

Newtown Board of Education  
CIP/Facilities/Finance Committee Minutes  
October 24,2018

**Call to Order:** Mrs. Leidlein called the meeting to order at 5:40pm

**Present:** Debbie Leidlein, Dan Cruson, Dan Delia, Gino Faiella, Ron Bienkowski, Michelle Ku, Rob Kunuli, Global Mechanical

**Public Participation:** None

**Communications/Announcements:** None

**Unfinished Business**

**Item 1 Approval of Minutes, June 4, 2018**

Mrs. Leidlein moved to approve the minutes of June 4, 2018. All in favor

**Item 2 Update 5 yr. Building & Site CIP Plan**

**a) Current**

Mr. Bienkowski presented the current year's approved budget with projects listed and actual costs year to date. Overall, there is a balance of \$23,000 available at this point from what was budgeted to actual costs. The Reed school carpeting flooring replacement program at the whole lower level was planned at a budget estimate of \$20,000. When the time came to get the actual quotes it came in at \$15,225 per corridor. Mr. Bienkowski stated we now have enough in the remaining balance of the building & site projects plan to do the second corridor and would like to include this. Mr. Faiella stated it would be the blue and green long corridors. If the Sub-Committee agrees, we would still have a balance of \$7,900 remaining after completing the carpeting flooring replacement program in both corridors. The consensus with the Sub-Committee was to move forward with this project.

**b) Proposed**

Mr. Bienkowski presented a 'Preliminary' 5 year building and maintenance plan to the Sub Committee. Areas highlighted in yellow and green are projects that were moved from year 2 and beyond into year 1 or pushed out based on discussions with Mr. Faiella and building Principals on what should be priorities for the upcoming year. With additional projects added and some projects moved out of year 1, they included the additions of air conditioning for Hawley and the Middle School, and a new project of lightening protection at the Sandy Hook school. The total 'Preliminary' cost increased to \$773,700 from the original budget of \$292,800. Mr. Bienkowski stated this is a \$480,900 increase from our current budget by 164%. We would need support if this is to move forward. On a budget basis for next year's budget, this would account to be more that a .5% increase to the budget or .63%. Mr. Bienkowski also indicated that our Non-Lapsing account has a current balance of \$426,000 which the Sub-Committee could consider using for the Sandy Hook

school lightening protection project and the air conditioning at Hawley and Middle School. Mr. Cruson asked if we took the money from the Non-Lapsing account, would we be able to do these projects sooner. Mr. Faiella thought the lightening protection project would have to be done during the summer months. The members agreed that Dr. Rodrigue has yet to weigh-in on this. It was decided to wait and see where we are headed based on the board budget presentation.

### **Item 3 A/C for Schools**

Rob Kunuli from Global Mechanical was invited to discuss the proposals of ductless systems verses true air conditioning at Hawley and the Middle School. A ductless split is basically a wall mounted unit and has a small micro pump in it that eliminates the water if the unit is mounted on an outside wall. The ductless units turn off and on with a remote. We currently have these units in the library and computer lab at the Middle Gate School and there are no issues with them. With true a/c you have to cut holes into the roof and run duct work through space and this becomes a problem with older buildings that are not made for a/c units and is more costly. True a/c brings in fresh air where ductless does not. Mr. Kunuli also stated he would recommend the Fujitsu or Mitsubishi brands. These units have 36,000 Btu's each, and are energy star rated.

Mrs. Leidlein asked about the date on the proposals which stated the price was good for 30 days. Mr. Kunuli indicated there would not be a problem with the dates but if we do wait until year 2 to complete these projects the prices may go up. Mrs. Leidlein asked Mr. Kunuli to look into what the percentage price increase would be and to push the dates out to November on the proposals. Mr. Delia commented that the brand recommended is a brand that gives a comfortable learning environment for the students and is a brand that Mr. Bienkowski and Mr. Faiella supports. He also stated we would commit to using this brand in all of our schools and not mix and match.

Gino presented a broad brush study from RZ design that he asked for when air conditioning issues were coming up. RZ Design also did the electrical engineering study at the Sandy Hook School. This study presented classrooms listed with total costs estimated per school with a perspective from an engineering point of view. The study stated we do have the ability on the main power and we could definitely power each building enough to put in air conditioning in the spaces we want. These estimated prices are for air conditioning in all classrooms for Hawley, Middle School and Middle Gate School using the ductless air conditioning systems. This study was done to give everyone a perspective to see what we were talking about for total costs. There was a discussion on doing sections of each school at a time and how they could reduce the burden of costs over a period of years.

### **Item 4: Sandy Hook Surge & Lightning Protection**

Mr. Bienkowski indicated we had an issue at Sandy Hook School with a lightning strike a while back that blew out about 40 cameras on the light poles. After this happened it was determined there was no grounding of the building for lightening protection. The replacing of cameras and wiring for safety issues took place and the replacement cost was below the insurance threshold of the deductible of \$25,000 by a few thousand dollars. Mr. Bienkowski asked Mr. Faiella to look at the problem so this would not happen again and give a recommendation. Mr. Faiella presented a recommendation from RZ Design regarding estimates for a lightening protection system for the Sandy Hook site. Mr. Faiella stated this would be a 3 pronged project and all three things would need to happen. A surge protection

installation, an isolation block installation, and lightening protection on the building. Mr. Faiella indicated there is no requirement for a building code to have lightning protection so it was not done when the school was built. The project costs ends up to be \$117,500 plus contingency and bid docs of \$11,750. The total for budget for this project is \$130,000. This project was added to the 'Preliminary' Building & Site Maintenance 5 Year Plan.

#### **Item 5: Vehicle Replacements**

Mr. Bienkowski presented a listing of the maintenance fleet to the Sub Committee. We currently have 8 vehicles . Mr. Faiella added the estimated mileage and replacement dates to the listing. Four of the vehicles are overdue for replacement. Last time we replaced a truck was two years ago. Replacement would not happen until next summer as long as we can keep the vehicles running. Mr. Faiella stated truck #2, the GMC has quite a bit of mileage on it and truck # 1 does not have a lot of mileage, but it is constantly breaking down. This is one of the trucks he would like to replace as these are plow trucks and are vital. Mr. Delia asked what is the process of buying trucks. Mr. Faiella stated he would get prices for the trucks and get state contract pricing, he also looks to Ingersoll Motors out of Danbury who is a partner with the town for purchasing vehicles. Mr. Bienkowski indicated with the new purchasing director coming on board we could go out to bid for proposals.

#### **Item 6: CIP Narrative (Informational Only)**

Mr. Bienkowski handed out a copy of BOE CIP plan that was approved by the BOE on June 20, 2018. Included with this is the narratives of the projects which will be combined with the Town and Board of Education's CIP.

