\$ 163,275
• Owner's soft costs @ 5%	<u>\$ 108,850</u>
TOTAL	\$2,557,965
Potential State Reimbursement	<u>\$ 300,000</u>
Cost to NEWTOWN	\$2,257,965

PHASE THREE ADA IMPROVEMENTS:

• Construction cost	\$5,777,230
• Owner's contingency @ 5%	\$ 288,860
• Professional services @ 7.5%	\$ 433,290
• Owner's soft costs @ 5%	<u>\$ 288,860</u>
TOTAL	\$6,788,240
Potential State Reimbursement	<u>\$1,400,000</u>
Cost to NEWTOWN	\$5,388,240

RECAPITULATION:

	CIP
BASE PROJECT	\$ 8,371,910
ADA ENHANCEMENTS:	<u>\$ 4,230,275</u>
ENHANCED PROJECT:	\$12,602,185

STATE PROJECT

BASE PROJECT	\$8,371,910 (-) \$1,128,000 = \$7,243,910
ADA ENHANCEMENTS:	\$4,230,275 (-) \$1,400,000 = <u>\$2,830,275</u>
Cost to NEWTOWN	\$10,074,185

Construct all phases simultaneously:

BASE PROJECT.....	DEDUCT \$250,000
ENHANCED PROJECT.....	DEDUCT \$750,000

Capital Improvement Plan
Town of Newtown, Connecticut

'13/'14 thru '17/'18

Department Board of Education
Contact RON BIENKOWSKI, DIREC
Type Building construction/renovatio
Useful Life
Category Buildings
Priority 1 - High

Project # BOE-2
Project Name High School Auditorium Improvements

Description **Total Project Cost: \$2,300,000**
 This project consists of replacement of the original 1970 auditorium seating, replacement of the carpeting, replacement of house lighting, HVAC repairs, installation of LED isle lighting and repair of concrete floor.
 Total seats = 1,130.

Justification
 The seating in the auditorium is in very poor condition and presents a safety hazard to the school and the community as well. Multiple seats have been removed over the years to limit injury to students, staff and the general public who all use the facility extensively. The carpeting is worn and has been repaired multiple times to ensure safety as well. The isle lighting is an ADA and safety requirement.

Expenditures	'13/'14	'14/'15	'15/'16	'16/'17	'17/'18	Total
Planning/Design		100,000				100,000
Construction/Maintenance		2,200,000				2,200,000
Total		2,300,000				2,300,000

Funding Sources	'13/'14	'14/'15	'15/'16	'16/'17	'17/'18	Total
Bonding		2,300,000				2,300,000
Total		2,300,000				2,300,000

Budget Impact/Other
 Lower repair costs.

Capital Improvement Plan
Town of Newtown, Connecticut

'13/'14 thru '17/'18

Department Board of Education

Contact

Type Building construction/renovatio

Useful Life

Category Unassigned

Priority 1 - High

Project #	BOE-3
Project Name	Window Replacement

Description	Total Project Cost: \$1,000,000
<p>Replace aging windows with energy efficient windows thru out the schools:</p> <p>2016-17 Sandy Hook Elementary School: This project consists of replacement of the original single pane window units installed in 1956. There are 180 complete window sections to be replaced.</p> <p>2017-18 Middle Gate Elementary School: This project consists of replacement of the original single pane window units installed in 1964. There are 125 complete window sections to be replaced.</p>	

Justification
<p>The windows installed in the original construction are 47 to 55 years old, single pane glass and in very poor condition. A few sections have been repaired over the years, from rotted caulking, worn hardware and broken locking mechanisms. The existing windows are also very drafty, creating a very uncomfortable learning enviroment. The benefits of new windows are increased energy efficiency as well as a substantially improved learning/working enviroment. Another enhancement we will realize will be upgrading the appropriate window sections to meet NFP regulations with respect to egress.</p>

Expenditures	'13/'14	'14/'15	'15/'16	'16/'17	'17/'18	Total
Construction/Maintenance				600,000	400,000	1,000,000
Total				600,000	400,000	1,000,000

Funding Sources	'13/'14	'14/'15	'15/'16	'16/'17	'17/'18	Total
Bonding				600,000	400,000	1,000,000
Total				600,000	400,000	1,000,000

Budget Impact/Other
<p>Lower heating costs. Amount to be determined.</p>

Capital Improvement Plan
Town of Newtown, Connecticut

'13/'14 thru '17/'18

Department Board of Education
Contact RON BIENKOWSKI, DIREC
Type Building construction/renovatio
Useful Life
Category Buildings
Priority 1 - High

Project # **BOE-4**
Project Name **Middle School Improvements**

Description **Total Project Cost: \$2,200,000**
Climate Control renovation and code compliance: This project consists of replacement of original boiler plant to a higher efficiency forced water system as well as upgrades to existing packaged HVAC roof top units.

Justification
As stated in the Climate Control Committee Report, dated August 2003, and the air quality retesting done in the spring of 2010, there is a need to upgrade the HVAC system at the MS. The upgrade will address the age of the boilers, the ineffectiveness of the system as a whole and the improvement of the air quality. The boiler plant is currently 60 years old and two of the four boilers have been de-commissioned due to failure. The building is also being heated through a hybrid system of steam and forced hot water. A High efficiency boiler plant along with re-piping the facility to forced hot water will ensure continued operation and a tremendous financial and energy savings to our town/district.

Expenditures	'13/'14	'14/'15	'15/'16	'16/'17	'17/'18	Total
Planning/Design					100,000	100,000
Construction/Maintenance					2,100,000	2,100,000
Total					2,200,000	2,200,000

Funding Sources	'13/'14	'14/'15	'15/'16	'16/'17	'17/'18	Total
Bonding					2,200,000	2,200,000
Total					2,200,000	2,200,000

Budget Impact/Other

Capital Improvement Plan
Town of Newtown, Connecticut

'13/'14 thru '17/'18

Department Economic Development
 Contact LIZ STOCKER, DIRECTOR
 Type Road Improvements
 Useful Life
 Category Infrastructure
 Priority TBD

Project #	EDC -1
Project Name	Sandy Hook Streetscape Program

Description **Total Project Cost: \$800,000**

The Sandy Hook Streetscape Project includes public involvement and workshops, preparation of construction documents/plans for bid and the installation of various elements including sidewalks, curbing, decorative street lighting and other streetscape furniture(benches, etc.) and landscaping.

