

Town of Newtown

Facilities Assessment Report

Newtown, CT

AUGUST 24, 2015



NEWTOWN FACILITIES ASSESSMENT REPORT

Town of Newtown, Connecticut

TABLE OF CONTENTS

Section	Description
1	Introduction: Introduction Executive Summary Building Location Map Priority Rating System Use of Cost Estimate Information Mark-up List
2	Architectural Assessment – Town Hall South: Condition Assessment MEP Assessment Existing Plans Schedule of Priorities with recommended year of work
3	Architectural Assessment - Hook and Ladder: Condition Assessment MEP Assessment Existing Plans Schedule of Priorities with recommended year of work
4	Architectural Assessment - Multi-Purpose Building: Condition Assessment MEP Assessment Existing Plans Schedule of Priorities with recommended year of work
5	Recommendations: Cost Information Summary by Category Cost Information Summary by Priority
6	Space Needs: Police Description and Program Communications Description and Program Social Services Description and Program Cultural Arts Description and Program

NEWTOWN FACILITIES CONDITION ASSESSMENT REPORT

Town of Newtown, Connecticut

Introduction

The intent of this study is twofold: firstly, to examine the condition of three buildings and secondly, to determine the space needs of four town departments. It also includes documenting information for other town departments in order to project improvements for their buildings.

- A condition analysis was performed on:
 - Town Hall South;
 - The Multi-purpose building; and
 - The Hook and Ladder Company building.
- Projections of space needs with some possible solutions were provided for:
 - The Police Department;
 - The Emergency Communications Department;
 - Social Services; and
 - The Cultural Art Center.
- Survey forms were received from:
 - Public Works;
 - Animal Control; and
 - Municipal Building.

With the above information, a projection of the Capital Improvement Cost was developed to resolve the condition concerns. From these, a timeline was prepared recommending major system improvements for the selected building.

Projected budgets were developed to resolve the program needs of the selected buildings.

In 2015 DRA Architects with its team of engineers performed visits to each of the buildings and evaluated them to determine the types of improvements that will be necessary. Conversations were held with department heads and those in charge of maintenance. These improvements included such topics as:

- General
- Life Safety
- Health
- Hazardous Materials
- American's with Disabilities Compliance
- Site Issues
- Exteriors
- Interiors
- Energy and Water Conservation
- Mechanical, Electrical, Plumbing And Fire Protection

With any renovation project it is necessary that International Existing Building Code be reviewed in light of the items of renovation work that are selected. In doing so it may be determined that other items of work will be necessary to achieve compliance.

NEWTOWN FACILITIES CONDITION ASSESSMENT REPORT

Town of Newtown, Connecticut

Each of the improvements was then prioritized into the following categories:

- Current Critical
- Potentially Critical
- Necessary – Not yet Critical
- Recommended

A detailed description of criteria used for each of the categories is included in the report.

For each of the improvements an independent cost estimate was obtained. The estimates are a projection of the costs and include soft costs associated with each item. (Soft costs are the miscellaneous costs associated with professional fees, contingency, bonding costs, bidding expense, testing etc.). The estimator does not have the advantage of detailed drawings for each of the items so the intent is to provide an order of magnitude that, should the improvement move ahead, will be refined up to the bid date. For many of the like items it will be possible to group them together and save on the soft costs. Similarly, there may be items that can be bid without professional drawings and specifications and, again, the soft costs can be reduced. The cost should be used as an overall budget for each item. A more detailed explanation of the use of the estimates is included later in this report.

This report is organized with the recommendations presented at the beginning followed by the reports covering all the Buildings. These include detailed condition reports with supporting materials from the engineers and plans of each building with proposals to solve the space needs.

* * *

Executive Summary

Condition Assessment

The condition analysis for the three buildings has recommended the following expenditures for major system replacement. These recommendations only apply if the individual buildings continue to be occupied.

Building	2016	2017	2018	2019
Town Hall South	\$ 193,362	\$ 259,500	\$ 155,700	\$ 363,300
Multi-Purpose	\$ 3,014	\$ 208,100	\$ 150,000	-
Hook & Ladder	\$ 3,476	\$1,518,726	\$ 755,656	-

Town Hall South and the Multi-purpose buildings are in comparatively very good condition compared to the Hook & Ladder building that will require extensive repairs and improvements. The largest challenge with the Hook & Ladder building is the resolution of the settlement of the front of the 1969 addition. Repairs will require new foundations and the reconstruction of the front façade. An alternate approach will be to demolish the front of the building and construct a new front wall further back, on a new foundation. This may prove to be the best solution.

Space Needs Assessment

The needs of four departments were explored in the study:

- Police Department
- Emergency Communications
- Social Services
- Cultural Arts Commission

Discussions were held with each department to ascertain their needs and develop a space program. From our “test fit” diagrams budgets were developed for a number of options:

	Existing Space	Recommended Space	Suggested Budget (2015 \$'s)
Police Dept.	9,391	26,300	\$11,355,940
Communications	565	5,433	\$3,809,729
Social Services (SS)	1,996	2,980	
Cultural Arts (CA)		4,975	
CA - Hook & Ladder			\$3,101,495
SS & CA – MP Option 1			\$2,663,930
SS & CA – MP Option 2			\$2,412,255
		TOTAL	\$23,162,349

Municipal Building, Location Map

NEWTOWN



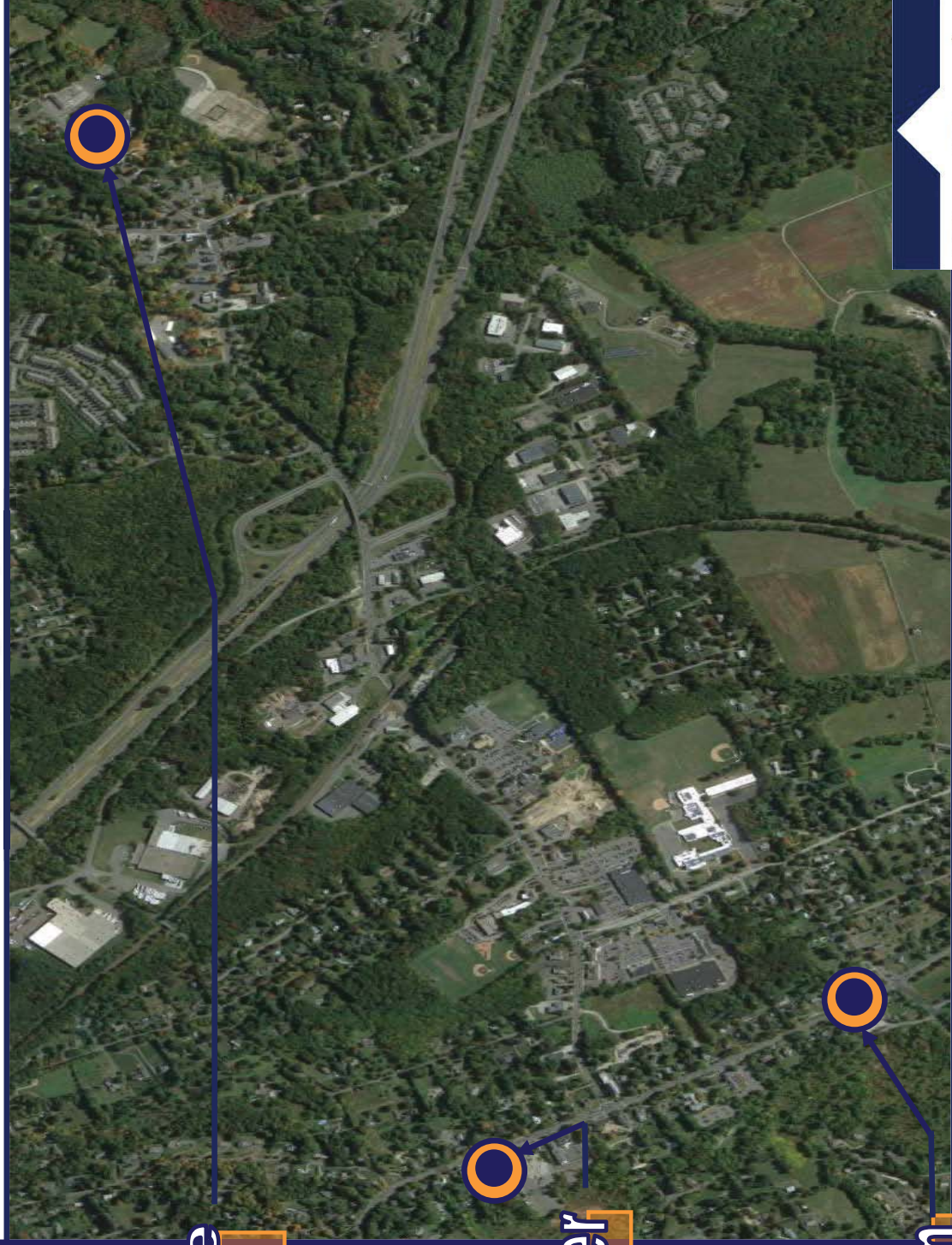
Multipurpose
Building



Hook and Ladder



Town Hall South



NEWTOWN FACILITIES CONDITION ASSESSMENT REPORT

Town of Newtown, Connecticut

Priority Rating System

Priorities are listed to the left of each item:

Priority 1 – Current Critical: Conditions in this category require immediate action to:

- Correct a cited safety hazard
- Stop accelerated deterioration
- Return a facility to operation

Priority 2 – Potentially Critical: Conditions in this category if not corrected soon may result in:

- Intermittent Operations
- Rapid Deterioration
- Potential Safety Hazards

Priority 3 – Necessary, not yet critical.
Conditions in this category require appropriate attention to preclude a predictable deterioration or potential downtime and possible damage and higher costs.

Priority 4 – Recommended.
Conditions in this category include items that represent a sensible improvement to existing conditions. They are not required for the most basic function of the facility, but will improve overall usability and/or reduce long-term maintenance costs.

– Comment only.

NEWTOWN FACILITIES CONDITION ASSESSMENT REPORT

Town of Newtown, Connecticut

Use of Cost Estimate Information

At this study phase we do not know how the Town might package contracts or combine items. Accordingly we price each item in the study as work performed by a General Contractor, requiring professionally designed bid documents and construction oversight & contract administration by a professional design team. These and other factors affect the study direct cost estimates as follows;

An item is added for General Conditions. This is a General Contractor item to cover the cost of all of the items stipulated in a typical construction contract and bid specification including such items as insurance, temporary utilities, site offices, OSHA requirements, and other non-direct costs of performing work that are required of a General Contractor. The percentage used is based on the size of the contract. The smaller the contract, the higher the percentages because fixed costs are spread over a smaller base figure.

An item is added for Overhead and Profit. Again, this is a General Contractor item. It covers the cost of the GC home office, estimating staff, admin staff, and other standard overhead items. It also includes a fair and reasonable profit margin in normal market conditions. Again, the smaller the contract, the higher the percentage is to meet the necessary expenses of doing business.

An item is added for Design & Price Reserve. It is important to note that actual designs put out to bid often vary from design solutions envisaged in studies. A study is conceptual in nature whereas bids are based on fully developed design documents. The full amount of money required will not be known until the contract is complete along with the cost of any extras. It is not uncommon for additional unforeseen work to be uncovered during further design investigation or during construction. Rotted roof deck, rock excavation, code changes requiring a different design solution are all examples of possible additional costs that may be incurred on the design side. On the price side this contingency guards against changing economic conditions and inflationary pressures beyond the norm as the economy improves.

Escalation covers the normal annual increases in union wages and normal annual material price increases. All prices indicated will need to be increased by 4% per annum to their projected bid date over the years covered in this report.

The cost of bonding the General Contractor and his subcontractors is added. The rate of this insurance varies with the size of the contract and the annual construction volume of the winning bidder.

Owner soft costs typically run 30% on public work projects. Soft costs include architectural, engineering, financing, and legal fees, and any other Town-paid pre- and post-construction expenses. Costs are included in each item for a professional design team to fully explore and

NEWTOWN FACILITIES CONDITION ASSESSMENT REPORT

Town of Newtown, Connecticut

develop a complete design solution through bid documents, manage the bid process and supervise & administer the construction contract.

The cumulative effect of all of these compounded percentages uplift the total Direct Cost estimates significantly to the total Project Cost estimate.

Whether items are bid to a GC or to a sub-contractor, whether an architectural team is involved, whether wage rates are applicable are examples of how these estimates may vary. It is very important to understand that the procurement method and contract packaging do have a considerable impact on budgeting for the construction, and that the soft cost portion of the estimates should not be allocated to the hard construction budget. Also that the construction bid price is not normally the final construction cost or the total cost of the project when all expenditures are tallied.

* * *

NEWTOWN FACILITIES CONDITION ASSESSMENT REPORT

Town of Newtown, Connecticut

Mark-Up List

The following are the mark-ups that have been included in the costs associated with each item of work.

Markups - To Be Calculated Cumulatively

General Conditions:

Project Value Less Than 200k	20.00%
Project Value 200k - 500k	16.00%
Project Value 500k - 1mil	14.00%
Project Value 1mil - 2mil	12.00%
Project Value 2mil - 5mil	10.00%

Overhead & Profit:

Project Value Less Than 200k	23.00%
Project Value 200k - 500k	18.00%
Project Value 500k - 1mil	16.00%
Project Value 1mil - 2mil	14.00%
Project Value 2mil - 5mil	12.00%

Design & Price Reserve	15.00%
------------------------	--------

Bond:

Project Value Less Than 100k	3.00%
Project Value 100k - 1mil	2.40%
Project Value 1mil - 2mil	2.00%
Project Value 2mil - 5mil	1.60%
Project Value 5mil - 10mil	1.34%

Soft Costs/Design Fees	30.00%
------------------------	--------

Escalation should be added to each item based upon the year the work is projected to be done:

Fiscal Year 2017	4.00%
Fiscal Year 2018	8.16%
Fiscal Year 2019	12.50%
Fiscal Year 2020	17.00%
Fiscal Year 2021	21.68%

* * *



NEWTOWN FACILITIES CONDITION ASSESSMENT REPORT

Town of Newtown, Connecticut

TOWN HALL SOUTH

3 Main Street

Year Constructed: 1950
Year of Renovation/Addition: 1990
Building Type: B/S-2/R-2
Construction Type: IIIB
Fire sprinklers: No
Total Floor Area: 18,528 SF
Floors: Basement and First Floors
Parking: 53

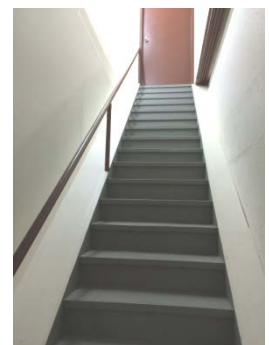
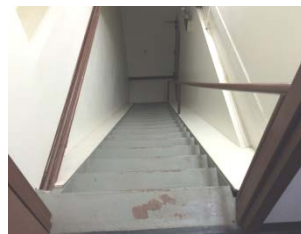


GENERAL: Originally constructed as a tractor sales building the building was repurposed to serve Town functions including the Police Department. The exterior of the building is suffering from many years of being clad with "Texture 1-11" siding, a product that is basically scored plywood intended to provide an appearance of vertical wood siding. Windows have needed to be replaced due to air and water leakage. In contrast the interiors are in much better condition. It is very difficult to find parking spaces on the site which we consider to be undersized for its current uses.

LIFE SAFETY:

2

Stair between Lower and Upper Levels has projecting nosings and only one handrail. There is also insufficient landing space at the bottom and top of the stair. This stair appears to be a service stair that is not used by other than the custodial staff but it does serve as an egress from what would otherwise be a dead end corridor. As such the stair needs to be upgraded to remove the projecting nosings by using beveled siding to create a gradual slope from the treads to the nosings. ADA compliant handrails need to be added on both sides. The bottom landing will need to be increased in size to allow for clearance space at the door. Similarly, the door at the top of the stair needs to be removed



2

Add a new fire rated partition and ceiling in the Janitor's Closet to separate it from the Storage Area.

HEALTH: N/A

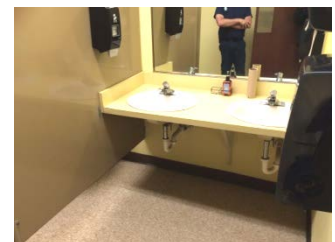
NEWTOWN FACILITIES CONDITION ASSESSMENT REPORT

Town of Newtown, Connecticut

HAZARDOUS MATERIALS: N/A

ADA COMPLIANCE:

- 3 Shower room at cell area is not accessible for disabled persons. Redesign space to provide full accessibility to shower and fixtures.
- 3 There is no accessible cell for disabled persons. An adjacent area to the detention space will need to be modified to create a cell for disabled persons.
- 3 Shower/Restrooms for men and women are not fully accessible. Showers are non-compliant. Restrooms do not meet the Building Code requirements. Redesign Shower/restrooms to fully meet the State Building Code.
- 3 Doors throughout building have knobsets but require lever sets for accessibility. Replace all knobsets with lever sets.
- 3 Counters in Park and Recreation are not ADA accessible. One section needs to be replaced to allow for knee space for both public and staff.
- 3 The lavatories in the Lower Level Restrooms need to have all piping insulated under the counter.
- 3 The Upper Level Restroom for the disabled is not accessible. Door lever is broken, and sign should have raised letters, symbol, and braille and be mounted on adjacent wall. The interior of the room is too small to meet ADA and CT Building Code. Construct new Women's and Men's accessible toilet rooms.



NEWTOWN FACILITIES CONDITION ASSESSMENT REPORT

Town of Newtown, Connecticut

- 3 Lower Level ramp has only one handrail. Add a second handrail on opposite wall.



- 3 Sink in Staff Kitchenette/Workroom is not accessible. Change cabinets to provide knee space and replace sink

SITE:

- 3 Parking lot is badly cracked. Loose areas should be removed and cracks cleaned and sealed. Replace base material under loose areas. A new top coat should be applied over entire paved areas.



EXTERIORS:

- 2 Exterior siding is deteriorating and is in need of replacement. The north and east sides of Texture 1-11 siding has been redone but the remaining two sides need to be replaced and painted.



- 3 Replace damaged exhaust vents



- 3 Parging is delaminating from concrete foundation wall. Remove loose material, apply bonding agent and re-parge exposed concrete areas.



- 3 Foundation wall and concrete masonry wall are cracking. Cut a control joint in concrete masonry and apply sealant and backer rod.



NEWTOWN FACILITIES CONDITION ASSESSMENT REPORT

Town of Newtown, Connecticut

3

Steel columns that project above low east roof are only primed and are starting to rust. Clean off rust, re-prime and apply two finish coats of paint.



3

Some windows have required replacement due to water and air leakage. The remaining windows, that are not thermally broken, should be replaced to improve comfort and energy efficiency in the building.

3

Two exterior hollow metal doors and frames need to be re-painted.

3

EIFS system needs to be repaired on the exterior wall adjacent to the public restrooms.



INTERIORS:

3

Painted concrete floors in cell block area, booking and in hallway behind the cells, are worn and need to be re-painted with epoxy. This also applies to the floor in the Lower Level Custodial Storage room.



3

Gypsum wallboard at floor in sally port has deteriorated from moisture. Replace bottom 24 inches with moisture resistant/abuse resistant wallboard with sealant at the floor line. Paint first four feet of wall with epoxy paint.