**Open:** None

**Adjournment:** Mrs. Leidlein move to adjourn the meeting at 7:20 pm. All in favor.

Respectfully Submitted,

Joanne Morris

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NEWTOWN PUBLIC SCHOOLS  
NEWTOWN, CONNECTICUT

**FY 2019 BUILDING & SITE MAINTENANCE PROJECTS -**

		<u>Requested</u>	<u>Transfers</u>	<u>Actual</u>	<u>Remaining</u>	
<i>Acct # 1-001-90-094-3501-0000</i>						
<b>HAWLEY SCHOOL</b>						
REPLACE SIDEWALK SECTIONS AT ENTRANCE (from HAWLEY Fund \$10,000) - done	M	\$ -			\$ -	10,000
RUBBER GYM FLOOR REPAIRS (from HAWLEY Fund \$15,000) - yet to be done	M	\$ -			\$ -	15,000
		\$ -	\$ -	\$ -	\$ -	
<i>Acct # 1-001-90-094-3502-0000</i>						
<b>SANDY HOOK SCHOOL</b>						
NONE		\$ -		\$ -	\$ -	
		\$ -	\$ -	\$ -	\$ -	
<i>Acct # 1-001-90-094-3503-0000</i>						
<b>MIDDLE GATE SCHOOL</b>						
INSTALL HVAC IN CAFETERIA	H	\$ 35,000		\$ 35,000	\$ -	
		\$ 35,000	\$ -	\$ 35,000	\$ -	
<i>Acct # 1-001-90-094-3504-0000</i>						
<b>HEAD O'MEADOW SCHOOL</b>						
CARPET FLOORING REPLACEMENT PROGRAM	H	\$ 20,000		\$ 13,525	\$ 6,475	
INSTALL VCT AT CUSTODIAL/DOCK AREA	M	\$ 2,200		\$ 2,200	\$ -	
					\$ -	
		\$ 22,200	\$ -	\$ 15,725	\$ 6,475	
<i>Acct # 1-001-90-094-3505-0000</i>						
<b>REED INTERMEDIATE SCHOOL</b>						
REPAINT CLASSROOMS AND HALLS PHASED PROJECT	M	\$ 25,000		\$ 25,000	\$ -	
CARPET/FLOORING REPLACEMENT PROGRAM (lower level)	M	\$ 20,000		\$ 15,225	\$ 4,775	15,225
SECURITY CAMERA FOR SOCCER FIELD	M	\$ 5,000		\$ 5,000	\$ -	2nd corridor
INSTALL MULLIONS & EXIT DEVICES AT EXTERIOR DOORS	H	\$ 20,000		\$ 20,000	\$ -	
					\$ -	
		\$ 70,000	\$ -	\$ 65,225	\$ 4,775	

Original budget for Reed carpet flooring replacement was intended to do the two (green and blue) corridors. Price per corridor came in at \$15,225. We issued a PO for one to be done during Christmas break. We would like to do the second hallway during April break. We seek the committee's approval to use funds currently available in these Building and Site projects accounts in order to do the second corridor this year. There is lead time on ordering the materials and the current balance will be about \$23,000 in this group of accounts. We have typically spent balances in these accounts for projects on the list. This would leave a balance of approximately \$7,900. (Remember last year we only did one project. MS exterior door painting.)

NEWTOWN PUBLIC SCHOOLS  
NEWTOWN, CONNECTICUT

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**FY 2019 BUILDING & SITE MAINTENANCE PROJECTS -**

		<u>Requested</u>	<u>Transfers</u>	<u>Actual</u>	<u>Remaining</u>
<i>Acct # 1-001-90-094-3506-0000</i>					
<b>MIDDLE SCHOOL</b>					
NON SKID FLOORING AT AUDITORIUM ORCHESTRA PIT	H	\$ 3,200		\$ -	\$ 3,200
INSTAL SOUND SYSTEM IN AUDITORIUM	H	\$ 20,000		\$ 20,000	\$ -
INSTALL ROOF OVER STAIRS TO NEW BOILER ROOM	H	\$ 3,800		\$ 3,800	\$ -
INSTALL NEW VCT FLOORING - FACS ROOM (Family and Consumer Science)	H	\$ 3,000		\$ 3,965	\$ (965)
INSTALL VCT FLOORING TO REPLACE CARPETING AT A WING ANNEX	H	\$ 4,000		\$ 1,650	\$ 2,350
INSTALL NEW SECURITY CAMERA FRONT OF BUILDING	H	\$ 5,000		\$ -	\$ 5,000
SIDEWALK / CURB REPAIRS	H	\$ 25,000		\$ 25,000	\$ -
				\$	\$ -
		\$ 64,000	\$ -	\$ 54,415	\$ 9,585
<i>Acct # 1-01-90-094-3507-0000</i>					
<b>HIGH SCHOOL</b>					
REPAINT LOCKERS	H	\$ 15,000		\$ 15,000	\$ -
AUTO SHOP FENCE REPLACE FABRIC WITH BLINDED & REPAIRS	H	\$ 5,000		\$ 3,250	\$ 1,750
REPLACE STAIR THREADS, RISERS, & LANDINGS - REAR B STAIRWELL	H	\$ 12,000		\$ 11,450	\$ 550
INSTALL CARD ACCESS READERS AT STORAGE GARAGE AND PATIO	M	\$ 5,600		\$ 5,600	\$ -
INSTALL STADIUM RAILINGS AT STAIRS & LOWER KNEE WALL AT FIELD	H	\$ 27,000		\$ 27,000	\$ -
INSTALL 5' HIGH FENCING AT STADIUM WALLS ADJACENT TO BLEACHERS	M	\$ 12,000		\$ 12,000	\$ -
				\$	\$ -
		\$ 76,600	\$ -	\$ 74,300	\$ 2,300
<i>Acct # 1-001-90-094-3508-0000</i>					
<b>SYSTEM WIDE</b>					
REPLACE FLAT ROOF (LEAKING BADLY ) AT SHOP	H	\$ 25,000		\$ 25,000	\$ -
		\$ 25,000	\$ -	\$ 25,000	\$ -
<b>TOTAL BUILDING &amp; SITE MAINTENANCE PROJECTS</b>		<b>\$ 292,800</b>	<b>\$ -</b>	<b>\$ 269,665</b>	<b>\$ 23,135</b>

	2nd Corridor at Reed	\$ 15,225	\$ (15,225)
<b>Total Spend</b>	<b>\$ 292,800</b>	<b>\$ 284,890</b>	<b>\$ 7,910</b>

Highlight color indicates project not completed or invoiced yet.

BUILDING & SITE MAINTENANCE PROJECTS - FIVE YEAR PLAN

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PROJECT DESCRIPTION	JUSTIFICATION	PRIORITY	COST
<b>HAWLEY SCHOOL</b>			
REPLACE CEILING TILES IN 48 HALL TO 97 AND 21	WORN/STAINED	M	\$ -
CLASSROOM DOOR REPLACEMENTS	POOR CONDITION	L	\$ 22,000
		M	\$ 20,000
		M	\$ -
<b>PROGRAM TOTAL</b>			<b>\$ 42,000</b>
<b>MIDDLE GATE SCHOOL</b>			
INSTALL HVAC IN GYM	COOLING STATION	H	\$ -
INFILL OLD WELL PIT	NOT USED/IN PLAY AREA	M	\$ 45,000
		M	\$ 25,000
<b>PROGRAM TOTAL</b>			<b>\$ 70,000</b>
<b>HEAD O'MEADOW SCHOOL</b>			
REPAINT DOORS AND FRAMES- PHASE ONE	UPGRADE	M	\$ 30,000
		M	\$ -
CARPET/FLOORING REPLACEMENT PROGRAM	SAFETY	H	\$ 20,000
CLEAN DUCTWORK	PERIODIC REQUIREMENT	M	\$ 25,000
REPAIR/REPLACE PAVING/CURBING	PERIODIC REQUIREMENT	M	\$ 15,000
<b>PROGRAM TOTAL</b>			<b>\$ 90,000</b>
<b>REED SCHOOL</b>			
REPAINT CLASSROOMS AND HALLS-PHASED PROJECT	WORN/ORIGINAL 2001	M	\$ 50,000
CARPET/FLOORING REPLACEMENT PROGRAM	PERIODIC REQUIREMENT	M	\$ 40,000
		M	\$ -
REPLACE SHADES IN LIBRARY	POOR CONDITION	H	\$ 12,000
INSTALL MULLIONS & EXIT DEVICES AT EXTERIOR DOORS		H	\$ 52,000
<b>PROGRAM TOTAL</b>			<b>\$ 154,000</b>

YEAR 1 2019-20	YEAR 2 2020-21	YEAR 3 2021-2022	YEAR 4 2022-2023	YEAR 5 2023-2024
\$ -				
\$ 12,000			\$ 10,000	
\$ 10,000		\$ 10,000		
\$ -				
<b>\$ 22,000</b>	<b>\$ -</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>	<b>\$ -</b>
\$ 45,000				
\$ 45,000	\$ 25,000			
	<b>\$ 25,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
\$ 15,000	\$ 15,000			
	\$ 20,000		\$ 25,000	
		\$ 15,000		
<b>\$ 15,000</b>	<b>\$ 35,000</b>	<b>\$ 15,000</b>	<b>\$ 25,000</b>	<b>\$ -</b>
\$ 25,000		\$ 25,000		
\$ 20,000		\$ 20,000		
\$ 12,000				
\$ 20,000	\$ 20,000	\$ 12,000		
<b>\$ 77,000</b>	<b>\$ 20,000</b>	<b>\$ 57,000</b>	<b>\$ -</b>	<b>\$ -</b>

This schedule comes from the approved 2018-19 Plant Operation and Maintenance budget with the second and subsequent years moved forward. Year 4 and 5 will be added to based on the principal's discussions with Gino, for the upcoming budget development. The A/C considerations would be inserted in this schedule, year 1, year 2, whatever the sub-committee decides to recommend. Consequently, other projects will be moved back, it is all a matter of priorities, conditions, safety needs and the dollars deemed as reasonable, as to how this project schedule will be finalized.