This project has been in Newtown's CIP for approximately 15 yrs.. The initial phase (pilot project) on Church Hill Rd was completed in 2006 after receipt of a STEAP grant and dedication of municipal funds. The actual areas (roads) that will be accomplished in this phase will be determined following public workshops to assist in identifying the safety improvements that will make the most impact on the redevelopment of this commercial center. We have already seen the positive economic impact of the pilot project. Streetscape improvements will continue the upward trend in property values that the revitalization brings. This project is important for the revitalization of this area and the strategic economic development of Newtown as a whole.

The Pilot Area project cost approx. \$609,000 of which \$156,000 was for architectural/engineering services. A Sandy Hook Streetscape Program was approved by the Economic Development Commission in May 2010. The program is designed to support private investment in the district by providing public funds to further the private investment that will increase tax revenue and lead to new job growth and business development.

Justification

Improve public safety and convenience of residents and visitors to the commercial center. Enhance and encourage economic investment within district and adjacent areas. Increase property values. Enhance intermodal transportation options and recreational opportunity by connecting trails with sidewalks. Improve healthy lifestyles by promoting walking. This is a multi-phased project. The pilot area on Church Hill Road was completed in 2006. The work was a trigger for new private investment in Sandy Hook Center and prompted revitalization in the area.

Prior	Expenditures	'13/'14	'14/'15	'15/'16	'16/'17	'17/'18	Total
400,000	Construction/Maintenance	200,000	200,000				400,000
Total	Total	200,000	200,000				400,000

Prior	Funding Sources	'13/'14	'14/'15	'15/'16	'16/'17	'17/'18	Total
400,000	Bonding	200,000	200,000				400,000
Total	Total	200,000	200,000				400,000

Budget Impact/Other

Effects each year on the budget for sealing of sidewalks, tree trimming & lighting:

2012-2013 \$8,000
 2013-2014 \$10,000
 2014-2015 \$10,000
 2015-2016 \$10,000

Capital Improvement Plan
Town of Newtown, Connecticut

'13/'14 thru '17/'18

Department Economic Development
 Contact FRED HURLEY, DIRECTOR
 Type Water & Wastewater Systems
 Useful Life
 Category Wastewater
 Priority TBD

Project # **EDC -2**
 Project Name **Hawleyville Sewer Extension**

Description Total Project Cost: \$5,000,000
 The economic development of Hawleyville is an important element in Newtown's future growth and economic viability of the expansion of the Hawleyville sewer line to development parcels on Mt. Pleasant Road.

Justification
 The economic development of Hawleyville is an important element in Newtown's future growth and economic viability of the extension of the Hawleyville sewer line to the development parcels on Mt. Pleasant Rd. The extension includes a pump station at the intersection of Rt. 6 and Rt. 25.

Expenditures	'13/'14	'14/'15	'15/'16	'16/'17	'17/'18	Total
Construction/Maintenance	5,000,000					5,000,000
Total	5,000,000					5,000,000

Funding Sources	'13/'14	'14/'15	'15/'16	'16/'17	'17/'18	Total
Bonding	500,000					500,000
Other	4,500,000					4,500,000
Total	5,000,000					5,000,000

Budget Impact/Other



ATTACHMENT TO EDC - 2

TOWN OF NEWTOWN PUBLIC WORKS DEPARTMENT

September 13, 2012

Hawleyville Sewer Development – 2012 / Part II

The last "Overview" estimated \$5,000,000 in overall project cost to develop sewers in Hawleyville and existing benefit assessment of \$3,500,000 leaving a gap of \$1,500,000 in cost versus revenue. There have been significant game changers since that analysis this spring.

Our professional appraisal firm feels that if we did this project as a defined sewer district with mandatory hookups, the sewer benefit assessment for all properties yet to hook up would be at today's value. This positively impacts the potential revenue for virtually all revenue components. This opinion coupled with the current revaluation produces the significant results.

CHANGES TO EXISTING REVENUE ESTIMATES:

First, the property revaluation this year will have a significant upward value impact on undeveloped commercial land. This type of land was undervalued even with the recent recession. In the spring analysis, undeveloped commercial land was assessed at \$5,054,963, in Hawleyville, from an earlier tax assessment. The new, preliminary Tax Assessor estimate is that this assessment will rise to \$8,279,766. This would increase the potential existing sewer benefit for this item from \$815,194 to \$1,324,762 for a gain of \$509,568 in revenue for the existing property.

Second, commercial developed property value for property tax purposes will actually show a decrease from 2007. However, the original sewer benefit analysis was based on 1997-2002 values. Commercial property values since 2002 have increased 7%+ after allowing for the recession. The spring assessed value would rise from \$15,059,875 to \$16,114,066 and raise the potential existing sewer benefit for this item from \$1,957,776 to \$2,094,829 for a gain of \$137,053 in revenue.

Third, the old individual residential rate of \$13,000 would be raised to a current residential rate of approximately \$15,000 per unit which would raise this revenue item from \$520,000 to \$600,000 for an \$80,000 revenue gain.

Fourth, using the same 7% increase for commercial developed property from 2002, would increase the trailer park pad value in total from \$200,000 to \$214,000 for a further revenue gain of \$14,000.

	Spring	Fall	Variance
Commercial Vacant Land	\$815,194	\$1,324,762	\$509,568
Commercial Developed Land	\$1,957,776	\$2,094,829	\$137,053
Residential Units	\$520,000	\$600,000	\$80,000
Trailer Park	\$200,000	\$214,000	\$14,000
<hr/>			
Totals	\$3,492,970	\$4,233,591	\$740,621

CURRENT PROJECTS WITH EXISTING SEWERS:

There are currently two commercial projects moving thru P&Z that both have existing sewers in front of them, in Hawleyville. The total value of these projects is approximately \$3,000,000+. When fully developed they may exceed that estimate. As a sewer revenue item, they represent approximately \$273,000 using assessed value and our commercial developed property multiplier if 13%.

NEAR TERM PROJECTS IN THE PROJECT AREA WITHOUT SEWERS:

There is a third project located on Mount Pleasant outside of the existing sewers but within our project area. The owner indicates they will come forward to P&Z sometime later in September or October. The potential assessed benefit value of this project is currently under review but will exceed \$500,000 if the development totals \$5-6 Million as planned.