3

Replace rusted louvers in sally port.



3

Some ceiling panels in hallway behind the Cell block, outside Computer room, in the Break Room, in the Detectives Room and in hall outside Records are damaged/stained and need to be replaced.



3

Custodial area behind cell block has walls of exposed wallboard and is used for multiple types of storage. Walls should be painted.

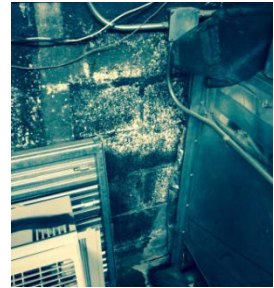


NEWTOWN FACILITIES CONDITION ASSESSMENT REPORT

Town of Newtown, Connecticut

3

Efflorescence is present on the exterior wall of the Fan Room and is an indication of moisture being present in the walls at some point in the building's history. The walls should be wire brushed to remove the salts and then tested for moisture. If low moisture is detected then the walls can be painted; if high levels, then the exterior of the walls need to be checked to ensure that there is adequate below grade damproofing, and above grade flashings and weep holes.



3

Exterior door lintel in Hallway adjacent to the Fan Room needs to be pointed and re-painted.



3

Floor tile in Traffic Division's Office and the Pantry needs to be replaced.



3

Toilet partitions in Lower Level Restrooms are rusted, worn and need to be replaced.

3

There is evidence of an old water leak in the Lower Level Storage and the walls need to be painted.



3

There are two areas where the baseboard radiation covers are damaged and need to be replaced. These occur on the east and west side of the building at the exit doors.

ENERGY & WATER CONSERVATION: N/A

MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION:
(see individual reports for detailed description).

NEWTOWN FACILITIES CONDITION ASSESSMENT REPORT

Town of Newtown, Connecticut

MECHANICAL:

2

Boiler Plant: The building is heated by one Eighty Eight Series hot water boiler. The boiler is gas fired and reaching the end of its useful life. There are two pumps which provide redundancy in case one pump fails. The hot water system serves fin tube radiation and duct mound hot water coils. The hot water pumps are controlled by six temperature zones via electric relays. Recommend replacing the boiler with two high efficiency condensing boilers to provide redundancy and higher levels of energy efficiency (up to 95% versus current boilers with nominal efficiency of probably 75% to 80%). Replace hot water distribution and controls to provide more zones for energy efficiency and update controls to DDC type system.



3

Most of the building is served by indoor mounted air handling units with remote compressor / condensers and duct mounted hot water coils. Most of the units are old are in fair to poor condition. Ductwork distribution to spaces below includes single zone hot water coils. "Local" air conditioning is also provided at specific areas with ductless split units. Temperature control system is via electric relays with electric actuated valves and dampers. Computer Operations Room needs improved air conditioning and ventilation. Recommend replacing air handling systems and replace and upgrade controls to web based DDC type system.



ELECTRICAL:

3

The building is served by a Square D distribution panel, rated at 400 amperes, 208Y/120 volts, 3-phase. The service equipment and main distribution panels are in good condition.



NEWTOWN FACILITIES CONDITION ASSESSMENT REPORT

Town of Newtown, Connecticut

Emergency Generator: The generator is a 80 KW Kohler; gas fired generator and automatic transfer switch located inside; both are in good condition. Recommend upgrading electrical power distribution throughout the building with new local panels, new receptacles and wiring.



3

Lighting, in general, consists primarily of fixtures with acrylic lenses and T8 fluorescent lamps. Most of the fixtures are in fair to poor condition. Emergency lighting is handled by an emergency generator and local battery pack type fixtures. The fire alarm system is a Honeywell zoned system. There are manual fire alarm pull stations throughout the building. Replace lighting with new energy efficient fixtures and controls such as occupancy sensors and daylight harvesting. Where feasible, replace battery pack type emergency lights and re-circuit fixtures to be fed from the generator.

2

Replace and upgrade fire alarm system to an addressable system.

PLUMBING:

3

Existing plumbing fixtures are as follows:

- a. In general, there are a variety of fixtures of different age and condition. Many of the fixtures are in need of replacement due to age and also to benefit from sensor mounted controls and water conserving features.
- b. Water closets are floor mounted; tank type, vitreous china
- c. Lavatories are wall hung and counter mounted vitreous china. Faucets are installed with single lever handle faucets.
- d. Urinals are wall mounted with manual flush valves.

Recommend replacing all plumbing fixtures and water piping.

NEWTOWN FACILITIES CONDITION ASSESSMENT REPORT

Town of Newtown, Connecticut

1

Existing Domestic Hot Water System: The domestic hot water is generated by a Bradford White gas fired water heater with 50 gallon storage. The water heater is in good condition, but does not incorporate a mixing valve at the hot water supply. Recommend adding mixing valve to water heater.



FIRE PROTECTION:

2

There is no central fire protection system (sprinklers) currently at the facility. We recommend a new wet type fire protection system be installed with sprinklers throughout the entire building.

*

*

*

Mechanical and Electrical Systems

Existing Conditions Narrative

Town Hall South Newtown, Connecticut

8/24/15



Prepared By
Consulting Engineering Services, Inc.
811 Middle Street, Middletown, Connecticut 06457
CES Project No. 2015143.00

A. PLUMBING NARRATIVE

APPLICABLE CODES AND STANDARDS

The plumbing systems will be reviewed in conformance with the requirements of the following codes and regulations and all applicable local authority requirements.

1. 2005 Connecticut State Building Code
2. 2005 Connecticut State Fire Safety Code
3. 2003 International Building Code(IBC)
4. 2003 International Plumbing Code
5. 2003 International Energy Conservation Code
6. NFPA, Latest Version
7. ASHRAE 90.1

PLUMBING UTILITIES

1. Domestic Water:
 - a. Existing Domestic Water Service: The building is currently served by a 2" domestic water main fed from Aquarion Water Company. This water service currently serves all of the building's domestic water needs.
2. Natural Gas:
 - a. Existing Natural Gas Service: The building is currently served by natural gas fed from the local utility's distribution system. Equipment which the gas main currently serves includes the boiler and water heater.
3. Sanitary:
 - a. Existing Sanitary Service: The building's sanitary sewer system provides sanitary waste drainage for plumbing fixtures located throughout the building. The sanitary waste piping discharges to the city's central sewer system.
4. Storm:
 - a. Existing Storm System: Building is served by a combination of gutters and roof drains with internal rain leaders.

PLUMBING FIXTURES AND SPECIALTIES

1. Existing plumbing fixtures are as follows:
 - a. In general, there are a variety of fixtures of different age and condition. Many of the fixtures are in need of replacement due to age and also to benefit from sensor mounted controls and water conserving features.
 - b. Water closets are floor mounted; tank type, vitreous china
 - c. Lavatories are wall hung and counter mounted vitreous china. Faucets are installed with single lever handle faucets.
 - d. Urinals are wall mounted with manual flush valves.

DOMESTIC HOT WATER SYSTEMS

1. Existing Domestic Hot Water System: The domestic hot water is generated by a Bradford White gas fired water heater with 50 gallon storage. The water heater is in good condition, but does not incorporate a mixing valve at the hot water supply.



RECOMMENDATIONS:

1. Replace all plumbing fixtures and water piping.
2. Add mixing valve to water heater.

B. FIRE PROTECTION NARRATIVE

FIRE PROTECTION SERVICE

1. There is no central fire protection system (sprinklers) currently at the facility
2. We recommend a new wet type fire protection system be installed with sprinklers throughout the entire building.

C. MECHANICAL NARRATIVE

APPLICABLE CODES AND STANDARDS

The mechanical systems will be reviewed in conformance with the requirements of the following codes and regulations and all applicable local authority requirements.

1. 2005 Connecticut State Building Code
2. 2005 Connecticut State Fire Safety Code
3. 2003 International Building Code(IBC)
4. 2003 International Mechanical Code
5. 2009 International Energy Conservation Code
6. NFPA, Latest Version
7. ASHRAE 90.1

EXISTING BOILER PLANT

1. Boiler Plant: The building is heated by one Eighty Eight Series hot water boiler. The boiler is gas fired and reaching the end of its useful life. There are two pumps which provide redundancy in case one pump fails. The hot water system serves fin tube radiation and duct mound hot water coils.
2. The hot water pumps are controlled by six temperature zones via electric relays.

HOT WATER BOILER



HOT WATER PUMPS @ BOILER ROOM



EXISTING AIR HANDLING SYSTEMS

1. Most of the building is served by indoor mounted air handling units with remote compressor / condensers and duct mounted hot water coils. Most of the units are old are in fair to poor condition.



2. Ductwork distribution to spaces below includes single zone hot water coils.
3. "Local" air conditioning is also provided at specific areas with ductless split units.
4. Temperature control system is via electric relays with electric actuated valves and dampers.

RECOMMENDATIONS:

1. Replace the boiler with two high efficiency condensing boilers to provide redundancy and higher levels of energy efficiency (up to 95% versus current boilers with nominal efficiency of probably 75% to 80%). Replace hot water distribution and controls to provide more zones for energy efficiency and update controls to DDC type system.
2. Replace air handling systems.
3. Replace and upgrade controls to web based DDC type system.

D. ELECTRICAL NARRATIVE

APPLICABLE CODES AND STANDARDS

The electrical power, interior lighting, and fire alarm systems will be reviewed in conformance with the requirements of the following codes and regulations and all applicable local authority requirements.

1. 2005 Connecticut State Building Code
2. 2005 Connecticut State Fire Safety Code
3. 2003 International Building Code(IBC)
4. 2009 International Energy Conservation Code
5. 2005 National Electrical Code, NFPA 70 (NEC)
6. Illuminating Engineering Society Lighting Handbook (IESNA), 9th Edition
7. ASHRAE 90.1

EXISTING SYSTEMS

1. The building is served by a Square D distribution panel, rated at 400 amperes, 208Y/120 volts, 3-phase. The service equipment and main distribution panels are in good condition.



2. Emergency Generator: The generator is a 80 KW Kohler; gas fired generator and automatic transfer switch located inside; both are in good condition.



3. Lighting, in general, consists primarily of fixtures with acrylic lenses and T8 fluorescent lamps. Most of the fixtures are in fair to poor condition.
4. Emergency lighting is handled by an emergency generator and local battery pack type fixtures.
5. The fire alarm system is a Honeywell zoned system. There are manual fire alarm pull stations throughout the building.

RECOMMENDATIONS:

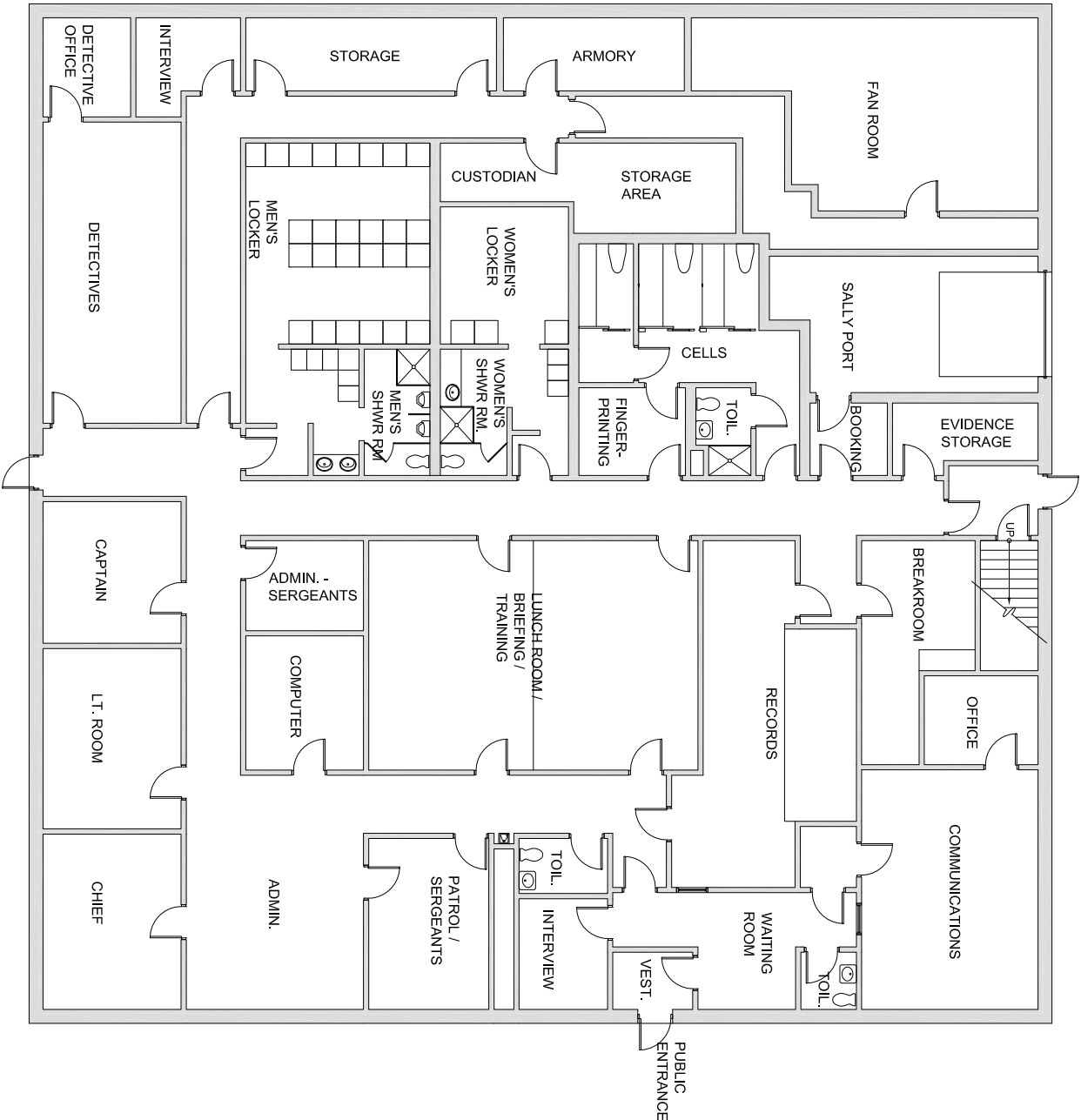
1. Upgrade electrical power distribution throughout the building with new local panels, new receptacles and wiring.
2. Replace lighting with new energy efficient fixtures and controls such as occupancy sensors and daylight harvesting. Where feasible, replace battery pack type emergency lights and re-circuit fixtures to be fed from the generator.
3. Replace and upgrade fire alarm system to an addressable system.

E. MEP SYSTEMS CONCLUSION

In general, the plumbing, fire protection and mechanical systems are in fair to poor condition and should be scheduled for installation / replacement. For electrical, the service switchgear and generator are in good condition. Lighting, receptacles and wiring throughout the building should be scheduled for replacement.

Town of Newtown								
Capital Needs Survey Form								Total Floor Area (sf):
Town Hall South								10,380
Note: The "System Priority Rating" (1 to 4 rating) and "Condition of the Existing System Rating" (1 to 5 rating) are to be reviewed together to assist in prioritizing replacement and/or upgrades. As an example, we recommend line items with a System Priority rating of 1 and Existing Conditions rating of 1 be prioritized for replacement and/or upgrades.								
SYSTEM	System Priority 1 to 4 (1-Highest Priority , 4-Lowest Priority)	Condition of the Existing System 1 to 5 (1 Poor, 5 Excellent)	Last Major Reconstruction (Year)	Projected Replacement (Year)	Quantity	Unit Price	Current Replacement Cost	REMARKS
Division 2 - Site Construction								
Site - General			(circa)					N/A
Division 15 -Fire Protection								
Add new FP service and sprinklers throughout	2	2		2017	10,380	\$10	\$103,800	
Division 15 -Plumbing								
Replace Plumbing Systems Including:	3	3		2018	10,380	\$15	\$155,700	
Water Distribution System								
Plumbing Fixtures								
Water Heater Mixing Valve	1	1		2016	10,380	\$0.5	\$5,190	
Division 15 - HVAC								
Hot Water Boilers, Pumps & Controls	2	2	1978	2017	10,380	\$15	\$155,700	Upgrade / replace boiler plant
General HVAC includes:	3	3	1994	2019	10,380	\$35	\$363,300	Upgrade / replace equipment
Hot Water Heating Elements & Piping								
Ductwork / VAV Boxes								
Exhaust Systems								
Temperature Control Systems								
Division 16 - Electrical								
General Electrical Distribution	3	3		2020	10,380	\$8	\$83,040	
Fire Alarm System	2	2		2017	10,380	\$3	\$31,140	
Lighting - Replace Fixtures and Control	3	3		2020	10,380	\$6	\$62,280	
							\$ 960,150	
							\$ 93	per sf

NEWTOWN FACILITIES	
Building Name:	TOWN HALL SOUTH
Address:	3 Main Street Newtown, CT



1
1/16" = 1'-0"

FIRST FLOOR PLAN



2
1/16" = 1'-0"

SECOND FLOOR PLAN

Town Hall South				
Order of Importance	Description	Value	Fiscal Year	Sequence
1	Add Mixing Valve to Water Heater	\$ 5,190.00	2016	
				\$ 5,190.00
6	Upgrade Stairs to meet ADA Codes	\$ 20,116.00		
2	Replace Siding and Paint	\$ 157,032.00	2016	
3	New Fire Alarm System	\$ 31,140.00	2016	
4	Install New Fire Rated Partition and Ceiling	\$ 5,198.00		
5	New Sprinkler System	\$ 103,800.00	2017	
7	Replace Hot Water, Boiler, Dist. and Controls	\$ 155,700.00	2017	
				\$ 472,986.00
8	Upgrade Electrical Power Distribution	\$ 83,040.00		
9	Replace Air Handling System and Controls	\$ 363,300.00	2019	
10	Replace Baseboard Radiation Covers	\$ 2,397.00		
11	Replace Windows	\$ 495,146.00		
12	Replace Toilet Partition	\$ 8,447.00		
13	Replace Lighting with Efficient Fixtures	\$ 62,280.00		
14	Replace Plumbing Fixtures and Water Piping	\$ 155,700.00	2018	
15	Repair Parking Lot Surface	\$ 93,042.00		
16	Redesign Shower room	\$ 30,924.00		
17	Create Cell for Disabled Person	\$ 98,351.00		
18	Residesign Restroom/ Shower Area	\$ 60,081.00		
19	Replace Knobset with Lever sets	\$ 60,974.00		
20	Modify Counter to allow Knee Space	\$ 5,990.00		
21	Install Insulation on Piping under Sinks	\$ 631.00		
22	Construct New ADA Accessible Restrooms	\$ 46,567.00		
23	Install second Handrail on Ramp	\$ 3,662.00		
24	Modify Cabinets and Sink	\$ 4,715.00		
25	Replace Damaged Exhaust Vents	\$ 2,350.00		
26	Re-parge Exposed Concrete	\$ 7,346.00		
27	Cut Control Joint	\$ 4,963.00		
28	Scrape, Prime and Paint	\$ 4,097.00		
29	Repaint Doors	\$ 1,024.00		
30	Repair EIFS System	\$ 3,525.00		
31	Repaint Concrete Floors	\$ 8,753.00		
32	Replace Gypsum Wall Board and Paint	\$ 4,136.00		
33	Replace Louvers	\$ 2,933.00		
34	Replace Ceiling Panels	\$ 3,723.00		
35	Paint Walls	\$ 9,161.00		
36	Investigate Wall Where Efflorescence is Present	\$ 9,314.00		
37	Re-point and Paint Lintel	\$ 514.00		
38	Replace VCT or Vinyl Flooring	\$ 14,505.00		
				\$ 1,651,591.00
Total		\$	2,129,767.00	

NEWTOWN FACILITIES CONDITION ASSESSMENT REPORT

Town of Newtown, Connecticut

HOOK AND LADDER CO.#1

FIRE STATION

45 Main Street

Year Constructed: 1931
North Addition:
South Addition: 1969
Building Type: B/S-2
Construction Type: IIIB
Fire sprinklers: No
Total Floor Area: 6227 SF
Floors: Basement (2 levels), First Floor and Second Floor.
Parking: Shared



GENERAL: This building is badly worn and due to the instability of the soils beneath, and despite stabilizing improvements, it is in poor condition. The Fire Department will be relocated to a new building so this report does not address specific needs of a fire department. The current building is overloaded by the trucks and support structure located in the basement has been added to prevent collapse of the floors. Space conditions for the Staff are very poor.