BUILDING & SITE MAINTENANCE PROJECTS - FIVE YEAR PLAN

PROJECT DESCRIPTION	JUSTIFICATION	PRIORITY	COST
<b>MIDDLE SCHOOL</b>			
INSTALL ACOUSTICAL CEILING AND LIGHTING IN LMC	DARK/POOR CONDITION	M	\$ 26,000
CARPET/FLOORING REPLACEMENT PROGRAM	SAFETY	M	\$ 60,000
		H	\$ -
		H	\$ -
PAVE SIDE PARKING LOT AND REAR DRIVE	SAFETY/DETERIORATED	M	\$ 125,000
		H	\$ -
		H	\$ -
		H	\$ -
INSTALL ACOUSTICAL CEILING IN ROOM D14	POOR CONDITION	M	\$ 9,000
		H	\$ -
A-WING GYM-CLOSE UP WALL AND INSTALL DOOR	SAFETY	M	\$ 15,000
SIDEWALK / CURB REPAIRS	SAFETY	H	\$ 50,000
REPLACE HVAC UNITS (5 UNITS) POOR CONDI	PAST LIFE CYCLE	H	\$ 80,000
REMODEL LAV'S LOWER LEVEL-2	POOR CONDITION	M	\$ 20,000
PAINT CLASSROOMS & HALLWAYS	PERIODIC REQUIREMENT	M	\$ 15,000
CLEAN DUCTWORK	HEALTH	M	\$ 10,000
DEHUMIDIFICATION FOR D wing- LOWER LEVEL-C-WING IN 5TH YEAR	DAMP ENVIRONMENT	M	\$ 20,000
<b>PROGRAM TOTAL</b>			<b>\$ 430,000</b>
<b>HIGH SCHOOL</b>			
REPAINT LOCKERS	SCRATCHED/RUSTING	H	\$ 30,000
		H	\$ -
		H	\$ -
INSTALL CARD ACCESS READERS AT ELEVATORS	SECURITY	M	\$ 25,000
		M	\$ -
INFILL DOUBLE EXTERIOR DOORS C080	SECURITY/SAFETY	H	\$ 5,000
CARPET/FLOORING MAIN ADMINISTRATIVE OFFICES	WORN/SAFETY	M	\$ 60,000
INSTALL SINK FOR DEMO IN A216 AND A220 LABS	EDUCATIONAL DISPLAYS	M	\$ 15,000
		H	\$ -
		M	\$ -
CEILING PAD/TILES REPLACEMENT FACULTY B WING OFFICES	POOR CONDITION	M	\$ 25,000
TURF REPLACEMENT REAR FIELDS	PERIODIC REQUIREMENT	M	\$ 20,000
<b>PROGRAM TOTAL</b>			<b>\$ 180,000</b>

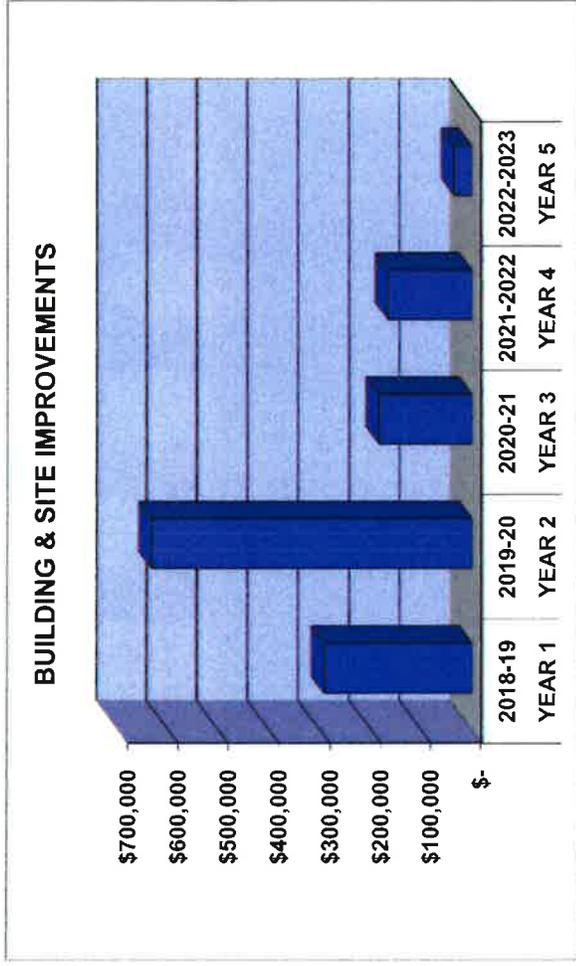
YEAR 1 2019-20	YEAR 2 2020-21	YEAR 3 2021-2022	YEAR 4 2022-2023	YEAR 5 2023-2024
\$ 26,000				
\$ 30,000		\$ 30,000		
\$ 125,000				
\$ 9,000				
\$ 15,000				
\$ 25,000	\$ 25,000			
\$ 40,000		\$ 40,000		
\$ 20,000				
\$ 15,000				
	\$ 10,000			
	\$ 20,000			
<b>\$ 305,000</b>	<b>\$ 55,000</b>	<b>\$ 70,000</b>	<b>\$ -</b>	<b>\$ -</b>
\$ 15,000		\$ 15,000		
\$ 25,000				
\$ 5,000				
\$ 60,000				
\$ 15,000				
\$ 25,000				
<b>\$ 145,000</b>	<b>\$ 20,000</b>	<b>\$ 15,000</b>	<b>\$ -</b>	<b>\$ -</b>

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BUILDING & SITE MAINTENANCE PROJECTS - FIVE YEAR PLAN

PROJECT DESCRIPTION	JUSTIFICATION	PRIORITY	COST	YEAR 1 2019-20	YEAR 2 2020-21	YEAR 3 2021-2022	YEAR 4 2022-2023	YEAR 5 2023-2024
<b>BUILDINGS &amp; GROUNDS DEPT - SYSTEM WIDE</b>								
REPAVE LOT, DRIVE AND STAIRS AT WAREHOUSE LOADING AREA	DETERIORATING	H	\$ 25,000	\$ 25,000				
MAINTENANCE SHOP ELECTRICAL GENERATOR	BLDG SAFETY	H	\$ 30,000	\$ 30,000				
<b>PROGRAM TOTAL</b>			<b>\$ 55,000</b>	<b>\$ 25,000</b>	<b>\$ 30,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

<b>GRAND TOTAL - ALL LOCATIONS</b>	<b>\$ 1,021,000</b>	<b>\$ 634,000</b>	<b>\$ 185,000</b>	<b>\$ 167,000</b>	<b>\$ 35,000</b>	<b>\$ -</b>
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Health & safety  
 Program needs  
 Preventative maintenance  
 Appearance/ Cosmetic

BUILDING & SITE MAINTENANCE PROJECTS - FIVE YEAR PLAN (PRELIMINARY)