WHERE DO WE STAND? SEWER REVENUE versus PROJECT COST

Revised Existing Revenue:	\$4,233,591
Current New Projects:	273,000
Near Term Project:	500,000
<hr/>	
Totals:	\$5,006,591
Project Cost	(\$5,000,000)
Result	\$6,591

ANNUAL TOWN PROPERTY TAX POTENTIAL

Taking the two items noted above, at an assessed value of 70% and a reduced mill rate of 20 versus 25 reflecting an estimated change in the mill rate that will accompany the revaluation would produce the following new annual property tax:

Current Projects In The Sewer Area:
 $\$3,000,000 \times 70\% \times .020 = \$42,000$
 Near Term Project In Project Area
 $\$5,500,000 \times 70\% \times .020 = \$77,000$

\$5 Million amortized at 2% over 20 years requires annual payments of \$305,784. The existing sewer benefit revenue provides 84.67% of the bond payment or \$258,907. If there were no existing projects or near term projects, the Town would have to come up with the remaining \$46,877 annually. If the existing projects are completed, the sewer benefit provides 90.13% of the bond payment or \$275,603. This would then leave \$30,181 for the Town to pay with expected new income of \$42,000 for a net gain overall. This does not include any new revenue from the two largest development properties in the project area.

CONCLUSION: This project could go forward with little or no impact on Town cash flow and substantial new revenue potential.



TOWN OF NEWTOWN
PUBLIC WORKS DEPARTMENT

Hawleyville Sewer Development Overview - 2012

The following report is the first step in a multiple step process to analyze the impact of sewers in the Hawleyville area and to determine an appropriate course of action. This initial analysis identifies the baseline of current conditions. It calculates the potential revenue from levying a sewer benefit assessment on all properties in the project area based on their current assessed value. It provides a preliminary project cost estimate that assumes the entire project area receives sewers without investigating alternates as separate projects. Alternate analysis will be part of the next step.

Estimating Method of Potential Current Revenue

The existing project area has four types of property that could receive a benefit assessment for the installation of sewers. The multipliers or values to estimate the baseline revenue potential before any additional development occurs assumes that all properties within the project area would be assessed and required to connect to the existing and extended sewer system. Because the assessment would be mandatory it is assumed that it would be financed and billed over 20 years as is the central sewer system.

The four types of properties and their multipliers are vacant commercial property (16% increase), current assessed commercial property (13% increase), residential units (\$13,000 per unit) and trailer park residential pads (\$8,000 per pad). Each of these values was developed from their own analysis.

The commercial vacant land and the current assessed commercial property multipliers were developed by taking the previous benefit assessments from the central district and analyzing the percentage increase in benefit before and after the installation of sewers. The data is historical but by applying it to current assessed values we calculate current income potential adjusted for real market values.

In general, vacant commercial property had its existing assessed value increase by 16% from the introduction of sewers before development occurred. The benefit assessment was the same 16%. The hundreds of developed commercial properties had their existing assessed values increased by 10%-16% for an average increase for all types of developed commercial property of 13%

The multiplier for a residential unit has been pegged at \$13,000 per unit. This is a blended rate of the different types of residential units ranging from age restricted to single family dwellings. The average value reflects market conditions over the past five years and estimates that have come from professional appraisals.

Finally, the estimate for the multiplier for trailer park pads is based on an actual Newtown sewer benefit assessment for a trailer park. The average benefit assessment for a trailer park pad is \$8,000 per unit. While this is a dated estimate, the base line assumptions in the professional appraisal that set this rate are virtually identical to the current appraised values for the trailer park in Hawleyville.

What is not included at this time in this analysis is any of the previous revenue for either the Liberty age-restricted residential units or any of the paid assessment, bankruptcy settlement or sale monies for the Homestead project area. These revenues will come back in a later analysis that will include overall treatment capacity and collection capital expenditures with Danbury and Bethel; completed and projected design and construction costs; overall financing costs; existing and projected operating expenses and potential regulatory impacts. This fuller, more global view will be completed after the various "what if" options suggested by the various participating agencies and boards have been analyzed.

Revenue Summary – Current Existing Conditions

Commercial Vacant Land		
Assessed Value of \$5,094,963 x 16%	=	\$815,194
Commercial Developed Property		
Assessed Value of \$15,059,875 x 13%	=	\$1,957,776
Residential Units		
40 Units x \$13,000 per unit	=	\$520,000
Trailer Park Pads		
25 Pads x \$8,000 per pad	=	\$200,000

Total Potential Current		
Benefit Assessment	=	\$3,492,970

The rounded revenue estimate is \$3,500,000. It is only based on what the estimated sewer benefit assessment would be on existing properties as currently utilized and developed within the designated Hawleyville project area.

Estimated Project Costs For Full Sewers

Primary project development costs are design, construction and finance. The basic conceptualization and overview expenses are borne internally by the Town. Design costs are typically run 10-12% on a project of this size and complexity which would require a budget number of \$500,000+. Depending on phasing and to what extent the Town could provide oversight, most if not all of the onsite inspection and representation would be included in the design estimate. Actual construction costs will depend on how much and what type of pipe as well as underground conditions of rock ledge or excessive water conditions. We have completed a sewer contract in the project area as well as a pump station. We used this direct experience with the various revised cost estimates from our engineering consultant, to provide this cost estimate.

The project is defined as follows: continue east on Route 6 (Mt. Pleasant) from the existing pump station at 166 Mt. Pleasant to the areas around the intersection with Whipporwill Lane and go north to include Hawleyville Road up to but not past I-84. For the purposes of this analysis, it is assumed that the entire project area will have access to sewers by gravity or grinder pump; at least one full service pump station will be constructed and that the existing pump station will be modified to handle the entire project area. Traveling east from the existing pump station at 166 Mt. Pleasant, the system will collect sewage by gravity flowing west back to the existing station from a point just east of Taunton Lane. From this point continuing along Mt. Pleasant (Route 6) sewage will flow east by gravity to the new pump station near the intersection of routes 6 and 25. Sewage traveling west back down route 6/25 would be by gravity to the new pump house with some connections by low pressure sewer (grinder pumps). Sewage on Hawleyville would travel both by gravity and low pressure sewers depending on the final location of the new pump station.