LIFE SAFETY:

- 1

 There is no fire separation between the main stair and the other areas of the building. Walls are required to be one hour fire rated and doors "B" labeled. Create a full enclosure for the stairs at all levels of the building replacing doors and frames with rated hollow metal.
- 2

 Ceiling over the stairs on the second floor is badly deteriorated and has lost portions of the finish coat plaster. Caused by roof leaks, plaster damage is also evident on the First Floor in the same area. Confirm that leaks have been repaired, remove loose plaster or re-anchor and re-plaster areas. In the same area replace damaged electrical wiring and provide new light fixture.
- Stair guardrail needs to be 42" high. This will be resolved with the construction of a fire rated a partition around the stair.
- 2

 Stair from original Basement to 1969 Basement requires guardrails and ADA handrails on both sides.

HEALTH:

NEWTOWN FACILITIES CONDITION ASSESSMENT REPORT

Town of Newtown, Connecticut

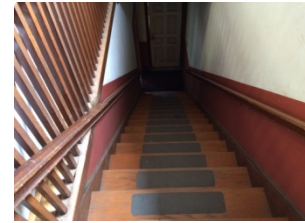
HAZARDOUS MATERIALS:

- 3 Sealant at door frames and windows is in need of replacement where missing or hardened. Prior to removal of material it should be tested for hazardous materials.
- 3 Interior paint should be tested for lead prior to the removal of loose paint.

ADA COMPLIANCE:

- 3 There is no disabled accessibility between the floor levels of the building. Add an elevator.

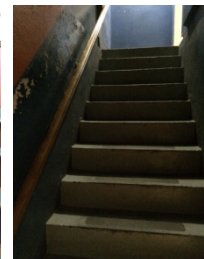
- 3 Wood stairs to second floor have projecting nosing. Provide taped blocking beneath nosing and add rubber treads and risers with contrasting nosing.



- 3 Rubber treads and risers should be added to concrete stairs to basement levels.



- 2 Handrails on stair are too large and should be replaced with 1 1/4 inch diameter railings on both sides with extensions at landings for compliance.



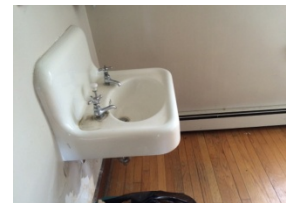
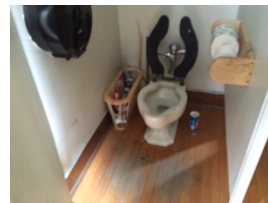
- 3 Step from bottom of stair to basement is 8 inches high. Add floor leveler to lounge and kitchen area to reduce height to 7 inches.



- 3 Kitchen cabinets are old and should be replaced with ADA compliant cabinets. New sinks and faucet with knee space below are required.



- 3 Restrooms do not meet ADA. New restrooms for men and women should be constructed in compliance with CT Building Code requirements.



NEWTOWN FACILITIES CONDITION ASSESSMENT REPORT

Town of Newtown, Connecticut

EXTERIORS:

3

All wood windows, doors, overhead doors, plywood panels and wood trim have areas of peeling paint and bare wood is visible. Scrape paint down to solid material, and feather edges. Fill wood splits and holes. Repaint with a primer and two coats. Verify proper operation of all windows and doors and make necessary adjustments.



3

At plywood panel at rear of building seal all conduit openings in panel.



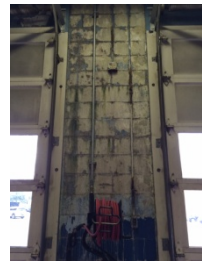
3

Replace exterior door from north addition.



2

Water damage has occurred between the two overhead doors on the first floor of the 1969 addition. Bad staining on the exterior is indicative of roof leaks or water spilling over the edge of the roof. As a result brick joints are failing. Horizontally cracked walls, due to settlement need to be repaired to resolve leaks (see Structural below). This can involve reconstruction instead of just re-pointing. Additional brick re-pointing will be needed at all stained areas.



3

Cast iron corner guards at the overhead doors need to be re-painted. North corner guard on original building is displaced and needs to be removed, brick re-pointed and bumper reinstalled. Concrete apron settlement appears to be the cause of the bumper displacement. Remove apron, replace structural fill and construct new apron with frost wall with spread footings. Dowel apron into existing building foundation.



2

Chimney needs to be provided with a cap to prevent further deterioration from water ingress. Repoint or re-building top of chimney.

2

Areas of original roof has missing slates. Verify types and condition of nails to determine if full removal and reinstallation is required. If full replacement required it should be assumed that new plywood decking will be required with an underlayment of ice and water shield and new perimeter flashings. For partial repairs replace only damaged or missing slates.



NEWTOWN FACILITIES CONDITION ASSESSMENT REPORT

Town of Newtown, Connecticut

2

Replace missing gutter on north side of original building.



INTERIORS:

1

First floor equipment bays in the original building are cracked and in places crumbling. Temporary shoring in the Basement has been placed under the worst areas. Heavy trucks should be removed from the building and the floors repaired. Areas of the concrete slabs will need to be removed, retaining all reinforcing bars, and new slabs areas constructed. Cracked floors in the new addition need to be cut out and repaired. New slab leveling compound should be applied to floors with a floor finish.

3

Wood floors on the second floor need to be sanded and refinished.

3

A small office has been constructed out of wood with a step up into the space. Vinyl floor tiles have been broken and portions are missing. Replace VCT



3

The building's interior needs to be re-painted and all loose paint removed.



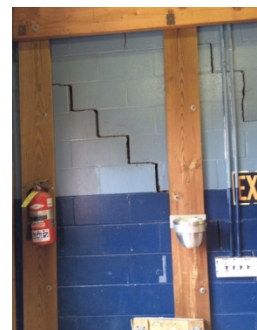
3

Second floor carpet is old and should be removed. Re-finish wood floor.

STRUCTURAL

1

The south-east corner of the building has settled significantly (apparently the 1969 addition was built on fill without appropriate foundations or piles). Temporary framing has been bolted to the wall to stabilize the movement. There is significant cracking of the walls; stepped on the south-east corner and horizontal at the overhead doors. The cracks extend through the entire wall. The depth of the unstable soil is unknown. It is recommended that test borings be taken to determine the type and depths of the



NEWTOWN FACILITIES CONDITION ASSESSMENT REPORT

Town of Newtown, Connecticut

soils on which the building is constructed. With that information it will be possible to determine a repair for the building which could include stabilization of the soils or the installation of piles to support the walls. In addition major re-construction of the exterior walls on the east and south sides will be required. Roof framing will require temporary support until walls are repaired. The basement under the equipment bays has temporary structural steel columns and beams to reinforce the equipment bays above for the large fire trucks. With a potential adaptive re-use of this building it will be possible to re-evaluate the temporary structural steel reinforcement of the floor slabs should be re-evaluated when department moves out of building to determine if they are still required. A lighter floor loading and more permanent use solution should be explored. This will impact how repairs are made to the building. For example overhead doors may no longer be needed with a use change.



ENERGY & WATER CONSERVATION:

- 3 Entrance door to building is missing weather-stripping and this should be added.
- 3 Overhead doors need to be weather-stripped.
- 3 Windows are single glazed with storm panels. Weather-strip double hung windows.

MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION: (see individual reports for detailed description).

MECHANICAL:

- 2 Range requires a commercial hood with a fire suppression system.

Boiler Plant: The building is heated by two (2) Peerless hot water boilers; each with nominal 350 MBH capacity. The boilers are fuel fired fed from a buried fuel oil tank outside the building. The buried fuel oil piping does not appear to be double wall. The boilers are in good condition. There are four (4) hot water pump zones controlled by local electric thermostats.



NEWTOWN FACILITIES CONDITION ASSESSMENT REPORT

Town of Newtown, Connecticut

3

The hot water system serves unit heaters and cast iron radiators. The unit heaters are in good condition, the cast iron radiators are most original to the building and nearing the end of their useful life.

Recommend replacing cast iron radiators with fin tube radiation, Install air handling systems to provide mechanical ventilation. Install central air condition systems through new ducted units and/or ductless split AC units. Replace and upgrade controls to web based DDC type system.



ELECTRICAL:

3

The building is served by General Electric distribution panels, service rated at 200 amperes, 208Y/120 volts, 3-phase. The service equipment and main distribution panels are in good condition. Emergency Generator: The generator is a 30 KW Kohler; fuel fired generator with day tank / pump set located inside the garage bay. The system is in fair condition.



3

Lighting, in general, consists primarily of fixtures with T12 fluorescent lamps. Most of the fixtures are in poor condition and should be updated to more energy effacement lighting and controls. Emergency lighting is handled by an emergency generator. The fire alarm system is a FCI zoned system which is in fair condition.



Recommend upgrading Upgrade some of the electrical power distribution throughout the building with new local panels, new receptacles and wiring. Replace lighting with new energy efficient fixtures and controls such as occupancy sensors and daylight harvesting.

PLUMBING:

3

Existing plumbing fixtures are as follows:

- a. In general, there are a variety of fixtures of different age and condition. Most of the fixtures are in need of replacement due to age and also to benefit from sensor mounted controls and water conserving features.
- b. Water closets are floor mounted; tank type, vitreous china
- c. Urinals are wall mounted with manual flush valves.
- d. Lavatories are wall hung with outdated faucets.



NEWTOWN FACILITIES CONDITION ASSESSMENT REPORT

Town of Newtown, Connecticut

Recommend replacement of all plumbing fixtures, water piping and sanitary waste / vent piping.

1

Existing Domestic Hot Water System: The domestic hot water is generated by a Bradford White propane fired water heater with 30 gallon storage. The water heater is in good condition, but does not incorporate a mixing valve at the hot water supply. Recommend adding mixing valve to water heater.

FIRE PROTECTION SERVICE:

2

There is no central fire protection system (sprinklers) currently at the facility. We recommend a new wet type fire protection system be installed with sprinklers throughout the entire building.

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*

Mechanical and Electrical Systems

Existing Conditions Narrative

Newtown Hook & Ladder Newtown, Connecticut

8/24/15



Prepared By
Consulting Engineering Services, Inc.
811 Middle Street, Middletown, Connecticut 06457
CES Project No. 2015143.00

A. PLUMBING NARRATIVE

APPLICABLE CODES AND STANDARDS

The plumbing systems will be reviewed in conformance with the requirements of the following codes and regulations and all applicable local authority requirements.

1. 2005 Connecticut State Building Code
2. 2005 Connecticut State Fire Safety Code
3. 2003 International Building Code(IBC)
4. 2003 International Plumbing Code
5. 2003 International Energy Conservation Code
6. NFPA, Latest Version
7. ASHRAE 90.1

PLUMBING UTILITIES

1. Domestic Water:
 - a. Existing Domestic Water Service: The building is currently served by a 1 1/2" domestic water main fed from Aquarion Water Company. This water service currently serves all of the building's domestic water needs.
2. Natural Gas:
 - a. Existing Propane System: The building is currently served by a propane tank outside the building. Equipment which utilizes propane includes the stove and water heater.
3. Sanitary:
 - a. Existing Sanitary Service: The building's sanitary sewer system provides sanitary waste drainage for plumbing fixtures located throughout the building. The piping is in fair to poor condition.
4. Storm:
 - a. Existing Storm System: Building is served by a combination of gutters and roof drains with internal rain leaders.

PLUMBING FIXTURES AND SPECIALTIES

1. Existing plumbing fixtures are as follows:
 - a. In general, there are a variety of fixtures of different age and condition. Most of the fixtures are in need of replacement due to age and also to benefit from sensor mounted controls and water conserving features.
 - b. Water closets are floor mounted; tank type, vitreous china
 - c. Urinals are wall mounted with manual flush valves.

- d. Lavatories are wall hung with outdated faucets.



DOMESTIC HOT WATER SYSTEMS

1. Existing Domestic Hot Water System: The domestic hot water is generated by a Bradford White propane fired water heater with 30 gallon storage. The water heater is in good condition, but does not incorporate a mixing valve at the hot water supply.

RECOMMENDATIONS:

1. Replace all plumbing fixtures, water piping and sanitary waste / vent piping.
2. Add mixing valve to water heater.

B. FIRE PROTECTION NARRATIVE

FIRE PROTECTION SERVICE

1. There is no central fire protection system (sprinklers) currently at the facility
2. We recommend a new wet type fire protection system be installed with sprinklers throughout the entire building.

C. MECHANICAL NARRATIVE

APPLICABLE CODES AND STANDARDS

The mechanical systems will be reviewed in conformance with the requirements of the following codes and regulations and all applicable local authority requirements.

1. 2005 Connecticut State Building Code
2. 2005 Connecticut State Fire Safety Code
3. 2003 International Building Code(IBC)
4. 2003 International Mechanical Code
5. 2009 International Energy Conservation Code
6. NFPA, Latest Version
7. ASHRAE 90.1

EXISTING BOILER PLANT

1. Boiler Plant: The building is heated by two (2) Peerless hot water boilers; each with nominal 350 MBH capacity. The boilers are fuel fired fed from a buried fuel oil tank outside the building. The buried fuel oil piping does not appear to be double wall. The boilers are in good condition.
2. There are four (4) hot water pump zones controlled by local electric thermostats.



3. The hot water system serves unit heaters and cast iron radiators. The unit heaters are in good condition, the cast iron radiators are most original to the building and nearing the end of their useful life.

CAST IRON RADIATOR



EXISTING AIR HANDLING SYSTEMS

1. Ventilation to the building is accomplished by operable windows. Air handling unit providing mechanical ventilation are not present.
2. Exhaust at toilet rooms, etc. are local systems and are in poor condition.
3. Air conditioning is provided at a few of the offices via window air conditioning units.

RECOMMENDATIONS:

1. Replace cast iron radiators with fin tube radiation.
2. Install air handling systems to provide mechanical ventilation.
3. Install central air condition systems through new ducted units and/or ductless split AC units.
4. Replace and upgrade controls to web based DDC type system.

D. ELECTRICAL NARRATIVE

APPLICABLE CODES AND STANDARDS

The electrical power, interior lighting, and fire alarm systems will be reviewed in conformance with the requirements of the following codes and regulations and all applicable local authority requirements.

1. 2005 Connecticut State Building Code
2. 2005 Connecticut State Fire Safety Code
3. 2003 International Building Code(IBC)
4. 2009 International Energy Conservation Code
5. 2005 National Electrical Code, NFPA 70 (NEC)
6. Illuminating Engineering Society Lighting Handbook (IESNA), 9th Edition
7. ASHRAE 90.1

EXISTING SYSTEMS

1. The building is served by General Electric distribution panels, service rated at 200 amperes, 208Y/120 volts, 3-phase. The service equipment and main distribution panels are in good condition.
2. Emergency Generator: The generator is a 30 KW Kohler; fuel fired generator with day tank / pump set located inside the garage bay. The system is in fair condition.



3. Lighting, in general, consists primarily of fixtures with T12 fluorescent lamps. Most of the fixtures are in poor condition and should be updated to more energy efficient lighting and controls. .



4. Emergency lighting is handled by an emergency generator.
5. The fire alarm system is a FCI zoned system which is in fair condition.

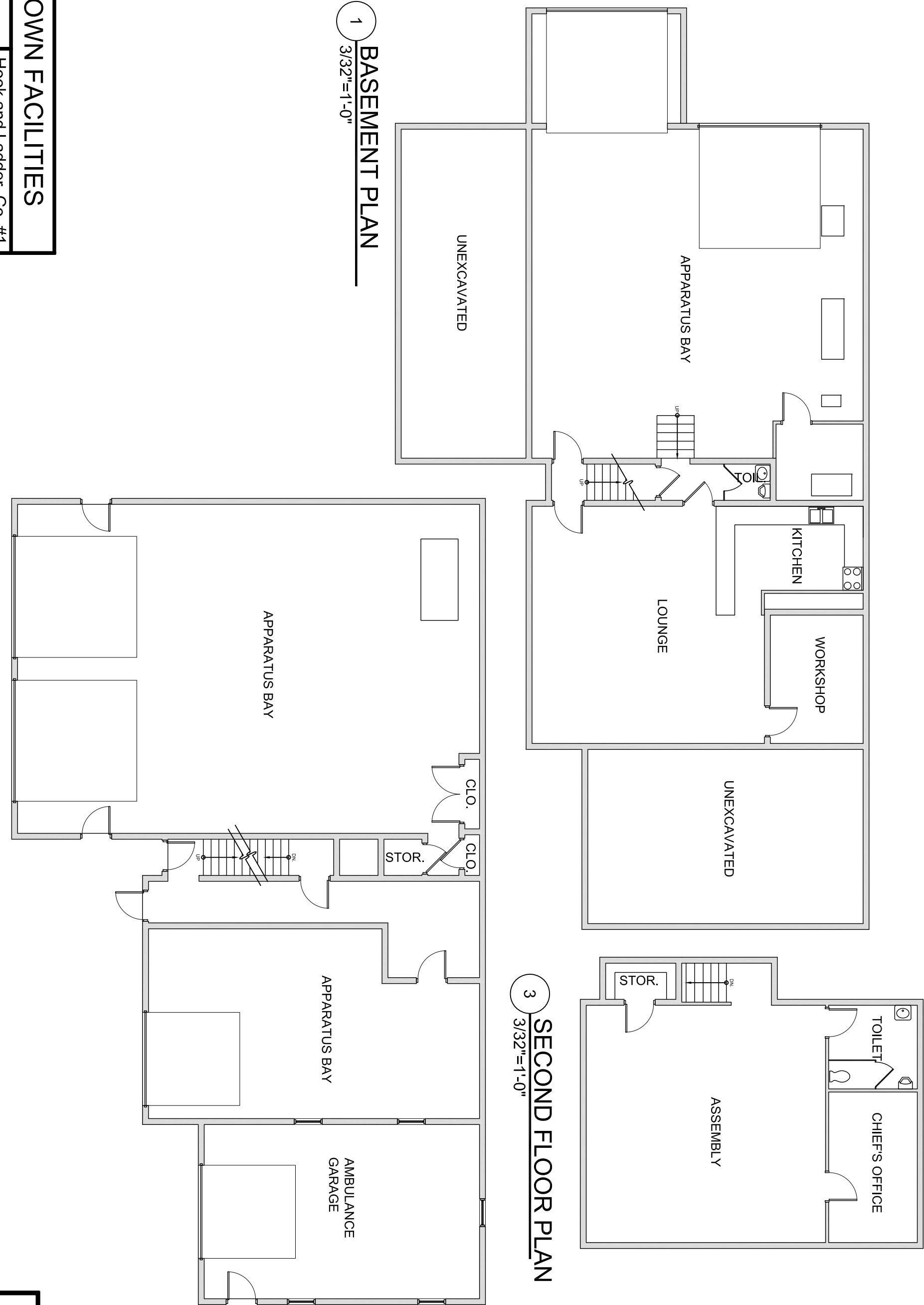
RECOMMENDATIONS:

1. Upgrade some of the electrical power distribution throughout the building with new local panels, new receptacles and wiring.
2. Replace lighting with new energy efficient fixtures and controls such as occupancy sensors and daylight harvesting.