PROJECT DESCRIPTION	JUSTIFICATION	PRIORITY	COST	YEAR 1 2019-20	YEAR 2 2020-21	YEAR 3 2021-22	YEAR 4 2022-23	YEAR 5 2023-24
<b>HAWLEY SCHOOL</b>								
INSTALL AC IN MULTI PURPOSE ROOM	VERY HOT/COOLING AREA	H	\$ 25,000	\$ 25,000				
INSTALL AC IN CAFÉ	VERY HOT/COOLING AREA	H	\$ 26,500		\$ 26,500			
REPLACE ANTI SKID FLOORING AT RAMPS	BADLY DISCOLORED	M	\$ 7,500		\$ 7,500			
REPLACE AREA CARPETING IN CLASSROOMS	WORN/STAINED	H	\$ 12,000		\$ 12,000			
INSTALL SOUND DAMPENING PANELS IN CAFÉ	VERY NOISY	M	\$ 3,000			\$ 3,000		
REPLACE CEILING TILES IN 48 HALL TO 97 AND 21	WORN/STAINED	L	\$ 12,000					\$ 12,000
CLASSROOM DOOR REPLACEMENTS	POOR CONDITION	M	\$ 20,000			\$ 10,000	\$ 10,000	
			\$ -					
<b>PROGRAM TOTAL</b>			<b>\$ 106,000</b>	<b>\$ 25,000</b>	<b>\$ 26,500</b>	<b>\$ 29,500</b>	<b>\$ 13,000</b>	<b>\$ 12,000</b>
<b>SANDY HOOK SCHOOL</b>								
LIGHTENING PROTECTION SYSTEM	SAFETY	H	\$ 135,000	\$ 135,000				
REPLACE DRIVEWAY AND PARKING LOT GATES	SAFETY	H	\$ 30,000	\$ -				\$ 30,000
			\$ -					
<b>PROGRAM TOTAL</b>			<b>\$ 165,000</b>	<b>\$ 135,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 30,000</b>
<b>MIDDLE GATE SCHOOL</b>								
INSTALL HVAC IN GYM	COOLING STATION	M	\$ 45,000	\$ 45,000				
INSTALL BLINDS/SHADES AT COURTYARD HALLWAYS	HEAT REDUCTION	H	\$ 20,000		\$ 20,000			
CARPET/FLOORING REPLACEMENT PROGRAM	WORN/CRACKING	M	\$ 20,000			\$ 20,000		
REPLACE CLASSROOM MILLWORK 1992 SECTION	WORN/DELAMINATING	M	\$ 20,000				\$ 10,000	\$ 10,000
INFILL OLD WELL PIT	NOT USED/IN PLAY AREA	M	\$ 25,000					\$ 25,000
			\$ -					
<b>PROGRAM TOTAL</b>			<b>\$ 130,000</b>	<b>\$ 45,000</b>	<b>\$ 20,000</b>	<b>\$ 20,000</b>	<b>\$ 10,000</b>	<b>\$ 35,000</b>
<b>HEAD O'MEADOW SCHOOL</b>								
REPAINT DOORS AND FRAMES- PHASE ONE	UPGRADE	M	\$ 30,000		\$ 15,000	\$ 15,000		
REMOVE SINKS/RETILE FLOOR/INSTALL SINGLE SINK SET	DELAMINATING/WORN	H	\$ 75,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
REPLACE CURTAINS WITH SHADES/ENTIRE FACILITY/PHASED	WORN/POOR CONDITION	H	\$ 60,000		\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
CARPET/FLOORING REPLACEMENT PROGRAM	SAFETY	M	\$ 20,000				\$ 25,000	\$ 20,000
CLEAN DUCTWORK	PERIODIC REQUIREMENT	M	\$ 25,000					\$ 15,000
REPAIR/REPLACE PAVING/CURBING	PERIODIC REQUIREMENT	M	\$ 15,000					\$ 15,000
			\$ -					
<b>PROGRAM TOTAL</b>			<b>\$ 225,000</b>	<b>\$ 15,000</b>	<b>\$ 45,000</b>	<b>\$ 45,000</b>	<b>\$ 55,000</b>	<b>\$ 65,000</b>
<b>REED SCHOOL</b>								
REPAINT CLASSROOMS AND HALLS-PHASED PROJECT	WORN/ORIGINAL 2001	M	\$ 100,000	\$ 25,000		\$ 25,000	\$ 25,000	\$ 25,000
CARPET/FLOORING REPLACEMENT PROGRAM	PERIODIC REQUIREMENT	M	\$ 160,000	\$ 20,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000
SIDEWALK / CURB/STEP REPLACEMENTS	SPALLING STAIRS	H	\$ 90,000			\$ 30,000	\$ 30,000	\$ 30,000
REPLACE SHADES IN LIBRARY	POOR CONDITION	H	\$ 12,000	\$ 12,000				
INSTALL MULLIONS & EXIT DEVICES AT EXTERIOR DOORS		H	\$ 40,000	\$ 20,000	\$ 20,000			
			\$ -					
<b>PROGRAM TOTAL</b>			<b>\$ 402,000</b>	<b>\$ 77,000</b>	<b>\$ 55,000</b>	<b>\$ 90,000</b>	<b>\$ 90,000</b>	<b>\$ 90,000</b>

BUILDING & SITE MAINTENANCE PROJECTS - FIVE YEAR PLAN (PRELIMINARY)

PROJECT DESCRIPTION	JUSTIFICATION	PRIORITY	COST	YEAR 1 2019-20	YEAR 2 2020-21	YEAR 3 2021-22	YEAR 4 2022-23	YEAR 5 2023-24
<b>MIDDLE SCHOOL</b>								
INSTALL AC AT CAFE	COOLING STATION	H	\$ 75,000	\$ 75,000				
INSTALL ACOUSTICAL CEILING AND LIGHTING IN LMC	DARK/POOR CONDITION	M	\$ 26,000	\$ 26,000				
CARPET/FLOORING REPLACEMENT PROGRAM	SAFETY	M	\$ 60,000	\$ 10,000	\$ 20,000	\$ 30,000		
REPAINT A GYM	POOR CONDITION	M	\$ 12,000	\$ 12,000				
REPAINT LOCKERS	POOR CONDITION	M	\$ 15,000	\$ 15,000				
PAVE SIDE PARKING LOT AND REAR DRIVE	SAFETY/DETERIORATED	H	\$ 125,000	\$ 125,000				
REPLACE MAIN ENTRY STAIR/RAMP/LOWER LANDING	SAFETY/DETERIORATED	H	\$ 35,000	\$ 35,000				
INSTALL NEW WINDOW TREATMENTS/LMC/CLASSROOMS	POOR CONDITION	M	\$ 22,000	\$ 7,000	\$ 7,000	\$ 7,000		\$ 8,000
PREP AND REPAINT CLASSROOM DOORS	POOR CONDITION	M	\$ 12,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000
INSTALL ACOUSTICAL CEILING IN ROOM D14	POOR CONDITION	M	\$ 9,000	\$ 9,000				
A-WING GYM-CLOSE UP WALL AND INSTALL DOOR	SAFETY	M	\$ 15,000	\$ 15,000				
SIDEWALK / CURB REPAIRS	SAFETY	H	\$ 50,000	\$ 25,000	\$ 25,000	\$ 15,000		
REPLACE HVAC UNITS (5 UNITS) POOR CONDI	PAST LIFE CYCLE	H	\$ 80,000	\$ 40,000	\$ 40,000			
REMODEL LAV'S LOWER LEVEL-2	POOR CONDITION	M	\$ 45,000	\$ 20,000	\$ 20,000			\$ 25,000
PAINT CLASSROOMS & HALLWAYS	PERIODIC REQUIREMENT	M	\$ 65,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 20,000
CLEAN DUCTWORK	HEALTH	M	\$ 10,000	\$ 10,000				
DEHUMIDIFICATION FOR D wing- LOWER LEVEL-C-WING IN 5TH YEAR	DAMP ENVIRONMENT	M	\$ 20,000	\$ 20,000				
<b>PROGRAM TOTAL</b>			<b>\$ 676,000</b>	<b>\$ 305,000</b>	<b>\$ 187,000</b>	<b>\$ 65,000</b>	<b>\$ 63,000</b>	<b>\$ 56,000</b>
<b>HIGH SCHOOL</b>								
REPAINT LOCKERS	SCRATCHED/RUSTING	H	\$ 30,000	\$ 15,000		\$ 15,000		
REPLACE 1 SET EXTERIOR DOORS AT AUDITORIUM	ROTTED THROUGH	H	\$ 6,700	\$ 6,700				
REPLACE 2 SETS EXTERIOR DOORS AT POOL	ROTTED THROUGH	H	\$ 13,400		\$ 13,400			
REPLACE 1 SET INTERIOR DOORS AT AUDITORIUM	NON FUNCTIONAL	H	\$ 6,700	\$ 6,700				
INSTALL CARD ACCESS READERS AT ELEVATORS	SECURITY	L	\$ 28,000				\$ 28,000	
REPLACE STAIR TREADS, RISERS, LANDINGS FRONT B STAIRWELL	SECURITY/SAFETY	M	\$ 15,000	\$ 15,000				\$ 5,000
INFILL DOUBLE EXTERIOR DOORS C080	SECURITY/SAFETY	H	\$ 5,000	\$ 5,000				
CARPET/FLOORING MAIN ADMIN OFFICES/BAND/MUSIC	WORN/SAFETY	M	\$ 90,000	\$ 30,000	\$ 30,000			
INSTALL SINK FOR DEMO IN A216 AND A220 LABS	EDUCATIONAL DISPLAYS	M	\$ 15,000		\$ 15,000			
SIDEWALK REPLACEMENTS TO FIELD	DETERIORATING	H	\$ 25,000	\$ 25,000				
CEILING PAD/TILES REPLACEMENT FACULTY B WING OFFICES	POOR CONDITION	M	\$ 25,000	\$ 25,000				
TURF REPLACEMENT REAR FIELDS	PERIODIC REQUIREMENT	M	\$ 20,000	\$ 20,000				
<b>PROGRAM TOTAL</b>			<b>\$ 279,800</b>	<b>\$ 146,700</b>	<b>\$ 70,100</b>	<b>\$ 30,000</b>	<b>\$ 28,000</b>	<b>\$ 5,000</b>