The new pump station and any possible modifications to the existing pump station will cost \$550,000 and \$250,000 respectively for a total of \$800,000. These costs have been fairly constant with our various projects. The piping is a combination of 12,000 LF of 8" gravity at \$145/LF for \$1,740,000 and 3,000 LF of 4" forced main at \$165/LF for \$495,000. These basic costs total \$3,035,000. However, when the unknown of underground rock and the cost of paving on state roads is added the real total will be closer to \$4 million, plus design and financing. The only capitalized finance expense would be short term construction interest prior to long term or permanent financing. At 2.5% for two (2) years that would add \$225,000 to project costs.

Gross Project Cost Summary

Design	\$500,000
Construction	\$4,000,000
Finance	\$225,000
Contingency	\$275,000

Total	\$5,000,000

What does this mean? Is there financial sense in going forward?

The apparent negative difference between \$3.5 Million in available sewer benefit assessments and possible \$5 Million in project cost is just that, "apparent". These ratios are equivalent to the project ratios of the central sewer district project where sewer benefit assessments only paid a portion of the actual costs. The balance was paid by Federal grants and loans; State contributions and Local tax contributions. Although the central district was a pollution abatement project, introduction of sewers sparked \$100 Million in new development with the attendant property tax benefit to the Town. Sewers do promote economic activity even if that was not their intent.

With respect to Hawleyville, the additional economic activity that occurred in the central district also happened here. The Homestead's Development was the reason to build the line from Bethel and a pump station. But, the added economic activity that occurred at the Liberty restricted age housing project almost doubled the overall project revenue although it had not been part of the original analysis.

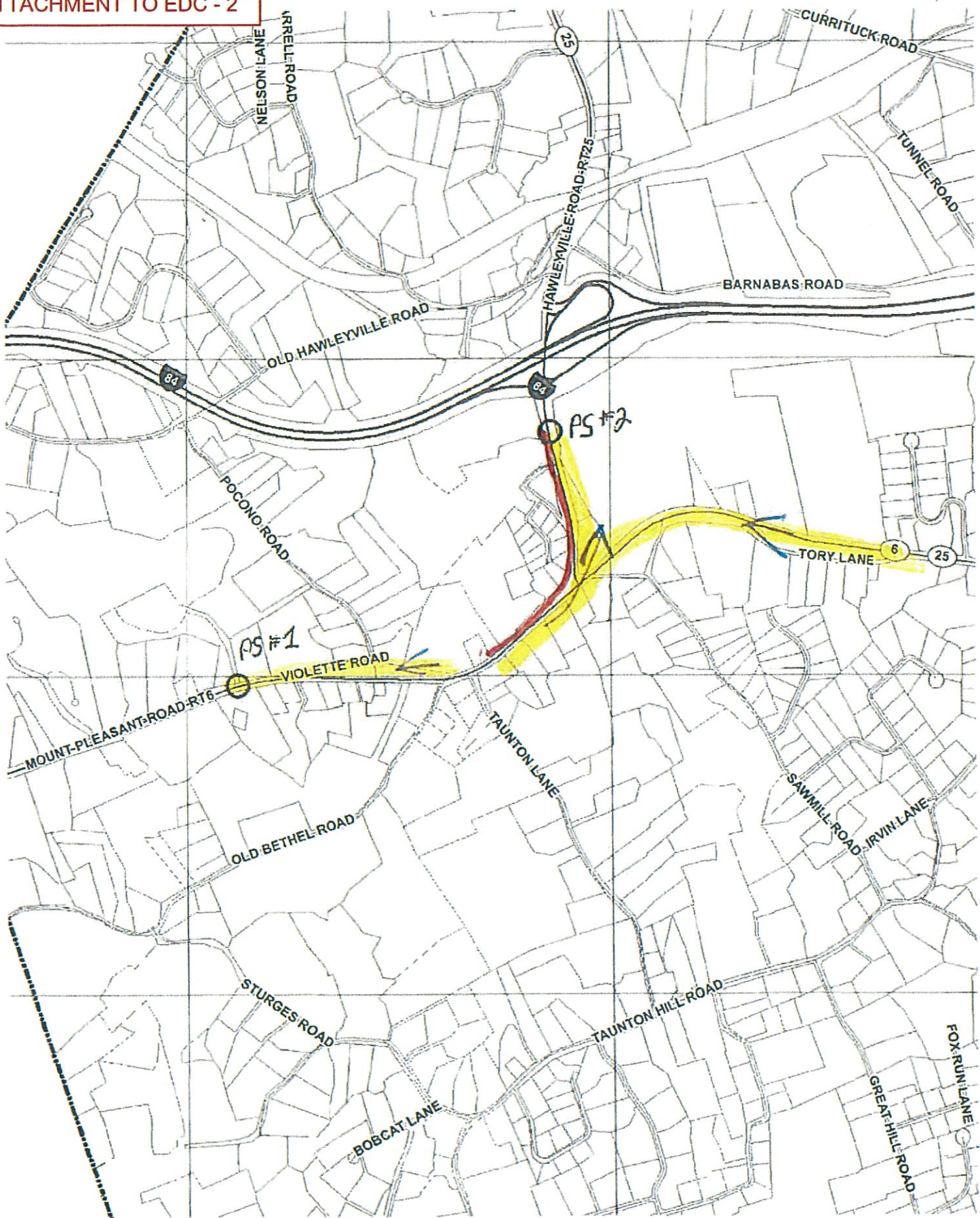
There are three large undeveloped tracts in Hawleyville. The land alone provides a benefit assessment potential of \$800,000. Any development on any one of these tracts would close some or all of the initial projected gap between benefit assessment revenue and project cost. Moreover, there has been no analysis yet of the property tax benefits. The answer to the question at the top of this paragraph would appear to be "yes".

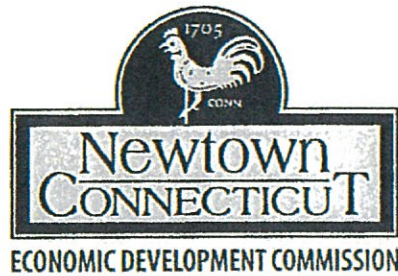
The Next Step!

We have definite ideas from the Economic Commission and the Planning & Zoning Commission on how to go forward and what we might change to make development more likely and a benefit to the Town. We should start to analyze each of these ideas, suggestions and options for cost and benefit. A zone change might increase the utilization value of a parcel from \$500,000 in development to \$5,000,000.

Part of this next step would take each idea and work up very detailed information on actual cost and the supporting revenue for each part of the project area. For example, only a gravity collection system is needed between Taunton Lane and the existing pump station. The potential existing benefit revenue may be sufficient to carry that piece of the overall project by itself. This is one of many questions.