E. MEP SYSTEMS CONCLUSION

In general, the plumbing, fire protection and mechanical systems are in fair to poor condition and should be scheduled for installation / replacement. For electrical, the service switchgear and generator are in good condition. Lighting, receptacles and wiring throughout the building should be scheduled for replacement.

Town of Newtown									
Capital Needs Survey Form								Total Floor Area (sf):	
Newtown Hook & Ladder								6,227	
Note: The "System Priority Rating" (1 to 4 rating) and "Condition of the Existing System Rating" (1 to 5 rating) are to be reviewed together to assist in prioritizing replacement and/or upgrades. As an example, we recommend line items with a System Priority rating of 1 and Existing Conditions rating of 1 be prioritized for replacement and/or upgrades.									
SYSTEM	System Priority 1 to 4 (1-Highest Priority , 4-Lowest Priority)	Condition of the Existing System 1 to 5 (1 Poor, 5 Excellent)	Last Major Reconstruction (Year)	Projected Replacement (Year)	Quantity	Unit Price	Current Replacement Cost	REMARKS	
Division 2 - Site Construction									
Site - General			(circa)					N/A	
Division 15 -Fire Protection									
Add new FP service and sprinklers throughout	2	2		2017	6,227	\$12	\$74,724		
Division 15 -Plumbing									
Replace Plumbing Systems Including:	3	3		2018	6,227	\$15	\$93,405		
Water Distribution System									
Plumbing Fixtures									
Water Heater Mixing Valve	1	1		2016	6,227	\$0.5	\$3,114		
Division 15 - HVAC									
Hot Water Boilers, Pumps & Controls						\$0	\$0	No short term recommendations.	
General HVAC includes:	3	3		2018	6,227	\$35	\$217,945	Upgrade / replace equipment	
Hot Water Heating Elements & Piping									
Exhaust Systems									
A/C Systems									
Temperature Control Systems									
Division 16 - Electrical									
General Electrical Distribution	3	3		2018	6,227	\$8	\$49,816		
Lighting									
Replace Fixtures and Control	3	3		2018	6,227	\$6	\$37,362		
							\$ 476,366		
							\$ 77	per sf	



NEWTOWN FACILITIES	
Building Name:	Hook and Ladder, Co. #1
Address:	45 Main Street Newtown, CT

Hook and Ladder				
Order of Importance	Description	Value	Fiscal Year	Sequence
1	Enclose Stairs	\$ 24,675.00	2017	2
2	Repair Equipment Bay Floors and Leveled	\$ 313,557.00	2017	
3	Soil Testing and Building Reconstruction	\$ 1,070,425.00	2017	
4	Add Mixing Valve to Water Heater	\$ 3,114.00	2016	
				\$ 1,411,771.00
5	Repair Ceiling and Electrical Over Stairs	\$ 10,362.00	2016	2
6	Install or Replace Guard and Hand Rails	\$ 15,811.00		
7	Reconstruct Brick Wall and Repoint Areas	\$ 56,257.00		
8	Install Chimney Cap and Re-point	\$ 25,192.00	2018	
9	Install Range Hood	\$ 19,270.00	2018	
10	Replace roof	\$ 344,438.00	2019	
11	Replace Missing Gutter	\$ 1,469.00	2018	
12	Install New Sprinkler System	\$ 74,724.00	2017	
				\$ 547,523.00
13	Test and Abatement for Hazardous Material	\$ 35,345.00	2017	2
14	Upgrade Electrical Power Distribution	\$ 49,816.00	2018	
15	Air Handling Systems & Controls	\$ 217,945.00	2018	
16	Construct New ADA Accessible Restrooms	\$ 46,567.00	2018	
17	Modify Cabinets and Sink	\$ 49,575.00	2018	
18	Replace Plumbing Fixtures and Water Piping	\$ 93,405.00	2018	
19	Install New Elevator	\$ 296,879.00	2018	
20	Modify Stairs to Comply with ADA Codes	\$ 28,973.00		
21	Scrape, Prime and Paint	\$ 86,046.00		
22	Seal Conduit Openings	\$ 501.00		
23	Replace Door	\$ 3,935.00		3
24	Repairs in Loading Dock Area	\$ 42,542.00		
25	Replace VCT or Vinyl Flooring	\$ 2,974.00		
26	Sand and Refinish wood Floors	\$ 13,501.00		
27	Remove Loose Paint and Repaint	\$ 43,900.00		
28	Remove Carpet and refinish Wood Floors	\$ 1,523.00		
29	Install Weather Stripping to Doors and Windows	\$ 17,893.00		
30	Replace Lighting with Efficient Fixtures	\$ 37,362.00	2018	
				\$ 1,068,682.00
Total		\$ 3,027,976.00		

NEWTOWN FACILITIES CONDITION ASSESSMENT REPORT

Town of Newtown, Connecticut

MULTI-PURPOSE BUILDING

14 Riverside Road

Year Constructed: 1972
Additions: 1978, 1989, 2010
Building Type: A-3/
Construction Type: V
Fire sprinklers: No
Total Floor Area: 9650 SF
Floors: First Floor and Mezzanine
Parking: 36



GENERAL: This building has had multiple additions to satisfy the occupants growing needs. It is generally in good condition but has some roof leak issues that have resulted in some interior damage. The mechanical systems are in need of replacement.

LIFE SAFETY:

- 2 Exit sign in Game room area is falling off. re-install face or install new exit sign.



- 2 Mechanical and Electrical room used as storage room, very overcrowded and not code compliant. Remove all unnecessary items to comply with code.



HEALTH: N/A

HAZARDOUS MATERIALS: N/A

ADA COMPLIANCE:

- 3 Sink and counter in Clinic and VNA Exam room (used for storage) are not ADA compliant. Change cabinets to provide knee space and replace sink.



- 3 Sink in workout/ yoga space and Multi-purpose room Kitchenette are not ADA accessible. No knee space below and fixtures are mounted too far for required reach distance.



NEWTOWN FACILITIES CONDITION ASSESSMENT REPORT

Town of Newtown, Connecticut

3

Doors throughout Senior Center building and Pre-school Area with the exception of the most recent 2010 additions (Sunroom, Workout Room and ADA restrooms) have knob sets but require lever sets for accessibility. Replace all knobsets with lever sets.



3

Art storage room is overcrowded and is not ADA accessible.



3

Neither the Men's or Women's restroom in the Multi-purpose space are ADA compliant. There are ADA accessible restrooms in the new addition of the building.



3

Water coolers in the Pre-school are not ADA compliant. Remove and replace with code compliant coolers.



3

No ADA compliant restrooms. Neither the adult or the children's restrooms comply with ADA codes. Modify restroom to comply with all ADA codes.



3

Sinks in the Classrooms are not ADA compliant and do not have insulation on piping. Modify sinks to comply with all ADA codes.



SITE:

3

Main parking area cracked, Cut-out bad and install new top coat.

3

Driveway adjacent to senior center that leads to oil tank needs replacing. Remove old pavement and install new.



NEWTOWN FACILITIES CONDITION ASSESSMENT REPORT

Town of Newtown, Connecticut

EXTERIORS:

- 3

 Entry Doors at vestibule are rusting at the bottom. Scrape with wire brush, prime and paint.
- 3

 Damaged Exterior columns and rainwater collecting in valleys. Make necessary repairs.
- 3

 Gaskets loose on both ends and are draped in Sunroom. Push back into frame.
- 3

 9 bollards in parking lot need repainting. Wire brush, sand , prime and repaint.
- 3

 Paint peeling on oil tank, Wire brush, sand, prime and paint.
- 3

 Entire roof requires replacement within the next 5 years with the exception of the most recent 2010 additions and sunroom. Replace or reroof and install ice and water shelds in all eaves and valleys.



INTERIORS:

- 3

 Wall near offices need stripping of wallpaper and adhesives. Strip and repaint.
- 3

 Wallpaper near kitchenette in Multi-purpose room is peeling. Either repair wallpaper or remove wallpaper and adhesives and paint wall.
- 3

 Ceiling in Multi-purpose space has multiple cracks (approx. 150 SF) Patch, repair and paint.



NEWTOWN FACILITIES CONDITION ASSESSMENT REPORT

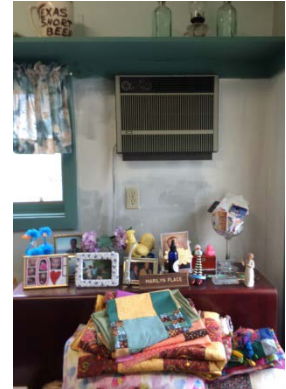
Town of Newtown, Connecticut

3 Walls in Multi-purpose room are in fair condition but require repainting. Repaint entire space.

3 Painted gypsum wall board in the Art Storage room is in need of repairs near the entry doors and repainting throughout the space.



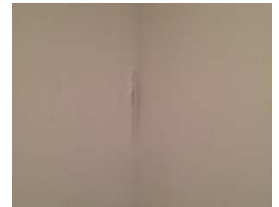
3 Walls in Directors office are in need of repainting. Repaint all walls.



3 Ceiling in Vestibule outside of VNA and Clinic are stained from leaks in ceiling caused by the AC water pan overflowing. Repair ceilings and repaint.



3 Light lens missing in VNA Clinic Exam room. Replace lens.



3 Paint on wall in corner is bubbling in the restroom near the clinic area. Remove paint, repair wall and repaint all walls.



3 Network closet walls have been repaired due to condensation water pan from AC overflowing and mold removal but have not been primed or painted. Prime area that has been repaired and paint all walls and ceilings.

3 Doors throughout building with the exception of the recent addition are peeling or fading. Re-stain or paint doors.

3 Hole in wall outside of Meeting room in Multi-purpose space. Repair hole in wall, sand, prime and paint.

3 Carpet in Meeting room appears to be worn and dirty. Recommend replacing with carpet tiles.



NEWTOWN FACILITIES CONDITION ASSESSMENT REPORT

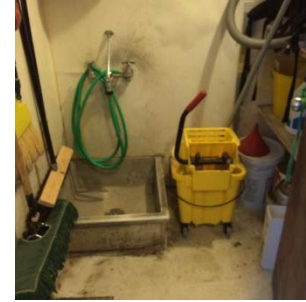
Town of Newtown, Connecticut

3

Walls in the Men and Women's restrooms in the Multi-purpose space could use a fresh coat of paint. Repaint both restrooms.

3

VCT in Janitors closet is dirty but in fair condition. Walls are in poor condition and need repainted. Clean or replace VCT and repaint all walls.



3

Sheet vinyl flooring bubbling outside of one restroom and majority of flooring needs cleaned. Replace or bubbled area and clean flooring.



3

Stains on painted gypsum wallboard ceilings in multiple areas. Prime with stain blocker and repaint.

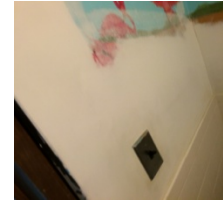


3

Work was performed in 2 of the children's restrooms and never completed. Finish work, prime and paint walls.

3

Ceilings above locker area in the Pre-school are cracked. Patch, repair and paint ceilings.



3

Directors office is overcrowded and with poor lighting, old worn carpet and needs repainting. Replace carpet, improve lighting and paint entire office. Remove items and place in storage if available.

3

Worn old carpet and a hole in the ceiling in the General Office area in the Pre-school. Replace carpet, Repair hole in the ceiling and repaint ceiling and walls.

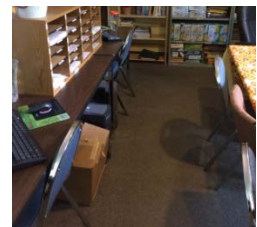


3

Pre-school Staff lounge has a worn old carpet and wall requires repainting. Replace carpet and repaint walls.

3

Exit door to courtyard needs repainting. Repaint door and replace blinds.



NEWTOWN FACILITIES CONDITION ASSESSMENT REPORT

Town of Newtown, Connecticut

3

Ceiling above front window are cracking from ice dam leaks. Repair

3

Cracks in wall in Preschool (next to window above door to back room) Repair, prime and paint.



3

Loose light diffusers throughout classrooms. Secure all diffusers.



ENERGY & WATER CONSERVATION: N/A

MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION:
(see individual reports for detailed description).

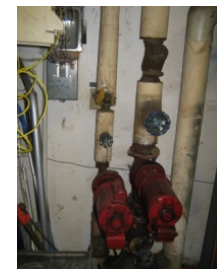
MECHANICAL:

3

Network closet has no vent or grill on door for ventilation. Install grill.

2

Boiler Plant: Overall, the building is heated by two separate boilers which are not interconnected. Both boilers are fuel oil fired. The boiler at the original building is a Peerless Model STC-07 hot water boiler with nominal capacity of 400 MBH. This boiler, its pumps and related hydronic piping system is reaching the end of its useful life.



NEWTOWN FACILITIES CONDITION ASSESSMENT REPORT

Town of Newtown, Connecticut

The boiler at the building addition is a Burnham Model PV85 hot water boiler with nominal capacity of 196 MBH. This boiler is in good condition,

Recommend replacing the boiler, pumps and hydronic components serving the original building. Upgrade the domestic hot water heater which is fed from the boiler.



2

Existing Air Handling Systems: The buildings area served by indoor mounted air handling units with remote compressor / condensers located outside at grade. The two units at the original building are in fair to poor condition. The unit at the new building addition is in good conditions. The systems are fully ducted on the supply air and return air. "Local" air conditioning is also provided at specific areas with ductless split units. Temperature control is via local 7 day programmable thermostats.



Replace the air handling units and compressor / condensers serving the original building. The indoor units are located in mechanical rooms above the main floor and replacement of these units will be difficult. Also, the refrigerant piping may need to be replaced to accommodate newer types of refrigerant. Upgrade the temperature controls to provide off site monitoring through a web based program.

ELECTRICAL:

3

The building is served by a Square D distribution panel, rated at 400 amperes, 208Y/120 volts, 3-phase. The service equipment and main distribution panels are in good to fair condition. Recommend upgrading electrical service, local panels, receptacles and wiring at the original building.



NEWTOWN FACILITIES CONDITION ASSESSMENT REPORT

Town of Newtown, Connecticut

- 3 Lighting: In general, there are a variety of fixtures of different age and condition; types include fixtures with T5, T8 and T12 lamps with wall mounted manual switches. Most of the fixtures are in good to fair condition Emergency lighting is handled by local battery pack type fixtures. The fire alarm system is a Silent Knight zoned system. There are manual fire alarm pull stations throughout the building. Replace older lighting with new energy efficient fixtures and controls such as occupancy sensors and daylight harvesting.

PLUMBING:

- Existing Domestic Hot Water System: The domestic hot water is generated by an instantaneous heating coil at the boiler. When the boiler is replaced, the heater will need to be replaced and it will be good time to consider adding a storage tank. Recommend upgrade water heater when boiler is replaced.

FIRE PROTECTION:

- 2 There is no central fire protection system (sprinklers) currently at the facility We recommend a new wet type fire protection system be installed with sprinklers throughout the entire building.

*

*

*

Mechanical and Electrical Systems

Existing Conditions Narrative

Multipurpose Building Newtown, Connecticut

8/24/15



Prepared By
Consulting Engineering Services, Inc.
811 Middle Street, Middletown, Connecticut 06457
CES Project No. 2015143.00

A. PLUMBING NARRATIVE

APPLICABLE CODES AND STANDARDS

The plumbing systems will be reviewed in conformance with the requirements of the following codes and regulations and all applicable local authority requirements.

1. 2005 Connecticut State Building Code
2. 2005 Connecticut State Fire Safety Code
3. 2003 International Building Code(IBC)
4. 2003 International Plumbing Code
5. 2003 International Energy Conservation Code
6. NFPA, Latest Version
7. ASHRAE 90.1

PLUMBING UTILITIES and PLUMBING FIXTURES

1. Domestic Water:
 - a. Existing Domestic Water Service: The building is currently served by a 1 1/2" domestic water main fed from Aquarion Water Company. This water service currently serves all of the building's domestic water needs.
2. Sanitary:
 - a. Existing Sanitary Service: The building's sanitary sewer system provides sanitary waste drainage for plumbing fixtures located throughout the building. The sanitary waste and vent piping overall appears in good condition.
3. Storm:
 - a. Existing Storm System: Building is served by a combination of gutters and roof drains with internal rain leaders.
4. Existing plumbing fixtures are as follows:
 - a. In general, there are a variety of fixtures of different age and condition. Most of the fixtures are in good condition.
 - b. Water closets are floor mounted; tank type, vitreous china.
 - c. Lavatories are wall hung and counter mounted vitreous china. Faucets are installed with single lever handle faucets.

DOMESTIC HOT WATER SYSTEMS

1. Existing Domestic Hot Water System: The domestic hot water is generated by an instantaneous heating coil at the boiler. When the boiler is replaced, the heater will need to be replaced and it will be good time to consider adding a storage tank.

RECOMMENDATIONS:

1. Upgrade water heater when boiler is replaced.

B. FIRE PROTECTION NARRATIVE

FIRE PROTECTION SERVICE

1. There is no central fire protection system (sprinklers) currently at the facility
2. We recommend a new wet type fire protection system be installed with sprinklers throughout the entire building.

C. MECHANICAL NARRATIVE

APPLICABLE CODES AND STANDARDS

The mechanical systems will be reviewed in conformance with the requirements of the following codes and regulations and all applicable local authority requirements.

1. 2005 Connecticut State Building Code
2. 2005 Connecticut State Fire Safety Code
3. 2003 International Building Code(IBC)
4. 2003 International Mechanical Code
5. 2009 International Energy Conservation Code
6. NFPA, Latest Version
7. ASHRAE 90.1

EXISTING BOILER PLANT

1. Boiler Plant: Overall, the building is heated by two separate boilers which are not interconnected. Both boilers are fuel oil fired. The boiler at the original building is a Peerless Model STC-07 hot water boiler with nominal capacity of 400 MBH. This boiler, its pumps and related hydronic piping system is reaching the end of its useful life.

HOT WATER BOILER @ ORIGINAL BUILDING



HOT WATER PUMPS @ ORIGINAL BUILDING



2. Boiler Plant: The boiler at the building addition is a Burnham Model PV85 hot water boiler with nominal capacity of 196 MBH. This boiler is in good condition

HOT WATER BOILER @ NEW BUILDING ADDITION



EXISTING AIR HANDLING SYSTEMS

1. The buildings area served by indoor mounted air handling units with remote compressor / condensers located outside at grade. The two units at the original building are in fair to poor condition. The unit at the new building addition is in good conditions.