BUILDING & SITE MAINTENANCE PROJECTS - FIVE YEAR PLAN (PRELIMINARY)

PROJECT DESCRIPTION	YEAR 1 2019-20	YEAR 2 2020-21	YEAR 3 2021-22	YEAR 4 2022-23	YEAR 5 2023-24
<b>BUILDINGS &amp; GROUNDS DEPT - SYSTEM WIDE</b>					
REPAVE LOT, DRIVE AND STAIRS AT WAREHOUSE LOADING AREA	\$ 25,000				
MAINTENANCE SHOP ELECTRICAL GENERATOR					\$ 35,000
<b>PROGRAM TOTAL</b>	<b>\$ 25,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 35,000</b>

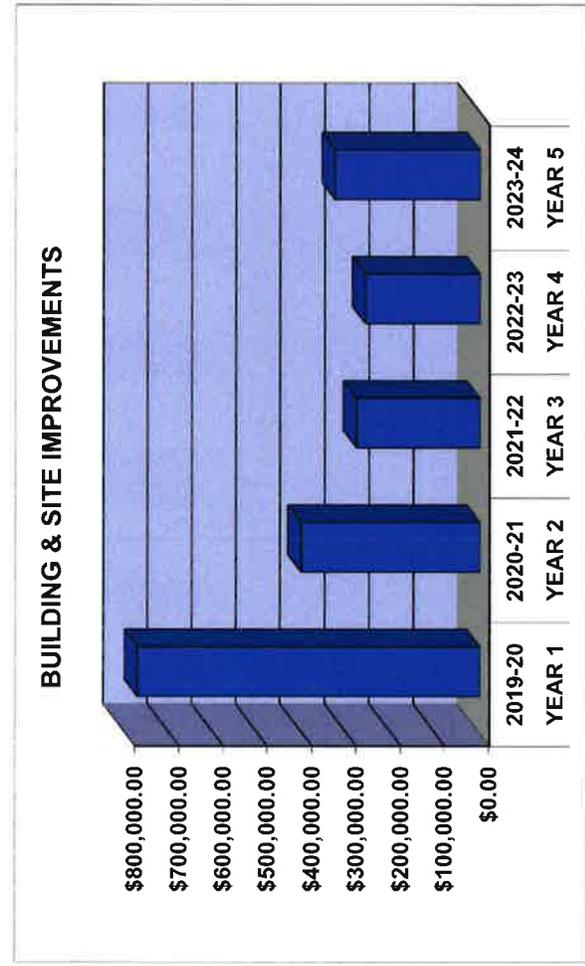
PROJECT DESCRIPTION	JUSTIFICATION	PRIORITY	COST
REPAVE LOT, DRIVE AND STAIRS AT WAREHOUSE LOADING AREA	DETERIORATING	H	\$ -
MAINTENANCE SHOP ELECTRICAL GENERATOR	BLDG SAFETY	H	\$ 35,000
<b>PROGRAM TOTAL</b>			<b>\$ 60,000</b>

<b>GRAND TOTAL - ALL LOCATIONS</b>	<b>\$ 773,700</b>	<b>\$ 403,600</b>	<b>\$ 279,500</b>	<b>\$ 259,000</b>	<b>\$ 328,000</b>
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<b>GRAND TOTAL - ALL LOCATIONS</b>	<b>\$ 2,043,800</b>
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Current Year	\$ 292,800	Approved
Next Year	\$ 773,700	Proposed
Increase	\$ 480,900	164%

2019-20 % of Budget + 0.63%  
 Indicates project addition or movement  
 Indicates addition



Forward movement LY	\$ 634,000
Projects moved out of yr 1	\$ (192,000)
Projects added to yr 1	\$ 96,700
<b>Sub Total</b>	<b>\$ 538,700</b>
A/C Projects added	\$ 100,000
<b>Sub Total</b>	<b>\$ 638,700</b>
Lightening Protection	\$ 135,000
<b>Total Preliminary</b>	<b>\$ 773,700</b>

Health & safety  
 Program needs  
 Preventative maintenance  
 Appearance/ Cosmetic

Date, 10/01/18  
Proposal contract

**PROPOSAL and CONTRACT**  
**GLOBAL MECHANICAL, LLC.**  
**HVAC CONTRACTOR**

157 Lepage dr.  
Southington, CT  
Tell (860)681-4101

S-1 LICENSE#0399191 SM-2 LICENSE#0002681

Prepared for (hereinafter "CONTRACTOR/OWNER");  
Proposal Number: 100118

Proposal Date: 10/01/2018

Project Name: Hawley School Multi-purpose room

Location: 29 Church Hill Rd.  
Newtown, CT. 06470

Engineer:  
N/A

Architect:  
N/A

**SCOPE OF WORK (THE "Work"):**

GLOBAL MECHANICAL, LLC. Proposes to furnish labor, materials, required for the above referenced project including the following: TO MANAGEMENT, I AM PLEASED TO PROVIDE THE ENCLOSED PROPOSAL/CONTRACT FOR YOUR REVIEW. QUOTE PRICE IS GOOD FOR THIRTY DAYS ONLY DO TO FLUCTUATIONS IN MATERIAL COSTS. For 4 new ductless split units to be installed in Multi-purpose room area run line sets and wires to outdoor condenser units. Mount units on outside walls and indoor unit up on side walls. All done on normal business hours.

2) CT. Sales Taxes NOT included in this price of 25,000.00

NOTE: GLOBAL MECHANICAL, LLC, Will NOT be responsible of the performance of the existing Unit\*

Additional Comments: ROOF PENETRATIONS, SHOP DRAWINGS ANY ELECTRICAL, all these done by others.

**PRICE**

- Total price for the mentioned work PRICE 25,000.00  
Include Tax Exempt Papers with Payment or add CT. Sales Tax to Quote.

**CONTRACT PAYMENT TERMS:**

One half (1/2) of Contract Price is due upon signing this Proposal and Contract: remaining balance when the Job is completed. Not Net 30

\*\*\*\*NOTE: Price DOES NOT include taxes.

**CONTRACT PROVISIONS**

This contract is hereby made and entered into on the above undersigned date, by and between: hereinafter referred to as "Contractor/Owner" and GLOBAL MECHANICAL, LLC. hereafter referred to as "Subcontractor."

Date, 10/01/18  
Proposal contract

**PROPOSAL and CONTRACT**  
**GLOBAL MECHANICAL, LLC.**  
**HVAC CONTRACTOR**

157 Lepage dr.  
Southington, CT  
Tell (860)681-4101

S-1 LICENSE#0399191 SM-2 LICENSE#0002681

Prepared for (hereinafter "CONTRACTOR/OWNER"):

Proposal Date: 10/01/2018

Proposal Number: 100118

Project Name: Hawley School Cafe

Location: 29 Church Hill Rd.