Finally, after we have put the pieces together, the final step would be development of the action plan that identifies how to finance and execute the entire project.





EDC POSITION STATEMENT: HAWLEYVILLE SEWER EXTENSION

Issue: Should the Town of Newtown continue to seek \$5,000,000 of bonding and/or other proceeds to: (a) complete the expansion and extension of the sewer system in the I84/Exit 9 area (the "Project"); and (b) more fully realize the benefits from the \$2,000,000 previously invested by the Town of Newtown in this Project?

Recommendation: Yes

Predicate: The implementation and completion of the Project will:

- (a) enhance the value of the contiguous and surrounding real property ("Benefitted Land");
- (b) increase the likelihood of the contemporaneous development of the Benefitted Land;
- (c) increase both the value of the Grand List and the real estate tax revenues derived from the Benefitted Land; and
- (d) ultimately be a cash neutral event as the cost of the Project can be recovered, over time, through connection and use fees and assessments.

A. History

In the 1990s the Newtown Economic Development Commission (EDC) submitted to the Newtown Legislative Council a request to approach the Danbury/Bethel sewer commissions with a request that they consider the enlargement of their expansion project along Route 6/25 to the Newtown Town Line so as to facilitate future Newtown Industrial-Commercial Development along this Newtown corridor to Exit 9.

In 1993, a Mt Auburn Associates Report stated, "The site ("Benefitted Land") has excellent access and can be easily served by natural gas and electricity. However, it needs sewer. Newtown and Bethel have struck an agreement to expand Bethel's transmission line to accommodate flow from Newtown. Newtown is currently negotiating with Danbury to send sewage to the Danbury plant." (Parenthesis added)

The Town of Newtown appropriated the required \$2 million-plus to the Danbury/Bethel authority to increase the size of piping mains and add capacity to the proposed pumping stations and Danbury Sewer Plant processing capability. The Town has yet to reap a substantial benefit from this investment.

It is clear that the absence of constructed and functioning sewer facilities to the Benefitted Land has impeded, and will continue to impede, the development of the Benefitted Land and the corresponding growth of real estate tax revenues.

B. Zoning

The Benefitted Land is presently zoned M-2A.

“The Purpose and Intent of M-2A Zone is to provide for significant economic development activities without adversely impacting the basic character of the surrounding neighborhoods or overburdening the natural or overbuilt environment. It is intended that the land in the district will be developed as a cohesive unit where the development of any parcel will complement the district as a whole.”

The Benefitted Land includes the following major undeveloped land tracts on Hawleyville and Mount Pleasant Roads:

#10 - 103 Acres

90 - 32 Acres

In addition, there are several other properties along Mount Pleasant Road that have received town land-use approvals and/or are in the planning stages before construction.

From the perspective of the EDC, the development of the Benefitted Land is critical to achieving the stated goal of increasing the tax base during the next five years through industrial/commercial tax revenues so as to reduce the tax burden on the present residential taxpayer.

C. Status of the Project

A section of the Newtown Sewer transmission system (forming a part of the Project) has been extended and is active along Route 6 to service existing, failing septic systems and/or large commercial/ industrial developments such as Liberty and Homesteads. The anticipated cost of completing the Project (including the installation of pumping stations is estimated at \$5,000,000.

D. Adverse Factors

The ability of the Town to complete the Project is adversely affected by the following factors:

- (a) General economic conditions which inhibit construction of both residential and commercial facilities in general and specifically in development areas where sewer facilities are promised but are not currently in place;
- (b) Limitations on the Town's bonding abilities adopted by the Board of Finance which will effectively preclude \$5 million of bonding for the Project prior to the sale and/or development of the subject property;
- (c) Absence (initially and until the subject property is developed) of directly derived income (hook up, assessment and annual sewer fees) to support the repayment of bonding or other funds utilized to fund the construction of the Project; and

-- (d) Zoning which does not encourage both commercial and multifamily age restricted construction of sufficient amounts so that fees derived from sewer connection and utilization will support the repayment of the bonds or other sources of funds so that the real estate taxes derived from the improved property will truly be "incremental income" to the Town.

E. Financing Alternatives

While, as indicated above, the availability of bonding proceeds may be precluded prior to 2015/16, the Town should consider alternative and/or additional funding alternatives including:

-- (a) Explore a previously issued pledge of state support. "State would participate in the extension of the Bethel system if and when a Significant Business purchased a sizeable M-2A Site," former First Selectman Herbert Rosenthal said recently. In addition, current research shows that such state investment is still possible, given the state administration's focus on supporting economic development.

-- (b) Induce the present owners of larger parcels to incur the cost of bringing the Project to their land in exchange for real estate tax abatements and revenue participation both from subsequent development of their land by third parties and/or owners of other parcels of Benefitted Land;

-- (c) Investigate the possibility of creating a sewer authority or district with respect to the Benefitted Land having authority to issue special purpose bonds (with proceeds allocable exclusively to the Project) repayable solely by sewer revenues, to the extent the same can be implemented without adversely affecting the Town's other bonding activities or ratings.

F. Conclusion

The Town should vigorously pursue the financing and construction of the Project at the earliest possible moment so as to maximize the development and value of the Benefitted Land, the Town's return on its initial \$2,000,000 investment and the real estate revenues to be derived from such value-enhanced property. Unlike many of the Town's activities, this investment in infrastructure can be self funding over time and in fact be "profitable".

Discussed by the Economic Development Commission at a special meeting 5/29/12

Saved as: EDC statement... Hawleyville Sewers...5/29/12

Capital Improvement Plan
Town of Newtown, Connecticut

'13/'14 thru '17/'18

Department Edmond Town Hall

Contact

Type Building construction/renovatio

Useful Life

Category Buildings

Priority TBD

Project # **ETH-1**
 Project Name **Edmond Town Hall Building Renovations**

Description **Total Project Cost: \$550,000**

Per energy audit, refurbish all existing windows at the Edmond Town Hall.

Replace flat roof at the back of the building
 Replace two old boilers
 Install ductless AC units
 Replace all water piping in building
 Replace old cloth electric wire with plastic coated wire.

Justification

Building components have reached their useful life.