COMPRESSOR / CONDENSER @ ORIGINAL BUILDING



2. The systems are fully ducted on the supply air and return air.
3. "Local" air conditioning is also provided at specific areas with ductless split units.
4. Temperature control is via local 7 day programmable thermostats.

RECOMMENDATIONS:

1. Replace the boiler, pumps and hydronic components serving the original building. Upgrade the domestic hot water heater which is fed from the boiler.
2. Replace the air handling units and compressor / condensers serving the original building. The indoor units are located in mechanical rooms above the main floor and replacement of these units will be difficult. Also, the refrigerant piping may need to be replaced to accommodate newer types of refrigerant.
3. Upgrade the temperature controls to provide off site monitoring through a web based program.

D. ELECTRICAL NARRATIVE

APPLICABLE CODES AND STANDARDS

The electrical power, interior lighting, and fire alarm systems will be reviewed in conformance with the requirements of the following codes and regulations and all applicable local authority requirements.

1. 2005 Connecticut State Building Code
2. 2005 Connecticut State Fire Safety Code
3. 2003 International Building Code(IBC)
4. 2009 International Energy Conservation Code
5. 2005 National Electrical Code, NFPA 70 (NEC)
6. Illuminating Engineering Society Lighting Handbook (IESNA), 9th Edition
7. ASHRAE 90.1

EXISTING SYSTEMS

1. The building is served by a Square D distribution panel, rated at 400 amperes, 208Y/120 volts, 3-phase. The service equipment and main distribution panels are in good to fair condition.



2. Lighting: In general, there are a variety of fixtures of different age and condition; types include fixtures with T5, T8 and T12 lamps with wall mounted manual switches. Most of the fixtures are in good to fair condition
3. Emergency lighting is handled by local battery pack type fixtures.
4. The fire alarm system is a Silent Knight zoned system. There are manual fire alarm pull stations throughout the building.

RECOMMENDATIONS:

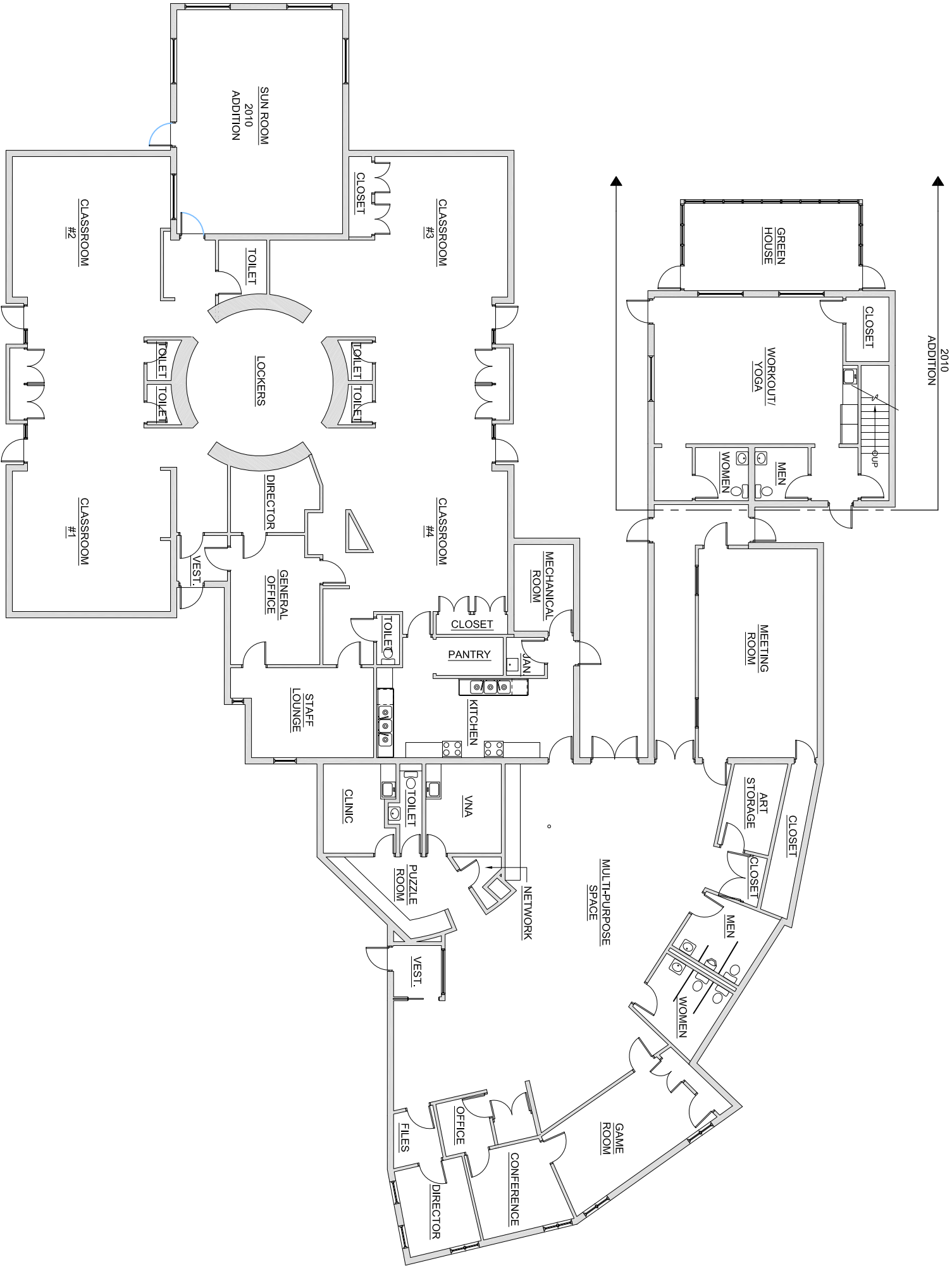
1. Upgrade electrical service, local panels, receptacles and wiring at the original building.
2. Replace older lighting with new energy efficient fixtures and controls such as occupancy sensors and daylight harvesting.

E. MEP SYSTEMS CONCLUSION

In general, the mechanical and electrical systems at the new addition are in good condition. Some of the mechanical and electrical systems at the original building are reaching the end of their useful life and should be scheduled for replacement.

Town of Newtown								
Capital Needs Survey Form								Total Floor Area (sf):
Multipurpose Building								9,560
Note: The "System Priority Rating" (1 to 4 rating) and "Condition of the Existing System Rating" (1 to 5 rating) are to be reviewed together to assist in prioritizing replacement and/or upgrades. As an example, we recommend line items with a System Priority rating of 1 and Existing Conditions rating of 1 be prioritized for replacement and/or upgrades.								
SYSTEM	System Priority 1 to 4 (1-Highest Priority , 4-Lowest Priority)	Condition of the Existing System 1 to 5 (1 Poor, 5 Excellent)	Last Major Reconstruction (Year)	Projected Replacement (Year)	Quantity	Unit Price	Current Replacement Cost	REMARKS
Division 2 - Site Construction								
Site - General			(circa)					N/A
Division 15 -Fire Protection								
Add new FP service and sprinklers throughout	2	2		2017	9,560	\$10	\$95,600	
Division 15 -Plumbing								
Replace Plumbing Systems Including:	4	4			9,560	\$0	\$0	No short term recommendations.
Water Distribution System								(upgrades to water heater covered in hot water boiler costs)
Plumbing Fixtures								
Division 15 - HVAC								
Hot Water Boilers, Pumps & Controls	2	2	1978	2017	7,500	\$15	\$112,500	Upgrade / replace boiler plant
General HVAC includes:	3	3	1990	2019	7,500	\$20	\$150,000	Upgrade / replace HVAC equipment
Hot Water Heating Elements & Piping								
Indoor units, CC's and refrig piping								
Exhaust Systems								
Temperature Control Systems								
Division 16 - Electrical								
General Electrical Distribution	3	3		2017	9,560	\$8	\$76,480	
Lighting								
Replace Fixtures and Control	3	3		2020	7,500	\$6	\$45,000	
							\$ 479,580	
							\$ 50	per sf

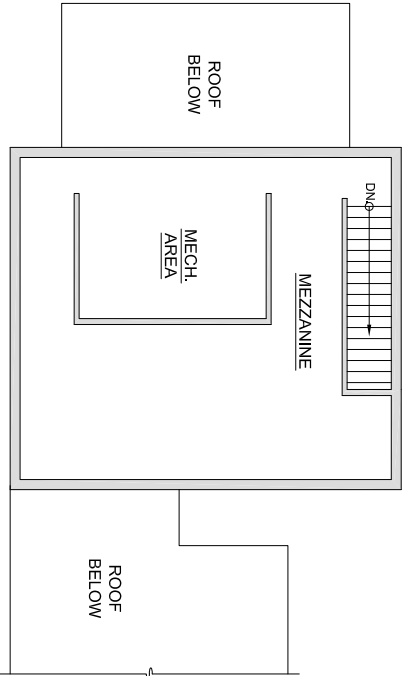
NEWTOWN FACILITIES		
Building Name:	Newtown Multi-Purpose Building	
Address:	14 Riverside Road Newtown, CT	



1

FIRST FLOOR PLAN

1/16" = 1'-0"



2

MEZZANINE PLAN

1/16" = 1'-0"

Multi-Purpose Building				
Order of Importance	Description	Value	Fiscal Year	Sequence
1	Install New Exit Light	\$ 562.00	2016	
2	Remove Items from in front of Electrical Panel	\$ 2,452.00	2016	
3	Install New Sprinkler System	\$ 95,600.00	2017	
4	Replace Boiler, Controls and Hot Water Heater	\$ 112,500.00	2017	
				\$ 211,114.00
5	Upgrade Electrical Power Distribution	\$ 76,480.00		
6	Replace Air Handling System and Controls (Orig Bldg)	\$ 150,000.00	2019	
7	Replace Knobset with Lever sets	\$ 25,566.00		
8	Construct New ADA Accessible Restrooms	\$ 23,636.00		2
9	Modify Cabinets and Sink	\$ 44,540.00		3
10	Remove Items to allow for Clearance	\$ 2,452.00		
11	Install ADA Compliant Water Coolers	\$ 14,528.00		
12	Repair Parking Lot Surface	\$ 124,907.00	2017	2
13	Scrape, Prime and Paint	\$ 7,168.00		3
14	Damaged Exterior Column	\$ 1,750.00		
15	Reinsert Gaskets in Frame	\$ 758.00		
16	Replace Roof	\$ 577,023.00		
17	Replace VCT or Vinyl Flooring	\$ 6,540.00		2
18	Strip Wallpaper and Repaint	\$ 8,192.00		2
19	Patch, Repair and Paint Ceiling	\$ 20,856.00		5
20	Repaint Entire Space	\$ 22,649.00		5
21	Restain or Paint Doors	\$ 13,615.00		2
22	Repair Wall and Paint	\$ 11,432.00		4
23	Replace Carpet	\$ 17,651.00		3
24	Replace Light Fixture Lens	\$ 2,214.00		2
25	Install Louver on Door	\$ 712.00		
26	Alterations to Directors Office	\$ 9,369.00		
27	Replace Lighting with Efficient Fixtures	\$ 45,000.00		
				\$ 1,207,038.00
			Total	\$ 1,418,152.00

PRIORITIES & KEY		NEWTOWN FACILITIES CONDITION ASSESSMENT REPORT, Town of Newtown, Connecticut, August 24, 2015												PRIORITIES & KEY							
1 or 1A	Current Critical	1 - TOWN HALL SOUTH				2- HOOK and LADDER				3 - MULTI-PURPOSE BUILDING								1 or 1A	Current Critical		
2	Potentially Critical	Cost	Proposed Year of Work	Alternate - See Estimate	Grouping	Cost	Proposed Year of Work	Alternate - See Estimate	Grouping	Cost	Proposed Year of Work	Alternate - See Estimate	Grouping	Cost	Proposed Year of Work		Alternate - See Estimate	Grouping	2	Potentially Critical	
3	Necessary-Not yet Critical <th>3</th> <td>Necessary-Not yet Critical</td>																		3	Necessary-Not yet Critical	
4	Recommended																		4	Recommended	
G	Grandfathered																		G	Grandfathered	
Grouping: Items that can be bid as a package.																			Grouping: Items that can be bid as a package.		
Sub-Priority: Importance within the Priority Category																			Sub-Priority: Importance within the Priority Category		
Cost: Cost of the work																			Cost: Cost of the work		
LIFE SAFETY	Upgrade Stairs to meet ADA Codes	\$	20,116.00																	Upgrade Stairs to meet ADA Codes	LIFE SAFETY
	Enclose Stairs					\$	24,675.00													Enclose Stairs	
	Repair Ceiling and Electrical Over Stairs					\$	10,362.00													Repair Ceiling and Electrical Over Stairs	
	Install New Exit Light									\$	562.00									Install New Exit Light	
	Remove Items from in front of Electrical Panel									\$	2,452.00									Remove Items from in front of Electrical Panel	
	Install New Fire Rated Partition and Ceiling	\$	5,198.00																	Install New Fire Rated Partition and Ceiling	
HEALTH	Test for Hazardous Material					\$	35,345.00													Test for Hazardous Material	HEALTH
ADA	Redesign Shower room	\$	30,924.00																	Redesign Shower room	ADA
	Create Cell for Disabled Person	\$	98,351.00																	Create Cell for Disabled Person	
	Redesign Restroom/ Shower Area	\$	60,081.00																	Redesign Restroom/ Shower Area	
	Replace Knobset with Lever sets	\$	60,974.00							\$	25,566.00									Replace Knobset with Lever sets	
	Modify Counter to allow Knee Space	\$	5,990.00																	Modify Counter to allow Knee Space	
	Install Insulation on Piping under Sinks	\$	631.00																	Install Insulation on Piping under Sinks	
	Construct New ADA Accessible Restrooms	\$	46,567.00			\$	46,567.00			\$	23,636.00									Construct New ADA Accessible Restrooms	
	Install second Handrail on Ramp	\$	3,662.00																	Install second Handrail on Ramp	
	Modify Cabinets and Sink	\$	4,715.00			\$	49,575.00			\$	44,540.00									Modify Cabinets and Sink	
	Install or Replace Guard and Hand Rails					\$	15,811.00													Install or Replace Guard and Hand Rails	
	Install New Elevator					\$	296,879.00													Install New Elevator	
	Modify Stairs to Comply with ADA Codes					\$	28,973.00													Modify Stairs to Comply with ADA Codes	
	Remove Items to allow for Clearance									\$	2,452.00									Remove Items to allow for Clearance	
	Install ADA Compliant Water Coolers									\$	14,528.00									Install ADA Compliant Water Coolers	
SITE	Repair Parking Lot Surface	\$	93,042.00							\$	124,907.00									Repair Parking Lot Surface	SITE
EXTERIOR	Repair Siding and Paint	\$	157,032.00																	Repair Siding and Paint	EXTERIOR
	Replace Damaged Exhaust Vents	\$	2,350.00																	Replace Damaged Exhaust Vents	
	Re-parge Exposed Concrete	\$	7,346.00																	Re-parge Exposed Concrete	
	Cut Control Joint	\$	4,963.00																	Cut Control Joint	
	Scrape, Prime and Paint	\$	4,097.00			\$	86,046.00			\$	7,168.00									Scrape, Prime and Paint	
	Replace Windows	\$	495,146.00																	Replace Windows	
	Repaint Doors	\$	1,024.00																	Repaint Doors	
	Repair EIFS System	\$	3,525.00																	Repair EIFS System	
	Seal Conduit Openings					\$	501.00													Seal Conduit Openings	
	Replace Door					\$	3,935.00													Replace Door	
	Reconstruct Brick Wall and Repoint Areas					\$	56,257.00													Reconstruct Brick Wall and Repoint Areas	
	Repairs in Loading Dock Area					\$	42,542.00													Repairs in Loading Dock Area	
	Install Chimney Cap and Re-point					\$	25,192.00													Install Chimney Cap and Re-point	
	Replace Missing Gutter					\$	1,469.00													Replace Missing Gutter	
	Damaged Exterior Column									\$	1,750.00									Damaged Exterior Column	
	Reinsert Gaskets in Frame									\$	758.00									Reinsert Gaskets in Frame	
	Replace Roof					\$	344,438.00			\$	577,023.00									Replace Roof	
INTERIORS	Repaint Concrete Floors	\$	8,753.00																	Repaint Concrete Floors	INTERIORS
	Replace Gypsum Wall Board and Paint	\$	4,136.00																	Replace Gypsum Wall Board and Paint	
	Replace Louvers	\$	2,933.00																	Replace Louvers	
	Replace Ceiling Panels	\$	3,723.00																	Replace Ceiling Panels	
	Paint Exposed Wall Board	\$	9,161.00																	Paint Exposed Wall Board	
	Investigate Wall Where Efforescence is Present	\$	9,314.00																	Investigate Wall Where Efforescence is Present	
	Re-point and Paint Lintel	\$	514.00																	Re-point and Paint Lintel	
	Replace VCT or Vinyl Flooring	\$	14,505.00			\$	2,974.00			\$	6,540.00									Replace VCT or Vinyl Flooring	
	Replace Toilet Partition	\$	8,447.00																	Replace Toilet Partition	
	Replace Baseboard Radiation Covers	\$	2,397.00																	Replace Baseboard Radiation Covers	
	Repair Equipment Bay Floors and Leveled					\$	313,557.00													Repair Equipment Bay Floors and Leveled	
	Sand and Refinish wood Floors					\$	13,501.00													Sand and Refinish wood Floors	
	Remove Loose Paint and Repaint					\$	43,900.00													Remove Loose Paint and Repaint	
	Remove Carpet and refinish Wood Floors					\$	1,523.00													Remove Carpet and refinish Wood Floors	
	Strip Wallpaper and Repaint									\$	8,192.00									Strip Wallpaper and Repaint	
	Patch, Repair and Paint Ceiling									\$	20,856.00									Patch, Repair and Paint Ceiling	
	Repaint Entire Space					\$	22,649.00			\$	22,649.00									Repaint Entire Space	
Restain or Paint Doors					\$	13,615.00			\$	13,615.00									Restain or Paint Doors		
Repair Wall and Paint					\$	11,432.00			\$	11,432.00									Repair Wall and Paint		
Replace Carpet					\$	17,651.00			\$	17,651.00									Replace Carpet		
Alterations to Directors Office									\$	9,369.00										Alterations to Directors Office	
STRUCTURAL	Soil Testing and Building Reconstruction					\$	1,070,425.00													Soil Testing and Building Reconstruction	
ENERGY & WATER CONSERVATION	Install Weather Striping					\$	17,893.00													Install Weather Striping	ENERGY & WATER CONSERVATION
FIRE PROTECTION	Install New Sprinkler System	\$	103,800.00			\$	74,724.00			\$	95,600.00									Install New Sprinkler System	FIRE PROTECTION
PLUMBING	Replace Plumbing Fixtures and Water Piping	\$	155,700.00			\$	93,405.00													Replace Plumbing Fixtures and Water Piping	PLUMBING
	Add Mixing Valve to Water Heater	\$	5,190.00			\$	3,114.00													Add Mixing Valve to Water Heater	
ELECTRICAL	Replace Light Fixture Lens									\$	2,214.00									Replace Light Fixture Lens	ELECTRICAL
	Upgrade Electrical Power Distribution	\$	83,040.00			\$	49,816.00			\$	76,480.00									Upgrade Electrical Power Distribution	
	Replace Lighting with Efficient Fixtures	\$	62,280.00			\$	37,362.00			\$	45,000.00									Replace Lighting with Efficient Fixtures	
MECHANICAL	New Fire Alarm System	\$	31,140.00																	New Fire Alarm System	
	Install Louver on Door									\$	712.00									Install Louver on Door	
	Install Hood with Fire Suppression System					\$	19,270.00												Install Hood with Fire Suppression System		
	Replace Hot Water Distribution and Controls	\$	155,700.00							\$	155,700.00									Replace Hot Water Distribution and Controls	
HAZARDOUS	Replace Air Handling System and Controls	\$	363,300.00			\$	217,945.00			\$	150,000.00									Replace Air Handling System and Controls	HAZARDOUS
	Replace Boiler, Controls and Hot Water Heater									\$	112,500.00									Replace Boiler, Controls and Hot Water Heater	
																</					