Newtown, CT. 06470

Engineer:

Architect:

N/A

N/A

**SCOPE OF WORK (THE "Work"):**

GLOBAL MECHANICAL, LLC. Proposes to furnish labor, materials, required for the above referenced project including the following: TO MANAGEMENT, I AM PLEASED TO PROVIDE THE ENCLOSED PROPOSAL/CONTRACT FOR YOUR REVIEW. QUOTE PRICE IS GOOD FOR THIRTY DAYS ONLY DO TO FLUCTUATIONS IN MATERIAL COSTS. For 4 new ductless split units to be installed in café area run line sets and wires to outdoor condenser units. Mount units on outside walls and indoor unit up on side walls. All done on normal business hours.

2) CT. Sales Taxes NOT included in this price of 25,000.00

NOTE: GLOBAL MECHANICAL, LLC, Will NOT be responsible of the performance of the existing Unit\*

Additional Comments: ROOF PENETRATIONS, SHOP DRAWINGS ANY ELECTRICAL, all these done by others.

**PRICE**

- Total price for the mentioned work PRICE 25,000.00  
Include Tax Exempt Papers with Payment or add CT. Sales Tax to Quote.

**CONTRACT PAYMENT TERMS:**

One half (1/2) of Contract Price is due upon signing this Proposal and Contract: remaining balance when the Job is completed. **Not Net 30**

\*\*\*NOTE: Price DOES NOT include taxes.

**CONTRACT PROVISIONS**

This contract is hereby made and entered into on the above undersigned date, by and between: hereinafter referred to as "Contractor/Owner" and GLOBAL MECHANICAL, LLC. hereafter referred to as "Subcontractor."

Date, 09/01/18  
Proposal contract

**PROPOSAL and CONTRACT**  
**GLOBAL MECHANICAL, LLC.**  
**HVAC CONTRACTOR**

157 Lepage dr.  
Southington, CT  
Tell (860)681-4101

S-1 LICENSE#0399191 SM-2 LICENSE#0002681

Prepared for (hereinafter "CONTRACTOR/OWNER"):      Proposal Date: 09/01/2018  
Proposal Number: 090118  
Project Name: **Newtown Middle School Café**

Location: 11 Queen Street.  
Newtown, CT. 06470  
Architect:  
N/A

Engineer:  
N/A

**SCOPE OF WORK (THE "Work"):**

GLOBAL MECHANICAL, LLC. Proposes to furnish labor, materials, required for the above referenced project including the following: TO MANAGEMENT, I AM PLEASED TO PROVIDE THE ENCLOSED PROPOSAL/CONTRACT FOR YOUR REVIEW. QUOTE PRICE IS GOOD FOR THIRTY DAYS ONLY DO TO FLUCTUATIONS IN MATERIAL COSTS. For Demo and disposal of old duct work and air handler unit. Installing 1 new 5 ton American Standard air handler with hot water coil and fresh air dampers all new supply and return ducts. The ductwork will be sealed and insulated new hot water valve and controlled by ABS system. Condensers will be installed outside on the roof and piped to air handler unit. There will also be 4 ductless split units installed in café due to low over all roof deck there is no room to install duct work. All done on normal business hours.

2) CT. Sales Taxes NOT included in this price of 75,000.00

**NOTE: GLOBAL MECHANICAL, LLC, Will NOT be responsible of the performance of the existing Unit\***

Additional Comments: ROOF PENETRATIONS, SHOP DRAWINGS ANY ELECTRICAL, all these done by others.

**PRICE**

• Total price for the mentioned work PRICE 75,000.00  
**Include Tax Exempt Papers with Payment or add CT. Sales Tax to Quote.**

**CONTRACT PAYMENT TERMS:**

One half (1/2) of Contract Price is due upon signing this Proposal and Contract: remaining balance when the Job is completed. **Not Net 30**

\*\*\*\*NOTE: Price DOES NOT include taxes.

**CONTRACT PROVISIONS**

This contract is hereby made and entered into on the above undersigned date, by and between:

Date, 09/01/18  
Proposal contract

(2)

**PROPOSAL and CONTRACT**  
**GLOBAL MECHANICAL, LLC.**  
**HVAC CONTRACTOR**

157 Lepage dr.  
Southington, CT  
Tell (860)681-4101

S-1 LICENSE#0399191 SM-2 LICENSE#0002681  
Prepared for (hereinafter "CONTRACTOR/OWNER"):      Proposal Date: 09/01/2018  
Proposal Number: 090118  
Project Name: **Newtown Middle School Auditorium**

Location: 11 Queen Street.  
Newtown, CT. 06470  
Architect:  
N/A

Engineer:  
N/A

**SCOPE OF WORK (THE "Work"):**

**GLOBAL MECHANICAL, LLC.** Proposes to furnish labor, materials, required for the above referenced project including the following: TO MANAGEMENT, I AM PLEASED TO PROVIDE THE ENCLOSED PROPOSAL/CONTRACT FOR YOUR REVIEW. QUOTE PRICE IS GOOD FOR THIRTY DAYS ONLY DO TO FLUCTUATIONS IN MATERIAL COSTS. For Demo and disposal of old duct work and air handler units. Installing 2 new 10 ton each American Standard air handlers with hot water coils and fresh air dampers all new supply and return ducts. The ductwork will be sealed and insulated new hot water valves and controlled by ABS system. Condensers will be installed outside on a pad in the court yard and piped to air handler units. All done on normal business hours.

2) CT. Sales Taxes NOT included in this price of 95,000.00

**NOTE: GLOBAL MECHANICAL, LLC, Will NOT be responsible of the performance of the existing Unit\***

Additional Comments: ROOF PENETRATIONS, SHOP DRAWINGS ANY ELECTRICAL, all these done by others.

**PRICE**

- |   |
|---|
| <ul style="list-style-type: none"><li>• Total price for the mentioned work PRICE 95,000.00<br/><b>Include Tax Exempt Papers with Payment or add CT. Sales Tax to Quote.</b></li></ul> |
|---|

**CONTRACT PAYMENT TERMS:**

One half (1/2) of Contract Price is due upon signing this Proposal and Contract; remaining balance when the Job is completed. **Not Net 30**

\*\*\*\*NOTE: Price DOES NOT include taxes.

**CONTRACT PROVISIONS**

This contract is hereby made and entered into on the above undersigned date, by and between: hereinafter referred to as "Contractor/Owner" and GLOBAL MECHANICAL, LLC. hereafter

Date, 09/01/18  
Proposal contract

**PROPOSAL and CONTRACT**  
**GLOBAL MECHANICAL, LLC.**  
**HVAC CONTRACTOR**

157 Lepage dr.  
Southington, CT  
Tell (860)681-4101

S-1 LICENSE#0399191 SM-2 LICENSE#0002681

Prepared for (hereinafter "CONTRACTOR/OWNER"):      Proposal Date: 09/01/2018  
Proposal Number: 090118

Project Name: Newtown Middle School Music and Chorus      Location: 11 Queen Street.  
Newtown, CT. 06470

Engineer:      Architect:  
N/A      N/A

**SCOPE OF WORK (THE "Work"):**

GLOBAL MECHANICAL, LLC. Proposes to furnish labor, materials, required for the above referenced project including the following: TO MANAGEMENT, I AM PLEASED TO PROVIDE THE ENCLOSED PROPOSAL/CONTRACT FOR YOUR REVIEW. QUOTE PRICE IS GOOD FOR THIRTY DAYS ONLY DO TO FLUCTUATIONS IN MATERIAL COSTS. For Demo and disposal of old duct work and air handler unit. Installing 1 new 7.5 ton American Standard air handler with hot water coil and fresh air dampers all new supply and return ducts. The ductwork will be sealed and insulated new hot water valve and controlled by ABS system. Condensers will be installed outside on a pad in the court yard and piped to air handler unit. All done on normal business hours. Ceilings to be taken down by others.

2) CT. Sales Taxes NOT included in this price of 65,000.00

NOTE: GLOBAL MECHANICAL, LLC, Will NOT be responsible of the performance of the existing Unit\*

Additional Comments: ROOF PENETRATIONS, SHOP DRAWINGS ANY ELECTRICAL, all these done by others.