Expenditures	'13/'14	'14/'15	'15/'16	'16/'17	'17/'18	Total
Construction/Maintenance			300,000		250,000	550,000
Total			300,000		250,000	550,000

Funding Sources	'13/'14	'14/'15	'15/'16	'16/'17	'17/'18	Total
Bonding			300,000		250,000	550,000
Total			300,000		250,000	550,000

Budget Impact/Other

The budget impact to the ETH BOM would be reduced maintenance costs. This may result in a lower contribution rate to the ETH from the Town

Capital Improvement Plan
Town of Newtown, Connecticut

'13/'14 thru '17/'18

Department FFH
 Contact DR. REED, CHAIRMAN FHA
 Type Park Improvements
 Useful Life
 Category Land Improvements
 Priority TBD

Project # **FFH-1**
 Project Name **FFH Walking Trails (Phase II & III)**

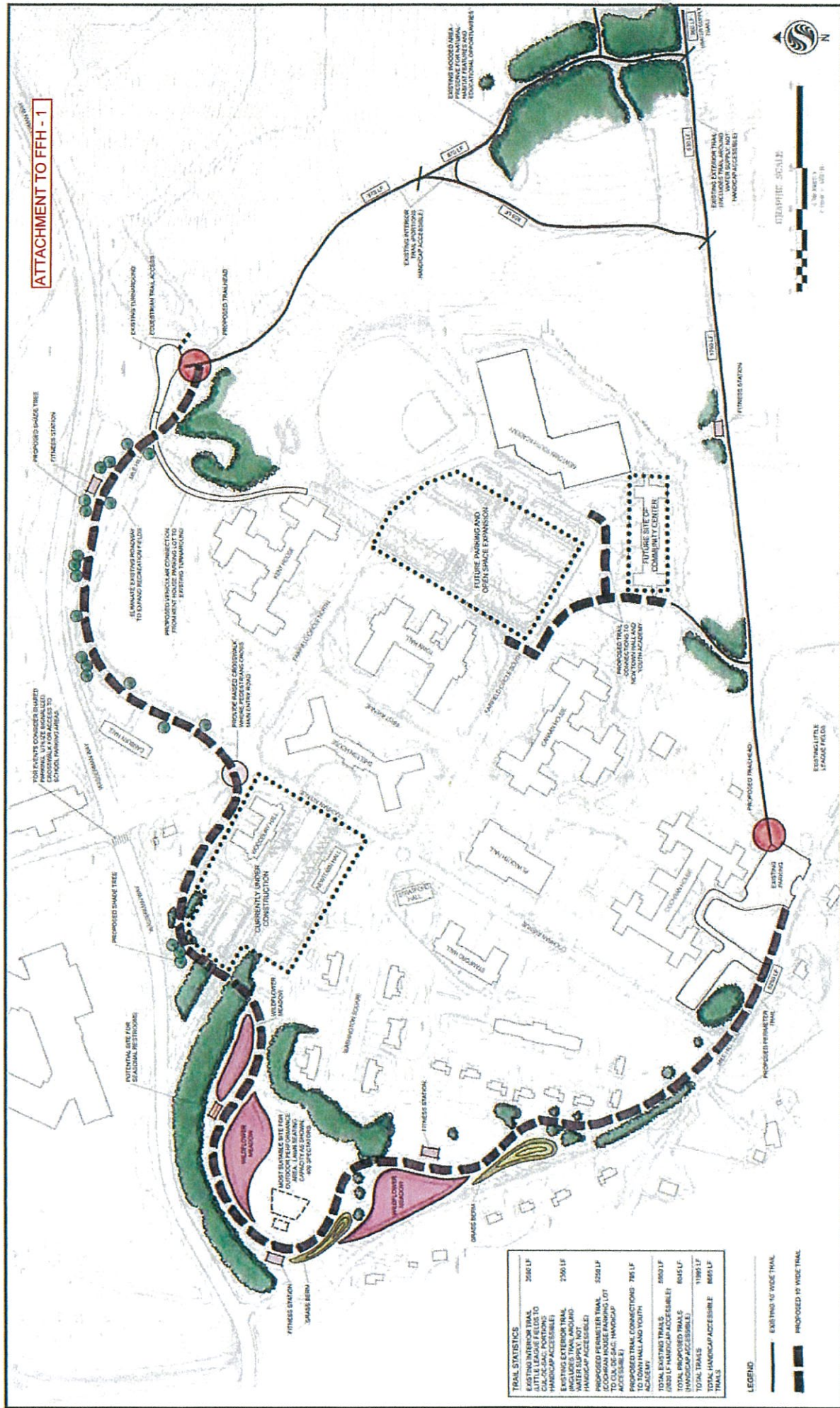
Description **Total Project Cost: \$800,000**
 The plan to expand the trail network at the Fairfield Hills Campus. The project includes completing the trail loop from the little league fields toward and along Wasserman Way on the campus perimeter, along existing campus roads and toward the existing turn-around behind Kent House. Exercise courses, stormwater mgmt., lighting, seating, etc.

Justification
 The trail system is a campus amenity for residents and campus occupants. The trails are used extensively and the plan is to expand and enhance the system. The work is a continuation of previously defined phased trail system. The plan addresses the need to enhance passive recreational facilities on the campus and promote a healthful lifestyle in the community.

Expenditures	'13/'14	'14/'15	'15/'16	'16/'17	'17/'18	Total
Construction/Maintenance		300,000		500,000		800,000
Total		300,000		500,000		800,000

Funding Sources	'13/'14	'14/'15	'15/'16	'16/'17	'17/'18	Total
Bonding		300,000		500,000		800,000
Total		300,000		500,000		800,000

Budget Impact/Other
 Yearly trail maintenance is estimated at \$1,000 (March thru November). There will be repair costs in the future to maintain the trails.