	BUILDINGS	LIFE SAFETY	HEALTH	ADA	SITE	EXTERIORS	INTERIORS	ENERGY & WATER CONSERVATION	FIRE PROTECTION	PLUMBING	ELECTRICAL	MECHANICAL	STRUCTURAL	TOTALS PER BUILDING
1	Town Hall South	\$ 25,314.00		\$ 311,895.00	\$ 93,042.00	\$ 675,483.00	\$ 63,883.00		\$ 103,800.00	\$ 160,890.00	\$ 176,460.00	\$ 519,000.00		\$ 2,129,767.00
2	Hook and Ladder	\$ 35,037.00	\$ 35,345.00	\$ 437,805.00		\$ 560,380.00	\$ 375,455.00	\$ 17,893.00	\$ 74,724.00	\$ 96,519.00	\$ 87,178.00	\$ 237,215.00	\$ 1,070,425.00	\$ 3,027,976.00
3	Multi-Purpose Building	\$ 3,014.00		\$ 110,722.00	\$ 124,907.00	\$ 586,699.00	\$ 110,304.00		\$ 95,600.00	\$ -	\$ 123,694.00	\$ 263,212.00		\$ 1,418,152.00
4														\$ -
5														\$ -
6														\$ -
	TOTALS PER CATEGORY	\$ 63,365.00	\$ 35,345.00	\$ 860,422.00	\$ 217,949.00	\$ 1,822,562.00	\$ 549,642.00	\$ 17,893.00	\$ 274,124.00	\$ 257,409.00	\$ 387,332.00	\$ 1,019,427.00	\$ 1,070,425.00	\$ 6,575,895.00

NEWTOWN BUILDINGS
SEPARATED BY PRIORITIES

	BUILDING	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	TOTALS PER BUILDING
1	Town Hall South	\$ 5,190.00	\$ 472,986.00	\$ 1,651,591.00		\$ 2,129,767.00
2	Hook and Ladder	\$ 1,411,771.00	\$ 547,523.00	\$ 1,068,682.00		\$ 3,027,976.00
3	Multi-Purpose Building		\$ 211,114.00	\$ 1,207,038.00		\$ 1,418,152.00
4						
6						
7						
8						
TOTALS PER PRIORITY		\$ 1,416,961.00	\$ 1,231,623.00	\$ 3,927,311.00	\$ -	\$ 6,575,895.00

Program Description

Police Department

It has been 25 years since the former tractor sales building was rehabilitated as the Police department on the upper level and town department space on the lower level. The most noticeable deficiency of this location is the lack of parking with it being almost filled during normal business hours. There is no space to expand this crucial part of the facility.

The portion of the building dedicated to the Police Department has many challenges to its continued operation. Examples include:

- Mechanical system does not function properly in either low or high temperature.
- Windows that have not been replaced leak air causing discomfort.
- The IT room is grossly undersized and there is no space for the IT Director. This is an area of much growth.
- The cell block is antiquated with inappropriate swinging doors, non-accessible shower rooms and it is significantly undersized.
- Sanitary sewer line in the cell area routinely becomes blocked.
- There is a gross lack of evidence and general storage.
- There is no space for a workout facility.
- The training room is the only space available for general use and as a consequence, is used for training, report writing, meetings, lunch room, break room and other activities not supported by the current building.
- There are no sleeping facilities, which may be necessary for times of bad storms.
- There is no munitions training facility.
- Building is not accessible to persons with disabilities.

For the program needs of the Police Department the 2008 study for the building was reviewed and then modified to reflect the current and future needs of the next twenty years. This was supplemented with the review of actual police department plans for other similarly sized communities.

The following chart was distributed to the department for review of the actual spaces needed and the chart modified based upon this input.

The current department includes the Communications (Dispatch) space, but due to the introduction of new State requirements a regional Communications department will be required. For the purpose of this study we have treated Communications as a separate building, but this could be connected to the Police Building.

The developed area of the site has been maximized with no available space for an expansion. To the rear of the site there are wetlands that prevent any expansion.

Currently the site has 51 parking spaces. Should the building be reused as commercial office space there will be a need for 54 spaces. The extra three spaces can be accommodated in the currently fenced-in area under the deck.

SPACE NEEDS ANALYSIS AND ASSESSMENT – INTERIOR

The following pages list the typical spaces found in municipal law enforcement facilities designed today. A brief description of the characteristics, adjacencies and other features has been provided along with a comparative analysis of the existing square feet in the Newtown Police Department and the recommended area to meet customary requirements for a similar sized police force. We hasten to point out that there are no national space standards to use as a guide for this comparison. Discussions with the International Associates of Chiefs of Police confirmed the difficult task of establishing such space standards when the type of policing and particular needs of each community being served are taken into account. Therefore, the column titled “RECOMMENDED SQUARE FEET” has been derived from our lengthy experience in designing public safety facilities and represents our best professional judgment at this early stage in determining your department’s needs.

SPACE DESCRIPTION		EXISTING SQUARE FEET	2008 STUDY SQUARE FEET	RECOMMENDED SQUARE FEET
1. Public				
1	Vestibule	96	80	80
	<ul style="list-style-type: none"> - Air-lock vestibule - Walk off mat - Automatic opening doors - Electronic lock-down capability door controls to Main Desk - 24/7 /365 access to facility for services 			
2	Lobby / Reception / Waiting		375	350
	<ul style="list-style-type: none"> - Access to Main Desk / Dispatchers - Access to Records Clerk - House Telephone - Public seating for 8-10 - Display Case - Pamphlet Rack - Tackboard - Electric water cooler / drinking fountain 			
3	Public Toilets One (1)	30	150	80
	<ul style="list-style-type: none"> - Handicapped Accessible -- Male & Female facilities to support Training Room occupancy 			
4	Interview Rooms One (1) @ 65; One (1) @85	90	150	150
	<ul style="list-style-type: none"> - Public fingerprinting, (AFIS machine) - Public and internal access - No windows to Lobby - Electric door controls, doors controlled from Main Desk/Records 			
2. Training Classroom				
1	Location / Function			
	<ul style="list-style-type: none"> - Direct access for public from Public Lobby - Access to public restroom facilities - Dual use as Emergency Operation Center, no natural light - Accommodate meetings of Police Commission, community outreach functions, station meetings, advancement ceremonies, etc. 			
2	Classroom	550	1,500	1300
	<ul style="list-style-type: none"> - Seating for one hundred (100) in chairs - Projection screen with overhead video projection 			

SPACE DESCRIPTION		EXISTING SQUARE FEET	2008 STUDY SQUARE FEET	RECOMMENDED SQUARE FEET
<ul style="list-style-type: none"> - Smart board technology in front of room - Independent sound system, wireless microphones, amplifier - Lighting on dimmers, varied lighting levels - Cable TV service - Dual use as redundant Emergency Operations Center <ul style="list-style-type: none"> • emergency generator power • data jacks and radio communications remote console jack • telephone jacks - Video input and output locations for cable broadcast - Internet access, docking station for laptops - COLLECT terminal location (restricted access) - Movable tables and chairs 				
3	Kitchenette <ul style="list-style-type: none"> - Adjacent to Training Classroom - Refrigerator / Freezer - Microwave - Sink - Casework storage 		65	50
4	Furniture Storage <ul style="list-style-type: none"> - Adjacent to Training Classroom - Table / Chair storage on portable racks - Sound system amplifier head end 	120	120	125
3.	Main Desk			
1	Main Desk / Complaints and Information <ul style="list-style-type: none"> - Computer workstation for one (1) - Bullet resistant transaction window to Public Lobby, fixed style - Intercom to Public Lobby - Visual contact to Dispatch Center / console positions 		65	65
4.	Communications Dispatch Center – To be regionalized – see separate programming report.			
1	Location <ul style="list-style-type: none"> - Adjacent Main Desk – Public Lobby - Restricted access to Police Personnel 			
2	Dispatch Center <ul style="list-style-type: none"> - Console positions: three (3) active (2 active and 1 supervisory console), one (1) future console for regionalization - Supervisory console with operable glass partition to Dispatch Center - Redundant console design with monitors, telephone, data, radio, door controls, intercoms, and systems monitoring. - Ergonomic console design with environmental controls - Central Dispatching of Police, Fire, EMS - Monitoring of municipal fire and burglar alarms - E911 service to be provided to three (3) console positions - Monitoring of CCTV surveillance / building security systems - Locker storage for dispatchers (full height lockers) - Independent HV AC unit - Lighting on dimming controls - Bookshelving / Manuals storage 	390	475	0

SPACE DESCRIPTION		EXISTING SQUARE FEET	2008 STUDY SQUARE FEET	RECOMMENDED SQUARE FEET
<ul style="list-style-type: none"> - Window treatments on windows - Acoustic treatment on walls, floors and ceiling - NFPA 1221 recommendations preferred - Markerboard / Tackboard - Raised access flooring for wire management to consoles - Digital voice recorders - Console positions to have intercom to Main Desk transaction window - Video / Audio contact with detention facilities - Paper shredder - Photocopy machine / fax machine / scanner - Cable TV access at console positions 		90	225	0
3	Director of Communications <ul style="list-style-type: none"> - Workstation for one (1) with radio capabilities - Coat closet - Remote location from Dispatch Center - Shared interview / meeting space within department - File storage - Visitor's chairs for two (2) - Bookshelving / Manual storage - Markerboard - Copy machine (small) 		75	0
4	Restroom <ul style="list-style-type: none"> - Handicapped accessible - Within second Communications Dispatch Center area 			
5	Kitchenette <ul style="list-style-type: none"> - Refrigerator / Freezer - Apartment sized stove / range / exhaust hood - Microwave - Sink / Disposal - Seating area for four (4) - Casework storage - Floor drain 	135	80	0
6	Communications Equipment Room <ul style="list-style-type: none"> - E911 equipment / UPS - Demarcation point for telephone system - Access control head end - Halo ground loop - Conduits to Communications Dispatch Center for wire management - Rack mounted data equipment - Dedicated HVAC system - Emergency power supply - UPS system - FM-200 fire suppression system in lieu of wet system 	50	300	0
5. Records Division				
1	Public Information Counter <ul style="list-style-type: none"> - Bullet resistant transaction window to Public Lobby, sliding type with deal tray - Intercom to Public Lobby - Computer workstation 		w/in Public Lobby	

SPACE DESCRIPTION		EXISTING SQUARE FEET	2008 STUDY SQUARE FEET	RECOMMENDED SQUARE FEET
<ul style="list-style-type: none"> - Casework storage and countertop - Adjacent to Public Lobby 				
2	Police Information Counter		w/in Police Corridor	
<ul style="list-style-type: none"> - Utilize for staff inquiries to Records Division - Counter work area - Glass transaction window, sliding type - Adjacent to files and photocopy area 				
3	Office / Work Area	300	400	400
<ul style="list-style-type: none"> - Workstations for four (4); three (3) clerks and one (1) manager - Coat closet - Casework storage - Central work counter - Photocopy machine, paper storage, paper shredder - Restricted access to staff - Adjacent to Public and Police Information Counters, files 				
4	File Storage	130	200	200
<ul style="list-style-type: none"> - File storage equal to 2X current filing capacity - Utilize for both active and archive file storage - Adjacent to Office / Work Area - Utilize high density file storage system 				
6. Administration				
1	Chief of Police	220	280	220
<ul style="list-style-type: none"> - Workstation for one (1) - Coat closet - Natural light - Visitor's chairs for three (3) at table - Bookshelving / Manual storage - Cable TV service - File storage - Adjacent to Conference Room 				
2	Captains (Two)	180	500	370
<ul style="list-style-type: none"> - Workstation for one (1) - Coat closet - Natural light - Visitor's chairs for two (2) - Bookshelving / Manual storage - Cable TV service - File storage - Adjacent to Conference Room - Police service reports and Fingerprint files: four (4) cabinets 				
3	Conference Room	590	225	200
<ul style="list-style-type: none"> - Seating for eight (8) at conference table - Projection screen - Cable TV service - Shared use with department, access to corridor - Adjacent to Chief of Police 				
4		290	350	300

SPACE DESCRIPTION		EXISTING SQUARE FEET	2008 STUDY SQUARE FEET	RECOMMENDED SQUARE FEET
Administrative Clerical / Reception				
<ul style="list-style-type: none"> - Executive Assistant workstation for one (1) adjacent to Chief of Police - Administrative Assistant workstation for one (1) within open work area - Coat closet - File storage cabinets, personnel files adj. to Exec. Asst. 				
5	Workroom		225	200
<ul style="list-style-type: none"> - Copy / Fax Machine - Office supply storage cabinets - Sink - Microwave - Undercounter refrigerator - Paper shredder - Work counter - Adjacent to Administrative Clerical, Administrative Offices 				
6	Toilet	45	75	60
<ul style="list-style-type: none"> - Toilet, sink - Adjacent to Administrative Offices 				
7. Administrative Lieutenant				
1	Administrative Lieutenant	230	225	185
<ul style="list-style-type: none"> - Workstation for one (1) - Coat closet - Natural light - Visitor's chairs for two (2) - Bookshelving / Manual storage - File storage - CAD monitor and full radio capabilities - Adjacent to Administrative Offices 				
8. Operational Lieutenant				
1	Operational Lieutenant		225	185
<ul style="list-style-type: none"> - Workstation for one (1) - Coat closet - Natural light - Visitor's chairs for two (2) - Bookshelving / Manual storage - File storage - CAD monitor and full radio capabilities - Adjacent to Administrative Offices - Personal property lockers (one per cell) 				
9. Administrative Sergeant				
1	Administrative Sergeant	100	175	150
<ul style="list-style-type: none"> - Workstation for one (1) - Coat closet - Natural light - Visitor's chairs for two (2) - Bookshelving / Manual storage - File storage - Training / Accreditation file storage - Adjacent to Traffic Unit 				

SPACE DESCRIPTION		EXISTING SQUARE FEET	2008 STUDY SQUARE FEET	RECOMMENDED SQUARE FEET
10. Detective Division				
1 Detective Lieutenant		80	225	185
<ul style="list-style-type: none"> - Workstation for one (1) - Coat closet - Natural light - Visitor's chairs for two (2) - Bookshelving / Manual storage - File storage - CAD monitor and full radio capabilities - Vision panel from Office to Work Area - Adjacent to Detective Sergeant 				
2 Detective Sergeant			175	150
<ul style="list-style-type: none"> - Workstation for one (1) - Coat closet - Natural light - Visitor's chairs for two (2) - Bookshelving / Manual storage - File storage - Vision panel from Office to Work Area - Adjacent to Detective Division Work Area 				
3 Clerical / Reception			175	175
<ul style="list-style-type: none"> - Workstation for one (1) at entry location to Detective Division - Waiting area for three (3) - File storage - Vision panel to Work Area - Acoustic separation from Work Area 				
4 Work Area		380	1,000	800
<ul style="list-style-type: none"> - Workstations for ten (10) - NCIC / COLLECT computer workstation - Coat rack - File storage, min. one (1) per workstation - Bookshelving / Manual storage - Counter work area - Visitor's chairs, one (1) per workstation 				
5 Interview Rooms Two (2) @ 65		80	130	130
<ul style="list-style-type: none"> - Table seating for three (3) - One-way vision panel to Monitoring Room - Video / audio concealed recording equipment - "IN -USE" indicator light outside of rooms - No vision panels in doors 				
6 Monitoring Room			50	50
<ul style="list-style-type: none"> - Positioned between Interview Rooms (2) - One-way vision panels to Interview Rooms (2) - Lighting controls on dimmers - No natural lighting or vision panels on doors - Visual / audio monitoring equipment and recorders - Casework storage for equipment 				
7 Equipment Storage Room		170	120	120
<ul style="list-style-type: none"> - Secured storage of Detective Division equipment and supplies 				

SPACE DESCRIPTION		EXISTING SQUARE FEET	2008 STUDY SQUARE FEET	RECOMMENDED SQUARE FEET
<ul style="list-style-type: none"> - Power supply for recharging of electronic equipment - Adjustable shelving - Adjacent to Detective Division - 				
11. Traffic Unit				
1	Traffic Unit	800	275	275
	<ul style="list-style-type: none"> - Workstations for two (2) - File storage - Computer workstation for one (1) - Adjacent to Administrative Sergeant 			
2	Equipment Storage		50	50
	<ul style="list-style-type: none"> - Secured storage of fleet equipment, supplies - Adjustable shelving - Adjacent to Traffic Unit 			
12.. Crime Prevention Office				
1	Crime Prevention Office		150	130
	<ul style="list-style-type: none"> - Workstation for one (1) - File storage - Computer workstation for one (1) - Adjacent to Detective Division 			
2	Equipment Storage		50	50
	<ul style="list-style-type: none"> - Secured storage of marketing materials, pamphlets, flyers, etc. - Adjustable shelving - Adjacent to Crime Prevention Office 			
13. Technology Coordinator				
1	Technology Coordinator		200	120
	<ul style="list-style-type: none"> - Workstation for one (1) - Computer workstation for one (1) - Coat closet - File storage - Visitor's chairs for one (1) - Bookshelving / Manual Storage - Adjacent to Computer Equipment Server Room 			
14. Computer Equipment Server Room				
1	Types of Computers			
	<ul style="list-style-type: none"> - Central file server with patch panels to remote terminals - UPS system - Networked System of terminals / printers / copiers / scanners 			
2	Computer Equipment Server Room	145	250	80
	<ul style="list-style-type: none"> - Networked file server, rack mounted with patch panels - Computer backup tape storage, fire rated storage - FM-200 fire suppression in lieu of wet system - Dedicated HV AC system - No natural light - Adjacent to Technology Coordinator, access controlled 			
3	Networked Data Rooms		65	65
	<ul style="list-style-type: none"> - Rack mounted patch panel locations on all floors - Conduit connections to all data rooms and Server Room 			