**PRICE**

- |  |
|--|
| <ul style="list-style-type: none"><li>• Total price for the mentioned work PRICE 65,000.00<br/>Include Tax Exempt Papers with Payment or add CT. Sales Tax to Quote.</li></ul> |
|--|

**CONTRACT PAYMENT TERMS:**

One half (½) of Contract Price is due upon signing this Proposal and Contract: remaining balance when the Job is completed. Not Net 30

\*\*\*NOTE: Price DOES NOT include taxes.

**CONTRACT PROVISIONS**

This contract is hereby made and entered into on the above undersigned date, by and between:

<u>A/C Ductless Splits</u>	Estimate
HAW Multi-purpose room	\$ 25,000
HAW Café	\$ 25,000
NMS Café	\$ 75,000
NMS Auditorium	\$ 95,000
NMS Music and Chorus	\$ 65,000

<b>A/C with Ductless Split Systems</b>	Estimate	Electrical Only
HAW A/C	\$ 525,750	\$ 75,000
MGS A/C	\$ 438,750	\$ 55,000
NMS A/C	\$ 988,750	\$ 130,000



Main Office  
750 Old Main Street, Suite 202  
Rocky Hill, CT 06067

Branch Office  
31 Hayward Street, Suite A-1  
Franklin, MA 02038

3

Phone: (860) 436-4336 • Fax: (860) 436-4450

[www.rzdesignassociates.com](http://www.rzdesignassociates.com)

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Report Date: October 1, 2018  
Written to: Gino Faiella – Director of School Facilities – Newtown, CT  
Project Name: A/C Addition to Hawley, Middle and Middle Gate Schools  
RZD Project No. 18-012  
Written By: Ron Bathrick – Associate

The following is a synopsis for each school project to add Classroom <sup>decorative</sup> Air Conditioning consisting of ductless split systems consisting of one outdoor condensing unit to one indoor classroom wall mounted fan coil unit. Refrigerant piping will be installed on the wall with ~~decorative~~ white PVC covering. The condensate piping will be routed up through the roof with the refrigerant piping bundle and open-ended near the condensing unit. There will be no new ventilation air provided. Existing building ventilation will remain without modifications. Electrical power and control wiring will be included. New panels will be fed from existing switchgear and located in proximity of new A/C systems, exact quantity and locations to be determined. Painting, roof repairs and ceiling repairs are not included. Systems will be capable of heating classrooms during shoulder seasons when the building boiler(s) are not operational. All noted system costs are listed as Budget Pricing only.

Hawley School – Building electrical power is enough to add air conditioning to all classrooms. It is estimated that there are (33) classrooms. Each classroom will have (3) tons of air conditioning. The (33) units installed with piping, refrigerant, start up, electrical and roof penetrations is estimated at \$525,750.00.

Middle School - Building electrical power is enough to add air conditioning to all classrooms. It is estimated that there are (69) classrooms. Each classroom will have (3) tons of air conditioning. The (69) units installed with piping, refrigerant, start up, electrical and roof penetrations is estimated at \$988,750.00.

Middle Gate School - Building electrical power is enough to add air conditioning to all classrooms. It is estimated that there are (29) classrooms. Each classroom will have (3) tons of air conditioning. The (29) units installed with piping, refrigerant, start up, electrical and roof penetrations is estimated at \$438,750.00.

Any questions, please contact me

Thanks

Ron Bathrick – Associate  
RZ Design Associates.

**A/C Ductless Splits**

	Estimate
HAW Multi-purpose room	\$ 25,000
HAW Café	\$ 25,000
NMS Café	\$ 75,000
NMS Auditorium	\$ 95,000

**A/C with Ductless Split Systems**

	Estimate	Electrical Only
HAW A/C	\$ 525,750	\$ 75,000
MGS A/C	\$ 438,750	\$ 55,000
NMS A/C	\$ 988,750	\$ 130,000



Main Office  
750 Old Main Street, Suite 202  
Rocky Hill, CT 06067

Branch Office  
31 Hayward Street, Suite A-1  
Franklin, MA 02038

4

Phone: (860) 436-4336 • Fax: (860) 436-4450  
[www.rzdesignassociates.com](http://www.rzdesignassociates.com)

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## Memorandum

Memorandum Date: September 27, 2018

To: Gino Faiella – Director of Operations Newtown Public Schools

Project Name: Lightning Protection Site & Building – Sandy Hook School

RZDA Project NO: 18-012

Regarding: Lightning Protection for Site Cameras

Written by: Ron Bathrick - Associate

Dear Gino,

The following is the budget costs to furnish and install a lightning protection system to protect security cameras serving the project site.

The costs are broken down into (4) separate scopes.

Scope I – Furnish and install surge protection for all site cameras and building power feeding site cameras. \$45,000.00

Scope II – Furnish and install isolation blocks between cameras and metal poles that support them. \$3500.00

Scope III – Remove (2) stainless steel cabinets located on building site, remove all control wiring and devices within. Furnish and install a new weatherproof and vented reinforced polypropylene cabinet in same locations, re-install all control wiring and devices. \$5,000.00

Scope IV – Provide a complete UL listed, direct strike, bonding and grounding lightning protection system in accordance with UL 96a and LPI 175 with LPI\_IP certification for the entire building. \$55,000.00

Total project hard costs \$108,500.00

The project supervision and management soft costs are estimated at \$9,000.00.

Total project cost will be \$117,500.00  
Estimated permit fees of \$12,000.00 are not included. N/A

The above are estimates for the work as described. There is no contingency included for unforeseen issues.

Please contact me with any questions.

Thank you,

END OF MEMO

Project Cost	\$ 117,560—
10% CONTINGENCY + Bid Docs	\$ 11,750—
<hr/>	
Total.	\$ 129,250—
Budget	\$ 130,000—

**MAINTENANCE DEPARTMENT TRUCKS**

Priority	YEAR	MAKE	MODEL	PURPOSE OF VEHICLE	PURCHASE COST	PURCHASE DATE	MILEAGE 10/18	REPLACE DATE	EST MILEAGE AT REP DATE	AVE MONTHLY MILEAGE	CURRENT SERVICE MONTHS	AGE IN YEARS
	2017	CHEVY SILVERADO	2500 4X4 DOUBLE CAB	Electrician/Crew Leader	\$31,681.00	May-17	8,300	June-26	41,500	346	24	2.0
	2014	CHEVY SILVERADO	1500 4X4 DOUBLE CAB	Facilities Director	\$29,997.00	June-14	29,848	June-23	74,620	622	48	4.0
	2009	SATURN	VUE	District Courier	\$13,895.00	July-14	94,201	June-23	235,503	1,963	48	4.0
4	2008	GMC SIERRA	UTILITY/PLOW	E-2 Electrical	\$25,192.00	October-08	110,803	June-17	Overdue	923	120	10.0
	2013	CHEVY SILVERADO	2500 4X4	P-2 Plumber	\$32,995.00	December-13	49,330	June-22	98,660	822	60	5.0
3	2005	FORD 4X2 CHASSIS CAB	CUBE VAN	Supplies, Moving, Dump	\$29,896.00	December-04	89,671	June-13	Overdue	534	168	14.0
1	2006	FORD	F350 4X4/PLOW	Carpenter	\$27,466.00	November-05	93,956	June-14	Overdue	602	156	13.0
2	2008	GMC	SIERRA 250/PLOW	S-2 HVAC Technician	\$26,789.00	October-08	155,352	June-17	Overdue	1,295	120	10.0
											Average	7.8

8 Vehicles  
4 Overdue for replacement

Priority 1 and 2 need to be replaced

Two new trucks will be pick-ups, Chevrolet or GMC HD 3500 series with extended cab, 4-wheel drive, heavy duty plow, with a utility cap. The trucks will be outfitted with yellow light rack and 2-way radios. Budget cost \$55,000 each, total \$110,000.