ATTACHMENT TO FFH - 1

TRAIL STATISTICS	2006 LF
TOTAL TRAILS	2566 LF
WIDE TRAILS (10' TO 12' WIDE)	1985 LF
NARROW TRAILS (4' TO 6' WIDE)	581 LF
EXISTING TRAILS	1985 LF
PROPOSED TRAILS	581 LF
TOTAL TRAILS	2566 LF
EXISTING TRAILS	1985 LF
PROPOSED TRAILS	581 LF

LEGEND
 ——— EXISTING NARROW TRAIL
 ——— EXISTING WIDE TRAIL
 - - - - - PROPOSED NARROW TRAIL
 - - - - - PROPOSED WIDE TRAIL

FAIRFIELD HILLS' TRAILS
 NEWTOWN, CT

CONCEPT PLAN
 MAY 12, 2009

Capital Improvement Plan
Town of Newtown, Connecticut

'13/'14 thru '17/'18

Department FFH
 Contact DR. REED, CHAIRMAN FHA
 Type Building construction/renovatio
 Useful Life
 Category Land Improvements
 Priority TBD

Project # **FFH-2**
 Project Name **FFH Building Demolition**

Description **Total Project Cost: \$3,650,000**
 Remediation and demolition of:
 Danbury Hall 2013-14
 Building Demolition 2015-16
 Building Demolition 2017-18

Justification
 The remediation, removal and reclamation of former State hospital buildings that have been identified as beyond restoration is the next phase of the campus master plan. The buildings continue to deteriorate and are a risk to adjoining properties, personnel and the public. Demolition prepares the vacant land to be incorporated into the master plan.

Expenditures	'13/'14	'14/'15	'15/'16	'16/'17	'17/'18	Total
Construction/Maintenance	250,000		2,400,000		1,000,000	3,650,000
Total	250,000		2,400,000		1,000,000	3,650,000

Funding Sources	'13/'14	'14/'15	'15/'16	'16/'17	'17/'18	Total
Bonding	200,000		2,400,000		1,000,000	3,600,000
Grants	50,000					50,000
Total	250,000		2,400,000		1,000,000	3,650,000

Budget Impact/Other
 There will be additional lawn maintenance costs. Cost TBD.

ATTACHMENT TO FFH - 2

Rev # 10 Capital Forecast 5 YR FFH All Areas Site	Yearly Appropriation Request					5 YR Tot	
	Yr (1)	Yr (2)	Yr (3)	Yr (4)	Yr (5)		
	\$M	\$M	\$M	\$M	\$M		
Demolition W/Remediation							
Shelton House	\$2.200					\$2.200	
Other / Single Dwelling Homes (8)		\$0.250				\$0.250	
Danbury Hall		\$0.250				\$0.250	
Norwalk Hall			\$0.400			\$0.400	**
Stamford			\$0.600			\$0.600	**
Kent House			\$3.000			\$3.000	
Canaan House				\$3.000		\$3.000	**
Cohran House					\$3.800	\$3.800	
Plymouth					\$1.400	\$1.400	**
Demolition Sub Total	\$2.200	\$0.500	\$4.000	\$3.000	\$5.200	\$14.900	\$14.900
Repair							
Repair / Replace Walk Ways (Allowance)	\$0.400	\$0.200	\$0.100	\$0.100	\$0.100	\$0.900	*
Repair / Replace Road Ways (Allowance)	\$0.400	\$0.400	\$0.200	\$0.200	\$0.200	\$1.400	*
Duplex Green Repair and Enhancement & Services		\$0.120	\$0.020	\$0.020		\$0.160	
Storm Repair	\$0.010	\$0.010	\$0.010	\$0.010		\$0.040	*
Total Repairs	\$0.810	\$0.730	\$0.330	\$0.330	\$0.300	\$2.500	\$2.500
Infrastructure							
Electric Underground Distribution (Existing & Extension)	\$1.200	\$1.200	\$0.050	\$0.010	\$0.010	\$2.470	
Communications Underground Network	\$0.050	\$0.020	\$0.020			\$0.090	
Gas Underground Distribution (Extension)	\$0.050	\$0.050	\$0.010	\$0.010		\$0.120	
Storm Extension	\$0.200	\$0.200	\$0.200	\$0.100	\$0.100	\$0.900	*
Sewer & Water Service Extension	\$0.500	\$0.500	\$0.500	.25	.25	\$1.500	*
Fire Service Extension	\$0.500	\$0.500	\$0.500	\$0.500	\$0.500	\$2.500	
Site Lighting / Street Lights	\$0.250	\$0.250				\$0.500	
Security System (Cameras / Monitors)	\$0.050	\$0.050				\$0.100	*
Infrastructure Sub Total	\$2.800	\$2.770	\$1.280	\$0.620	\$0.610	\$8.080	\$8.080
Site Improvements							
Tree & Shrubs (New) Site Enhancement Allowance	\$0.010	\$0.010	\$0.010	\$0.010		\$0.040	*
Parking Areas (New) Incl Lighting	\$0.500	\$0.100	\$0.100	\$0.100		\$0.800	
Signage / Markers	\$0.025	\$0.010	\$0.005	\$0.005	\$0.005	\$0.050	*
Rest Rooms	\$0.020	\$0.010	\$0.010		\$0.010	\$0.050	*
Site Waste Receptacles	\$0.010	\$0.005	\$0.005	\$0.005		\$0.025	*
Information Kiosk		\$0.175		\$0.075		\$0.250	*
Site Improvements Sub Total	\$0.665	\$0.310	\$0.130	\$0.195	\$0.015	\$1.215	\$1.215
Passive Use Activities							
Music Shell (Inc.1 Duplex)		\$2.500	\$0.500			\$3.000	
Concert Viewing Area		\$0.500	\$0.250			\$0.750	
Walking Trails (Completion)	\$0.027					\$0.027	
Passive Site Improvements Sub Total	\$0.027	\$3.000	\$0.750			\$3.777	\$3.777
Sub Total Capital Improvement	\$4.202	\$6.810	\$2.490	\$1.145	\$0.925	\$15.572	\$15.572
Yearly Capital Request 2009 \$	\$6.402	\$7.310	\$6.490	\$4.145	\$6.125		\$30.472
Yearly Capital Request \$ @ 3% Yr Escalation	\$6.594	\$7.765	\$7.092	\$4.665	\$7.101		\$33.207
<i>Excludes Self Funded Projects : Park & Rec / Senior Facility Incl Demolition</i>							
* Denotes Items that will be financed (Expensed or CIP) by other Town Budgets							
** Denotes Property W/Potential for Commercial Lease / Income							

\$ = Example	
0.002	\$2,000
0.020	\$20,000
0.200	\$200,000
2.000	\$2,000,000

Submitted on 9/27/11
for 2016-2017
John R. Keel
Fairfield Hills Authority

Capital Improvement Plan
Town of Newtown, Connecticut

'13/'14 thru '17/'18

Department Fire
 Contact KEVIN CRAGIN, CHAIRMA
 Type Building construction/renovatio
 Useful Life
 Category Buildings
 Priority TBD

Project # **Fire -1**
 Project Name **Newtown H&L Fire House Construction**

Description **Total Project Cost: \$1,500,000**
 A Town commitment to help pay down debt associated with a new Newtown Hook & Ladder Fire House. The Town assisted debt paydown will be \$500,000 each year for three consecutive years.