SPACE DESCRIPTION		EXISTING SQUARE FEET	2008 STUDY SQUARE FEET	RECOMMENDED SQUARE FEET
<ul style="list-style-type: none"> - Conduit connections to Communications Equipment Room - Stacked configuration on each floors preferred 				
15. Patrol Functions				
1 Patrol Lieutenant			225	180
<ul style="list-style-type: none"> - Workstation for one (1) - Coat closet - Natural light - Visitor's chairs for two (2) - Bookshelving / Manual storage - File storage - CAD monitor and full radio capabilities - Adjacent to Patrol Sergeants 				
2 Patrol Sergeants		190	800	725
<ul style="list-style-type: none"> - Workstations for eight (8) - File storage, min. one (1) per workstation - Key cabinet - Visual monitoring of Briefing / Roll Call room - Adjacent to Briefing/ Roll Call 				
3 Patrol Sergeant Storage			100	100
<ul style="list-style-type: none"> - Secured storage of patrol equipment - Adjustable shelving - Adjacent to Patrol Sergeants work area 				
4 Briefing / Roll Call		345	300	450
<ul style="list-style-type: none"> - Accommodate fourteen (14) at training tables and chairs, - Podium area at front of room - Recharge rack area for spare equipment, tasers, radio charger stations - Markerboard / Tackboard - Cable TV service - CCTV monitor - Projection screen with overhead video projection - Casework storage - Patrol mailboxes for distribution of mail / correspondence, lockable 				
5 Locker Rooms		900	1,950	1700
<ul style="list-style-type: none"> - Male Locker Room to accommodate up to sixty (60) lockers - Female Locker Room to accommodate up to fifteen (15) lockers <ol style="list-style-type: none"> Locker sizes: 36" w. x 24" d x 72" h. Wooden bench with operable drawer under (36" x 36" x 18") - 4. Male showers: <ol style="list-style-type: none"> Three (3) minimum, individual shower compartments One (1) designed for handicap accessibility - 5. Female showers: <ol style="list-style-type: none"> Two (2) minimum, individual shower compartments One (1) designed for handicap accessibility - Sink area with mirrors / soap / paper towel dispensers - Toilet area with toilet partitions and toilet accessories - Robe hooks at shower areas - Shoe shine area - Wet garment drying area - Full height mirrors at locker locations 				

SPACE DESCRIPTION		EXISTING SQUARE FEET	2008 STUDY SQUARE FEET	RECOMMENDED SQUARE FEET
6	Physical Training Room <ul style="list-style-type: none"> - Designed for stationary equipment, no free weights - Ceiling clearance for weightlifting - Drinking fountain - Mirrored wall surfaces - Rubber gym flooring - Adjacent to Male and Female Locker Rooms 		400	400
7	Lunch Room / Day Room <ul style="list-style-type: none"> - Range with exhaust hood - Microwave - Sink with disposal - Refrigerator / Freezer with ice maker - Storage cabinets - Vending machines: two (2) minimum - Lounge area seating for ten (10) - Locate adjacent to Patrol Functions 	345	300	400
8	Laundry Service <ul style="list-style-type: none"> - Drop off / Pick-up area near staff entry location - Clothes bar and shelving - Clothes hamper location - Access controlled 		65	65
9	Quartermaster Storage <ul style="list-style-type: none"> - Secure storage of uniforms, leather goods, supplies, spare equipment - Adjustable shelving - Access controlled 		65	65
10	Report Preparation <ul style="list-style-type: none"> - Computer workstations for up to five (5) - Networked printers and copiers - Forms storage shelving - Copy machine - Paper shredder - Research library shelving - Markerboard / Tackboard - CCTV monitors, wall mounted - Adjacent to Patrol Functions, Patrol Sergeants 		200	200
11	Emergency Sleeping Area <ul style="list-style-type: none"> - Cots for Officers (3) 			350
12	Bike Storage			75
16. Union Space				
1	Union Space <ul style="list-style-type: none"> - Workstation for one (1) - File storage - Independent telephone line - Tackboard adjacent and within staff area 		65	

SPACE DESCRIPTION		EXISTING SQUARE FEET	2008 STUDY SQUARE FEET	RECOMMENDED SQUARE FEET
17. Indoor Firearms Training Range				
1	Indoor Firearms Training Range		1,500	1500
	<ul style="list-style-type: none"> - Length of range: 75' minimum training distance - Number of stalls: Four (4) minimum - No floor drains - Security baffles at ceiling - Varied lighting levels on dimmers - Acoustic separation from adjacent spaces - Independent HV AC system with filtering and humidity controls - Rubber style, inclined backstop - Individual shooting stanchions with range controls and intercom / audio 			
2	Ready Room		175	175
	<ul style="list-style-type: none"> - Countertop area - Visual monitoring of indoor firearms training range - Acoustical separation from range - Adjacent to Indoor Firearms Training Range and Armory 			
3	Control Room		120	50
	<ul style="list-style-type: none"> - Visual monitoring of training range and ready room - Audio intercom system to firing line - Lighting controls for training range - Computer console for range controls, networked to shooting stanchions - Console counter area - Adjacent to Indoor Firearms Training Range and Ready Room 			
18. Armory / Arsenal				
1	Armory / Arsenal	120	150	150
	<ul style="list-style-type: none"> - Storage of department issued firearms / ammunition, lockable - Gun cleaning counter - Canopy exhaust hood with light at gun cleaning area - Secured access to room - Floor drain - Storage cabinets - Equipment storage - Gun cleaning supply storage - Adjacent to Indoor Firearms Training Range 			
19. Sally Port				
1	Sally Port	300	900	800
	<ul style="list-style-type: none"> - Accommodate two (2) vehicles, drive thru configuration preferred - Ambulance accessible - Door leading to Prisoner Processing - Door leading to Juvenile Processing area - Floor drains with grease / oil separator - CCTV and audio monitoring - Interlocked doors at exterior and prisoner processing - Hose bibb - Overhead coiling doors controlled through Dispatch - Service sink within Vehicle Processing area - Pistol lockers at points of entry into facility - Carbon Monoxide detection system with exhaust fan 			

SPACE DESCRIPTION		EXISTING SQUARE FEET	2008 STUDY SQUARE FEET	RECOMMENDED SQUARE FEET
<ul style="list-style-type: none"> - Eye wash and emergency shower - No washing of vehicles anticipated 				
2	Road Supply Storage		150	150
<ul style="list-style-type: none"> - Flare storage - Cones, barricade storage - Road supply storage - Traffic control equipment storage - Wire mesh partitioning from Sally Port area 				
20. Prisoner Processing				
1	Prisoner Processing	140	500	300
<ul style="list-style-type: none"> - Secured door to Sally Port - Secured door to Corridor - Pistol lockers at points of entry - Holding room for booking purposes, wire mesh enclosure - Booking counter with computer workstation, mugging camera - AFIS fingerprinting station adjacent to Holding Room - CCTV and audio surveillance of all areas, minimize blind spots - Duress alarms at varied locations - Eliminate hard comers and edges - Hose bibb (secured) - Personal property lockers (one per cell) 				
2	Toilet Room	40	50	50
<ul style="list-style-type: none"> - Security penal fixture with remote flush capability - Lighting and water controls outside of room - Reverse door swing - Shower (industrial type) with tempered water - Floor drain 				
3	Intoximeter Room		80	70
<ul style="list-style-type: none"> - Deep counter with intoximeter equipment, adjacent bench area - Inaccessible power and data outlets - Dual use as Interview Room - Table seating for two (2) 				
4	Prisoner / Visitor Booth		75	75
<ul style="list-style-type: none"> - Reverse swing on door - Eliminate hardware on interior side of door - Fixed transaction window with bullet resistant glass and contraband baffle - Secure bench bolted to floor - Impact resistant lighting with lighting controls outside of room(s) 				
5	Prisoner Release Area		N/A	
<ul style="list-style-type: none"> - Utilize Public Lobby for prisoner release area 				
21. Detention				
1	Designed to National Accreditation Standards			
2	Detention Cells	230	360	275
<ul style="list-style-type: none"> - Detention Cells: Five (5) required, grouping of two (2) one (1), and one (1), sight and sound separation between groupings. - Handicapped accessible detention cell: One (1) required, sight 				

SPACE DESCRIPTION	EXISTING SQUARE FEET	2008 STUDY SQUARE FEET	RECOMMENDED SQUARE FEET
and sound separation between handicap cell and other cells. - Cell features: a. Secured bunk with closed base b. Security penal fixture with integral sink, remote flush capabilities c. Impact resistant lighting and institutional type fire suppression d. Two way audio communication e. CCTV surveillance f. No floor drains g. 50 SF (min) h. Solid fronts (suicide prevention) i. Sliding doors j. Independent supply and return air, negative pressure within cells			
3 Detention Area - Floor drains - Hose bibb (secured) - Exhaust fan - Impact resistant lighting - Blanket storage cabinet		210	210
4 Matron Room - Visual monitoring of cells through CCTV monitor - Dual use as Interview Room		65	65
22. Evidence and Property			
1 Evidence Receiving		150	130
- Adjacent to Prisoner Processing / Detention / Patrol Areas - Temporary evidence lockers (varied sizes), through-wall configuration preferred - Refrigerated temporary evidence locker - Computer workstation for one (1) - Countertop work area - Casework storage cabinets for equipment storage			
2 Evidence Processing / Forensics Lab - Secure access to room - Fume hood with base cabinet, direct exhaust - Epoxy resin countertop with integral sink - Storage cabinets - Evidence drying cabinet - Fuming chamber, countertop model - Biohazard disposal containers - Adjacent to Evidence Storage / Evidence Receiving		225	200
3 Evidence Storage - Secure access to room - CCTV monitoring - One means of entry only - Refrigerated storage - High density storage shelving for firearms, evidence containers, valuables - Double locking of firearms and ammunition - Double locking of valuables - No storage of narcotics, off-site location	85	400	350

SPACE DESCRIPTION		EXISTING SQUARE FEET	2008 STUDY SQUARE FEET	RECOMMENDED SQUARE FEET
4	Bulk Evidence Storage - Accessibility from exterior - Secured access - CCTV monitoring - Double door entry - Industrial type adjustable shelving - Floor drain	460	400	400
5	Vehicle Processing - See Sally Port		See Sally Port	
23. Explorers Area				
1	Explorers			565
2	Storage			140
24. Toilets and Custodial Services				
1	Custodial Office - Work area for two (2) custodial staff - Service sink - Workbench - Equipment storage		150	150
2	Janitor Closets Two (2) @ 50 - One per floor (minimum) - Floor sink - Custodial supply storage - Cart storage - Equipment storage	35	100	80
3	Toilet Facilities Two (2) @ 75 - Civilian Staff / Official visitor's facilities to be provided, one per sex per floor, handicap accessible - Public facilities within Public Lobby - Patrol staff facilities within Locker Rooms - Administrative staff facilities within Administrative Area - Dispatch staff facilities within Communications Dispatch Center - Detained persons facilities within detention cells and Prisoner Processing		150	120
25. Bulk Storage				
1	Bulk Storage - Storage of vehicle parts, vehicle equipment, operational equipment, spare parts, child car seats, homeland security equipment - Accessible from exterior - Double door access - Access controlled		250	250
26. Storage Bays				
1	Storage Bays - Storage of department motorcycles, two (2) minimum - Storage of patrol bicycles, two (2) minimum - Storage of Mobile Command Van, one (1) minimum		1,000	750

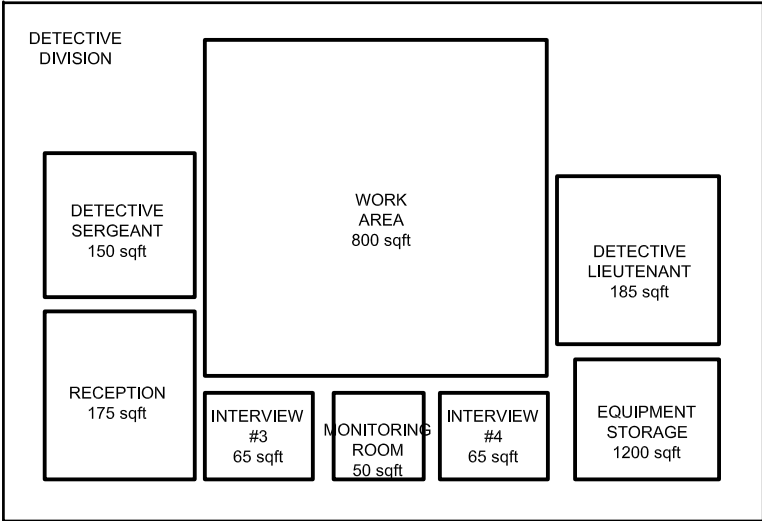
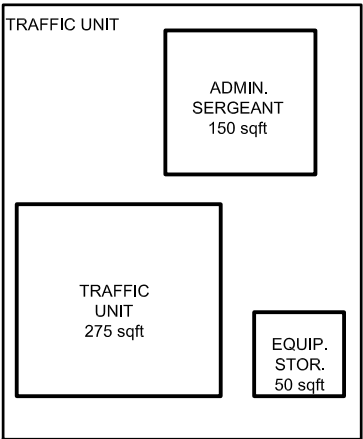
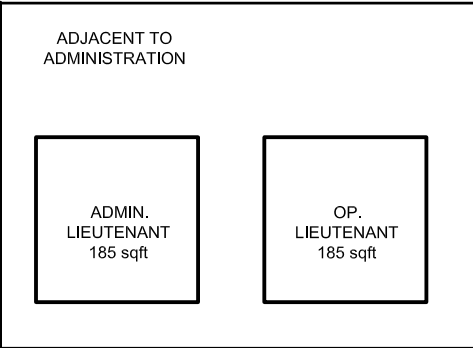
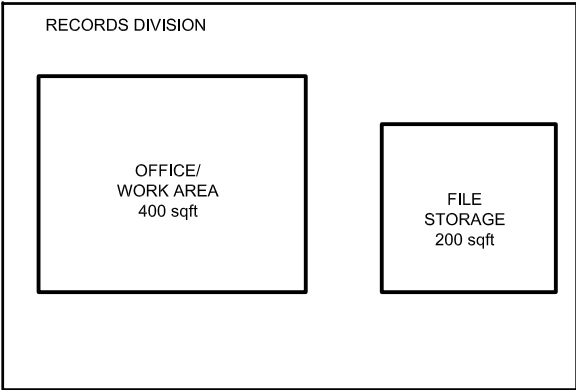
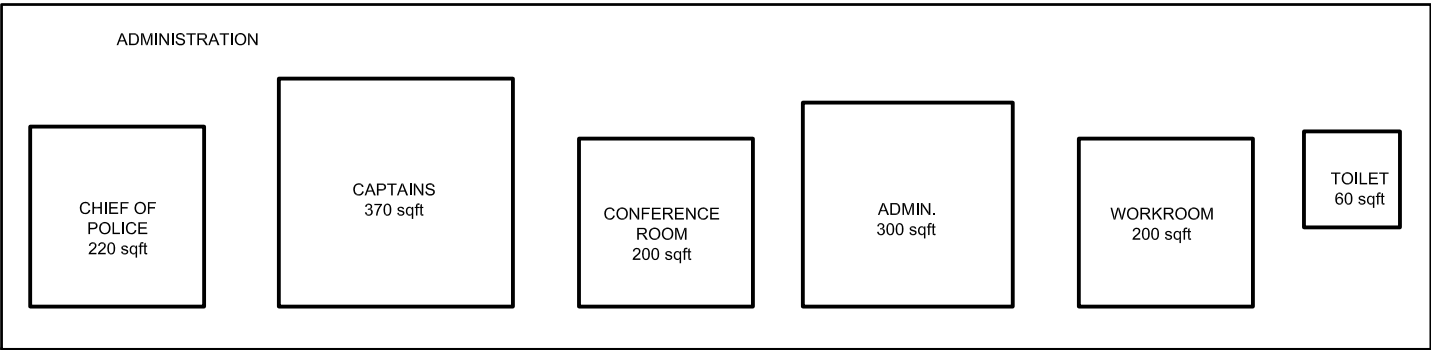
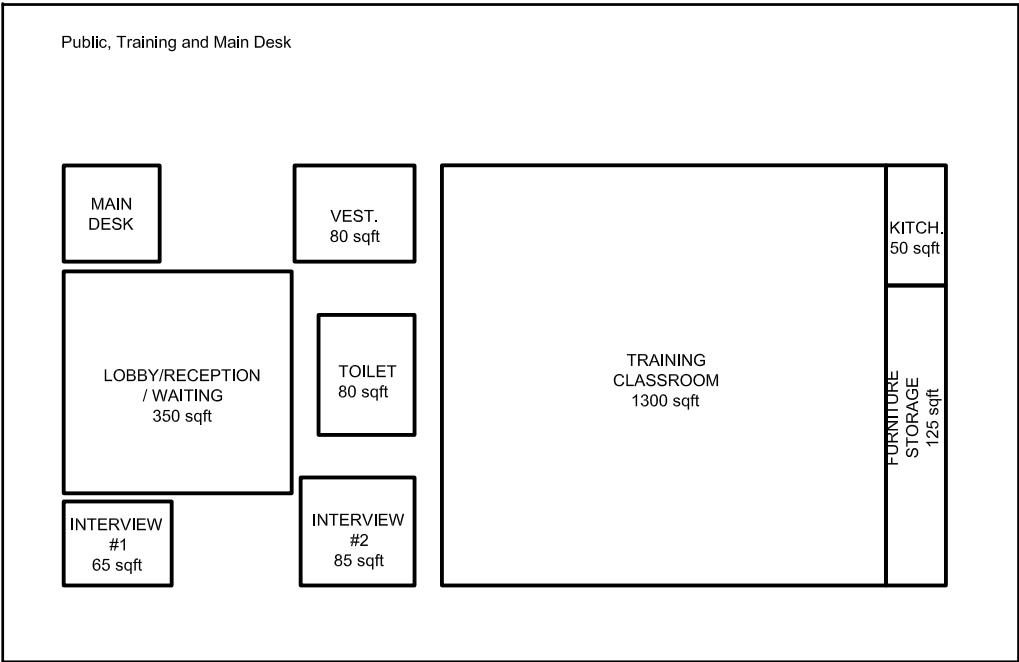
SPACE DESCRIPTION	EXISTING SQUARE FEET	2008 STUDY SQUARE FEET	RECOMMENDED SQUARE FEET
<ul style="list-style-type: none"> - Storage of speed trailer, one (1) minimum - Power for recharging of equipment - Overhead door access - Access control at points of entry - Adjacent to staff vehicle parking, staff entry locations 			
27. Circulation			
1 Stairs			
<ul style="list-style-type: none"> - Code required minimum, two per floor - 48" clear width (min.) 			
2 Elevators			
<ul style="list-style-type: none"> - Access controlled to secure floors - Public use, access controlled - Sized to accommodate stretcher dimensions - Automatic recall - Elevator machine room adjacent to shaft 			
28. Mechanical			
1 Boiler Room	220	500	500
<ul style="list-style-type: none"> - Two boilers (min), preferred - Dual-fuel burners if utilities exist - Hot water storage - Floor drains - Chimney breaching 			
2 HVAC Equipment	550	800	800
<ul style="list-style-type: none"> - Ducted supply and returns - High efficiency filters, pumps, and motors - VAV boxes with DDC controls - Zoned systems throughout facility - Host computer for monitoring and diagnosis of systems 			
3 Emergency Electrical Room	190	150	150
<ul style="list-style-type: none"> - Automatic transfer switch - Emergency power panels and circuits - Diesel fired generator on exterior pad mount (see site needs) 			
4 Fire Suppression		150	150
<ul style="list-style-type: none"> - Fully sprinkled facility according to NFP A 13 standards - FM 200 fire suppression within data and communications equip. rooms - Institutional type sprinklers in high risk / detention areas - Sprinkler control valve assembly and backflow preventor - Fire Department siamese connection at designated location 			