REVISED 10/18

**NEWTOWN BOARD OF EDUCATION  
SUMMARY - CAPITAL IMPROVEMENT PLAN  
2019/20 TO 2023/24**

Approved  
by the BOE 6/20/19

**INITIAL FIVE YEARS**

CIP Item #	Location	Description of Project	Year					TOTALS	
			2019/20	2020/21	2021/22	2022/23	2023/24		
1	Hawley Elem.	Replace boiler, steam to HW, 1921 section & Lighting energy project <i>Less Energy Incentive PAYMENT</i>	\$783,200 -\$38,961 \$744,239						
3	Hawley Elem.	Ventilation and HVAC Renovations, partial A/C, focus on '21 section		\$5,002,267				\$5,746,506	
	<i>underway</i>	<i>Middle Gate Elem Roof replacement 1964 and 1992 sections</i>						\$0	
7	Head O'Meadow	Lighting, efficiency, variable frequency drivers & pumps					\$941,200	\$941,200	
6	Reed Intermediate	Install high efficiency gas boilers & LED lighting conversion				\$1,370,500		\$1,370,500	
5	Middle School	II - Ventilation, HVAC, AC Auditorium & Café, replace rooftop units '98			\$3,278,898			\$3,278,898	
2	High School	Main boiler replacements - High Efficiency Gas, lighting and controls <i>Less Energy Incentive PAYMENT</i>	\$2,702,000 -\$463,435 \$2,238,565						
4	High School	Replace/restore stadium turf field (11th year)			\$1,123,600			\$3,362,165	
<b>TOTAL COSTS OF ALL PROJECTS</b>			\$2,982,804	\$5,002,267	\$4,402,498	\$1,370,500	\$941,200	\$13,758,069	
<b>TOTAL TO BE BONDED</b>			\$2,982,804	\$5,002,267	\$4,402,498	\$1,370,500	\$941,200	\$14,699,269	
<i>School Building Grant Eligible</i>			<i>2017-18 Reimbursement rate 36.43%</i>						

Eligibility for project inclusion on the CIP is that the cost must exceed 0.25% of the Total Town Budget, \$117,121,198. For 2018-19 the threshold is \$292,803. Estimates on file are increased by 6% from last year.

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NEWTOWN BOARD OF EDUCATION  
SUMMARY - CAPITAL IMPROVEMENT PLAN  
2024/25 TO 2028/29

Approved  
by the BOE 6/20/19

SECOND FIVE YEARS

Year 6      Year 7      Year 8      Year 9      Year 10

CIP Item #	Location	Description of Project	2024/25	2025/26	2026/27	2027/28	2028/29	TOTALS
	Hawley Elem.	Classroom renovations '21 section (ceilings, lighting, floors, etc.) Purchase unsightly House/land adjacent to school Repave entire parking lot, curbing, sidewalks Generator Elevator to café	\$1,000,000	\$420,000	TBD	\$900,000	TBD	\$2,320,000
	Sandy Hook							\$0
	Middle Gate Elem	Thermal Window replacements Repave entire parking lot, curbing, sidewalks Complete kitchen renovation	\$1,000,000			TBD	TBD	\$1,000,000
	Head O'Meadow	Gas and water lines to school Replace/update A/C Re roofing/restoration			\$3,000,000	\$2,400,000	\$5,500,000	\$10,900,000
	Reed Intermediate	Repave entire parking lot, curbing, sidewalks Re roof entire building (solar remove & reinstall \$225K)				TBD	TBD	\$0
	Middle School	Repave entire parking lot, curbing, sidewalks Window replacements Library and science lab renovations Complete kitchen renovation	TBD				\$1,500,000	\$1,500,000
	High School	Re roofing/restoration HVAC equipment replacements Fuel Cell Athletic/Stadium field house and storage Practice fields facilities and storage		\$1,000,000	\$2,600,000		TBD	\$6,000,000
				\$900,000		\$1,500,000		\$6,000,000
	<b>TOTAL COSTS OF ALL PROJECTS</b>		\$0	\$2,000,000	\$2,320,000	\$5,600,000	\$4,800,000	\$21,720,000

## Capital Improvement Project Requests 19/20 thru 23/24

### Newtown High School 19/20 Boiler Plant and Lighting

- Description:
 

This project consists of replacement of original boiler plant to a higher efficiency forced hot water system and upgrading all lighting fixtures to LED.

This project will be done as an Energy Conservation Measure (ECM as described by Ameresco report) working with EverSource. Included, but not limited to, within this project is the complete demo and abatement of the existing three boilers, abatement of the boiler room and the installation of new high efficiency gas fired boilers, also included in this project is a complete retrofit of all existing lighting from fluorescent to LED.
- Justification:
 

The boiler plant is currently over 49 years old. A high efficiency gas condensing boiler plant and a complete retrofit of all existing lighting from fluorescent to LED will ensure continued operation and a tremendous financial and energy savings.

### Hawley School 19/20 Boiler Plant and Lighting

- Description:
 

This project consists of, but is not limited to, replacement of the boiler plant located in the 1921 section of the building, also included in this project is a complete retrofit of all existing lighting from fluorescent to LED, high efficiency VFD's and automated controls. Also included will be demolition, abatement and tank removal.
- Justification:
 

Boiler plant is steam and inefficient, it will be upgraded to high efficiency gas fired hot water system versus current steam system. Provisions for an additional boiler in the 1948 section have been made. Lighting will be upgraded as well to achieve maximum return on energy savings.

### Hawley School 20/21 Ventilation and HVAC

- Description:

This project will allow installation of a complete ventilation system, which will service the entire facility. The AC portion will focus on the 1921 portion of the facility and will prepare the facility for future AC throughout. Project includes but is not limited to ductwork, controls, HVAC system, electrical upgrades and an emergency generator.

- Justification:

Upgrade air quality in the facility, currently unable to open windows facing Church Hill Road due to traffic, noise and fumes.

### Newtown Middle School 21/22 Ventilation and HVAC

- Description:

This project consists of but is not limited to installation of an active ducted ventilation system, replacement of existing 1986 HVAC units and the addition of additional HVAC units in key areas, ie auditorium, cafeteria....

- Justification:

The existing HVAC units are inefficient and nearing their usable life span. The ducted ventilation and additional HVAC units will greatly increase the indoor air quality in the facility.

### Newtown High School 21/22 TURF FIELD REPLACEMENT

- Description:

This project would replace the track and field turf in their 11 year of service which follows current standard practice.

- Justification:

Artificial turf and track will meet life expectancy in budget year.  
**This is a safety issue.**

### **Reed Intermediate School 22/23 Boiler Plant and Lighting**

- Description:

This project consists of replacement of original boiler plant to a higher efficiency gas fired condensing boilers and upgrading all lighting fixtures to LED. This project will be done as an Energy Conservation Measure working with EverSource. Included, but not limited to, within this project is the complete demo and abatement of the existing three boilers, abatement of the boiler room and the installation of new high efficiency gas fired boilers, high efficiency pumps, high efficiency VFD's and LED lighting.

- Justification:

The boiler plant will be 22 years old. A high efficiency gas condensing boiler plant and a complete retrofit of all existing lighting from fluorescent to LED will ensure continued operation and a tremendous financial and energy savings.

### **Head O Meadow School 23/24 Boiler Plant and Lighting**

- Description:

This project consists of replacement of all heating pumps, drives and upgrading all lighting fixtures to LED. This project will be done as an Energy Conservation Measure working with EverSource. Included, but not limited to, within this project is the complete demo and abatement of all existing pumps and drives and a complete abatement of the boiler room.

- Justification:

The controls, drives and pumps are old technology and inefficient. A high efficiency gas condensing boiler plant and a complete retrofit of all existing lighting from fluorescent to LED will ensure continued operation and a tremendous financial and energy savings.

**HAWLEY**

CONST	\$	682,600.00
HYGENIST	\$	10,000.00
TANK REMOVAL	\$	25,000.00
DEMO	\$	40,000.00
	\$	757,600.00
CONTINGENCY	\$	25,600.00
TOTAL	\$	783,200.00
INCENTIVE	\$	(37,861.00)
FINAL ESTIMATED	\$	745,339.00

**HIGH SCHOOL**

CONST	\$	2,364,000.00
HYGENIST	\$	18,000.00
DEMO	\$	75,000.00
	\$	2,457,000.00
CONTINGENCY	\$	245,000.00
TOTAL	\$	2,702,000.00
INCENTIVE	\$	(463,435.00)
FINAL ESTIMATED	\$	2,238,565.00