Justification
 New construction is needed to solve health and safety concerns that exist in the current building. The building has ongoing structural issues which have resulted in temporary repairs being made to the floors and walls. Currently, there are structural issues with the floor and foundation that are being addressed by an engineering firm to design more temporary repairs.

Expenditures	'13/'14	'14/'15	'15/'16	'16/'17	'17/'18	Total
Construction/Maintenance	500,000	500,000	500,000			1,500,000
Total	500,000	500,000	500,000			1,500,000

Funding Sources	'13/'14	'14/'15	'15/'16	'16/'17	'17/'18	Total
Bonding	500,000	500,000	500,000			1,500,000
Total	500,000	500,000	500,000			1,500,000

Budget Impact/Other
 There is no measurable operating budget impact relating to this project. Building maintenance expenditures will decrease for the Fire Commission. This will help keep down the annual budget requests of the Fire Commission.

Capital Improvement Plan
Town of Newtown, Connecticut

'13/'14 thru '17/'18

Department Fire
 Contact KEVIN CRAGIN, CHAIRMA
 Type Building construction/renovatio
 Useful Life
 Category Buildings
 Priority TBD

Project # **Fire -2**
 Project Name **Addition to Fire House Sub-Station**

Description **Total Project Cost: \$375,000**
 Two bay addition to Sandy Hook Sub-Station with storage in rear, renovations to 2 bays in present building.

Justification
 New bays will accommodate todays larger fire apparatus. Renovations will provide much needed office space, day room, kitchenette and improved bathrooms.

Expenditures	'13/'14	'14/'15	'15/'16	'16/'17	'17/'18	Total
Construction/Maintenance			375,000			375,000
Total			375,000			375,000

Funding Sources	'13/'14	'14/'15	'15/'16	'16/'17	'17/'18	Total
Bonding			375,000			375,000
Total			375,000			375,000

Budget Impact/Other
 No operating budget impact.

Capital Improvement Plan
Town of Newtown, Connecticut

'13/'14 thru '17/'18

Department Fire
 Contact KEVIN CRAGIN, CHAIRMA
 Type Equipment Purchases
 Useful Life
 Category Vehicles
 Priority TBD

Project # **Fire -3**
 Project Name **Replacement of Fire Apparatus**

Description Total Project Cost: \$1,950,000
 Scheduled replacement of Tankers #229, #339, #559, #9 and replace Engine #111

Justification
 Scheduled replacement of existing tankers due to their age. They have reached their useful life and have become too costly to repair. These tankers are the only water supply for most of the rural areas in town. The apparatus has reached their useful lives:
 Engine #111 - 1985; refurbished 2006
 Tanker #9 - 1986; refurbished 2006
 #229 - 1991
 #339 - 1989
 #559 - 1990
 Tankers are expected to last 25 years, engines are expected to last 20 years and after refurbishment 10 years after that.

Expenditures	'13/'14	'14/'15	'15/'16	'16/'17	'17/'18	Total
Equip/Vehicles/Furnishings			975,000	975,000		1,950,000
Total			975,000	975,000		1,950,000

Funding Sources	'13/'14	'14/'15	'15/'16	'16/'17	'17/'18	Total
Bonding			975,000	500,000		1,475,000
Other				475,000		475,000
Total			975,000	975,000		1,950,000

Budget Impact/Other
 There is no measurable operating budget impact relating to this project. Equipment maintenance expenditures will decrease for the Fire Commission. This will help keep down the annual budget requests of the Fire Commission.

Capital Improvement Plan
Town of Newtown, Connecticut

'13/'14 thru '17/'18

Department Land Use
 Contact GEORGE BENSON, DIRECT
 Type Land Purchases
 Useful Life
 Category Land
 Priority TBD

Project # **Land -1**
 Project Name **Open Space Acquisition Program**

Description **Total Project Cost: \$2,000,000**
 To acquire open space per open space acquisition program

Justification
 The Town of Newtown has a progressive open space acquisition program. The Town has identified the direct benefits of preserving land relating to natural resources, creation of passive recreation opportunities, historical preservation, habitat preservation and preservation of water quality. The Town has also identified the direct financial benefits from funding these purchases in advance of their market availability. To pursue this goal of preservation, in the past, the Town has always considered purchasing land when offered. More recently, in 2005, The Town of Newtown passed a referendum to bond the purchases of open space with funding equaling \$2,000,000 annually for 5 yrs. This town funding program was exhausted in 2010. The program preserved over 500 acres, resulted in the retaining of state and federal funds of nearly \$823,000, and resulted in the estimated savings of over \$1,000,000 annually, in perpetuity, in Town services.

Expenditures	'13/'14	'14/'15	'15/'16	'16/'17	'17/'18	Total
Land Acquisition	200,000	1,000,000	800,000			2,000,000
Total	200,000	1,000,000	800,000			2,000,000

Funding Sources	'13/'14	'14/'15	'15/'16	'16/'17	'17/'18	Total
Bonding	200,000	1,000,000	800,000			2,000,000
Total	200,000	1,000,000	800,000			2,000,000

Budget Impact/Other
 The avoided additional cost of municipal and educational services exceeds the loss of property tax revenue. See attached.

Capital Improvement Plan
Town of Newtown, Connecticut

'13/'14 thru '17/'18

Department Library
 Contact
 Type Building construction/renovatio
 Useful Life
 Category
 Priority TBD

Project # **LIB-1**
 Project Name **Library Building Renovations**

Description **Total Project Cost: \$550,000**
 Roof replacement, window replacement, brick and mortar replacement (where needed).

Justification
 Building components have reached their useful life

Expenditures	'13/'14	'14/'15	'15/'16	'16/'17	'17/'18	Total
Construction/Maintenance			300,000		250,000	550,000
Total			300,000		250,000	550,000

Funding Sources	'13/'14	'14/'15	'15/'16	'16/'17	'17/'18	Total
Bonding			300,000		250,000	550,000
Total			300,000		250,000	550,000

Budget Impact/Other
 Maintenance and energy costs will be reduced. Exact amounts will be determined in subsequent years.