SPACE NEEDS SUMMARY AND COMPARISON

FUNCTIONAL AREAS	SQUARE FEET EXISTING	2008 PROPOSED SQ. FT.	RECOMMENDED SQ. FT.
1. Public	216	755	660
2. Training Classroom	670	1,685	1,475
3. Main Desk	0	65	65
4. Communications Dispatch Center	665	1,155	0
5. Records Division	430	600	600
6. Administration	1,325	1,655	1,350
7. Administrative Lieutenant	230	225	185
8. Operational Lieutenant	0	225	185
9. Administrative Sergeant	100	175	150
10. Detective Division	710	1,875	1610
11. Traffic Unit	800	325	325
12. Crime Prevention Office	0	200	180
13. Technology Coordinator	0	200	120
14. Computer Equipment Server Room	145	315	145
15. Patrol Functions	1,780	4,405	4,710
16. Union Space	0	65	65
17. Indoor Firearms Training Range	0	1,795	1725
18. Armory / Arsenal	120	150	150
19. Sally Port	300	1,050	950
20. Prisoner Processing	180	705	495
21. Detention	230	635	550
22. Evidence and Property	545	1,175	1080
23. Explorers Area			705
24. Toilets and Custodial Services	35	400	350
25. Bulk Storage	0	250	250
26. Storage Bays	0	1,000	750
27. Circulation	Net to gross	Net to gross	Net to gross
28. Mechanical	910	1,600	1,600
TOTAL NET SQUARE FOOTAGE	9,391	22,685	20,430
Net to Gross Factor (Stairs, Corridors, Ducts, Wall Thickness)	–	X 1.30	X 1.30
TOTAL GROSS SQUARE FOOTAGE REQ'D		29,500	26,559

NEWTOWN FACILITIES

Building Name:	NEW BUILDING OPTION-POLICE STATION
Address:	Newtown, CT



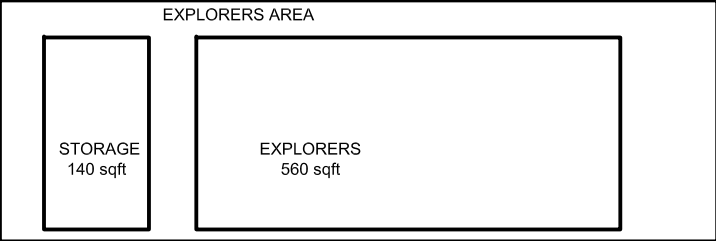
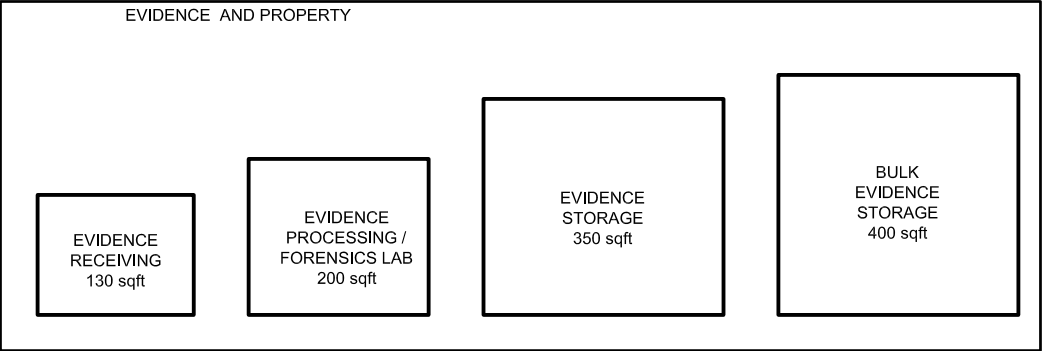
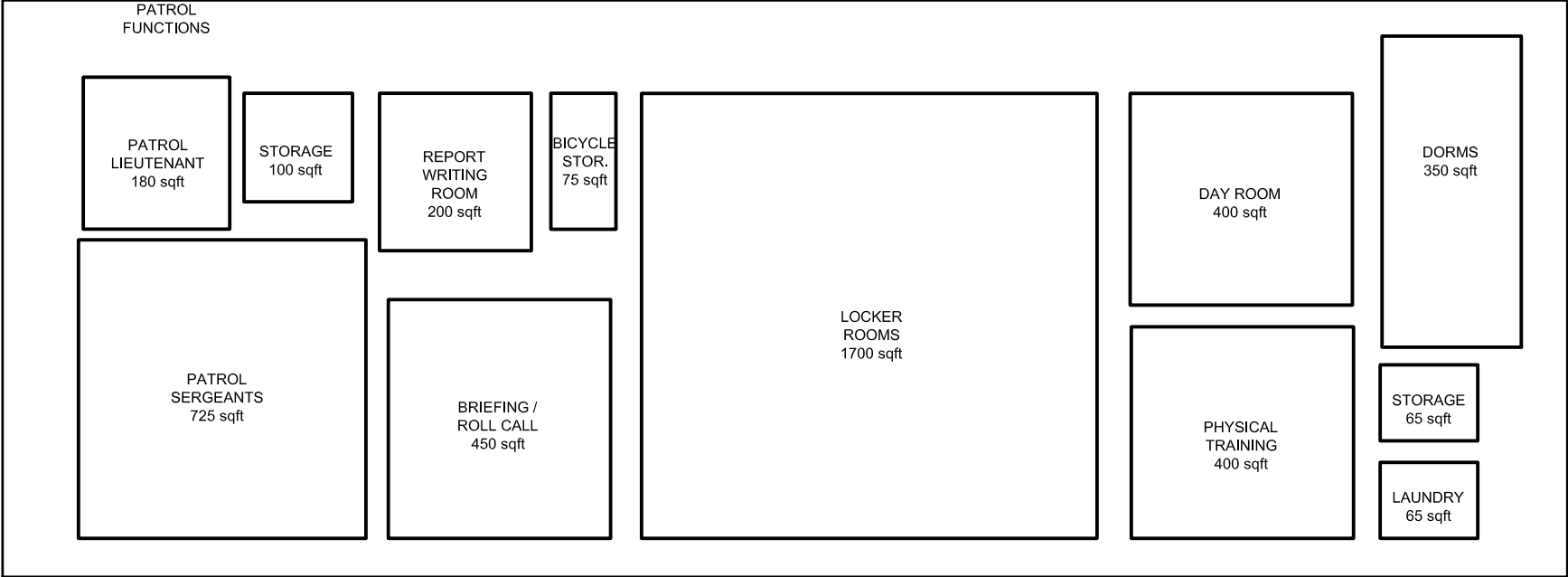
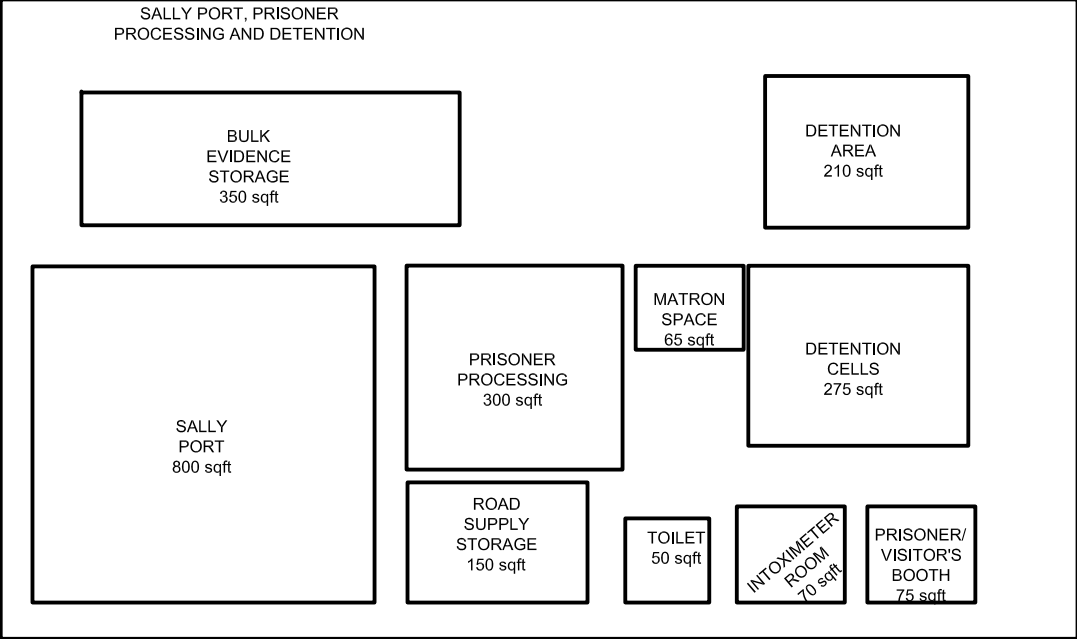
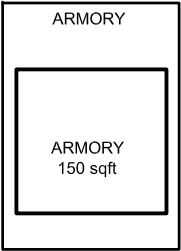
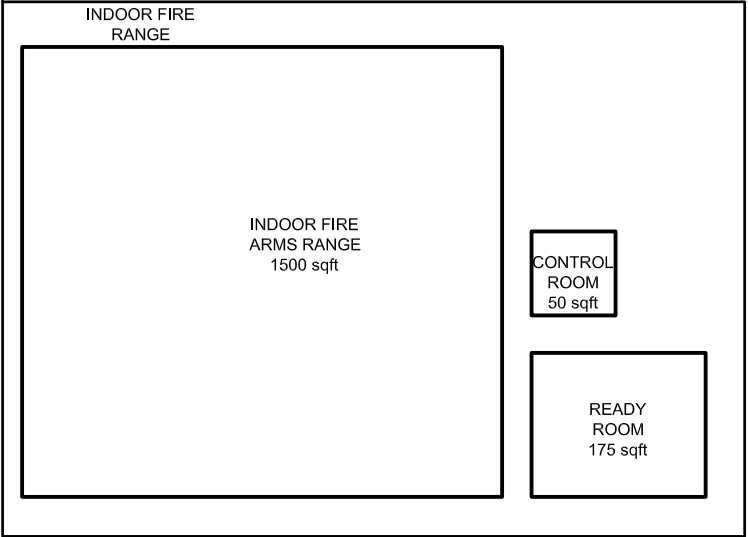
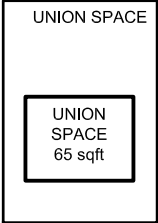
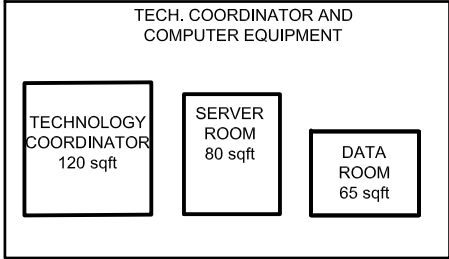
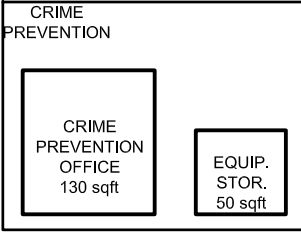
NEWTOWN FACILITIES

Building Name:

NEW BUILDING OPTION-POLICE STATION

Address:

Newtown, CT



NEWTOWN FACILITIES

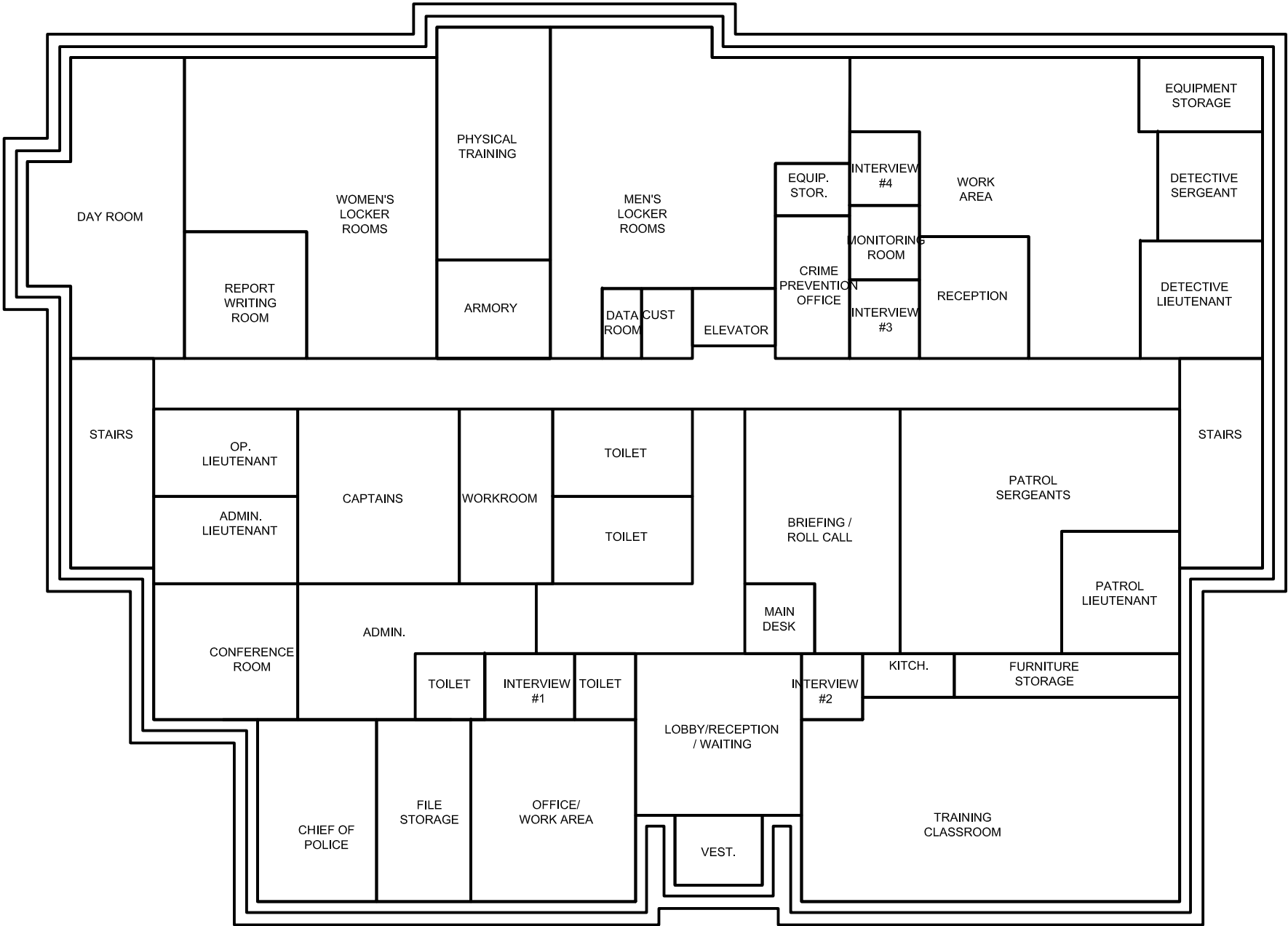
Building Name:	NEW BUILDING OPTION-POLICE STATION
Address:	Newtown, CT



D·R·A

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Planning 617-964-1700
Architecture 617-964-1701 fax
Interior Design info@dreads.com



1 UPPER LEVEL PLAN
1/16" = 1'-0" AREA = 13,685 sqft
Drummey Rosane Anderson, Inc.

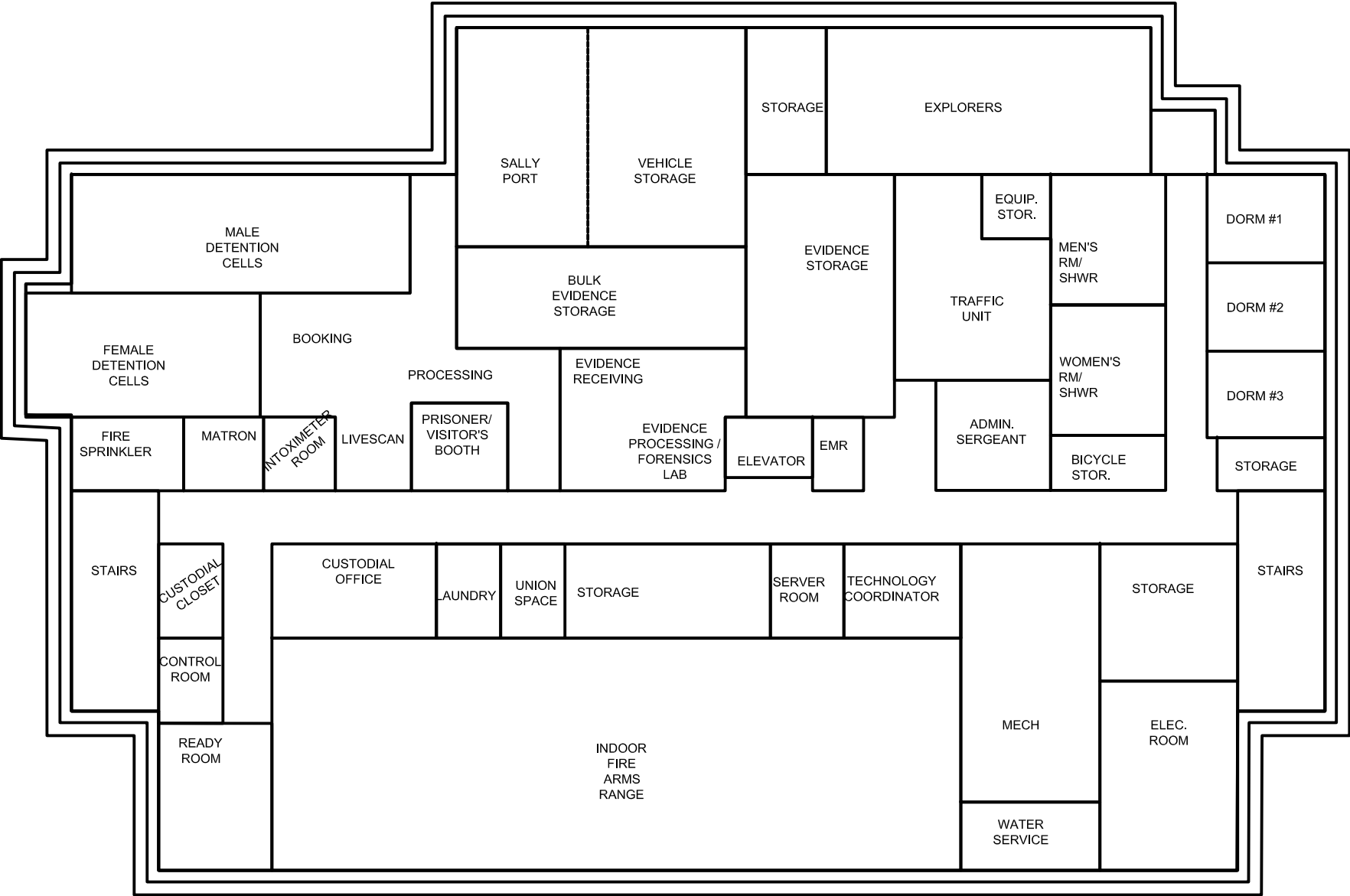
NEWTOWN FACILITIES	
Building Name:	NEW BUILDING OPTION-POLICE STATION
Address:	Newtown, CT



D•R•A

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Interior Design	info@d ra ws.com



1 LOWER LEVEL PLAN
1/16" = 1'-0" AREA = 12,615 sqft
Drummey Rosane Anderson, Inc.

PPS-A-4

LOWER LEVEL PLAN

NEWTOWN FACILITIES	
Building Name:	TOWN HALL SOUTH
Address:	3 Main Street Newtown, CT

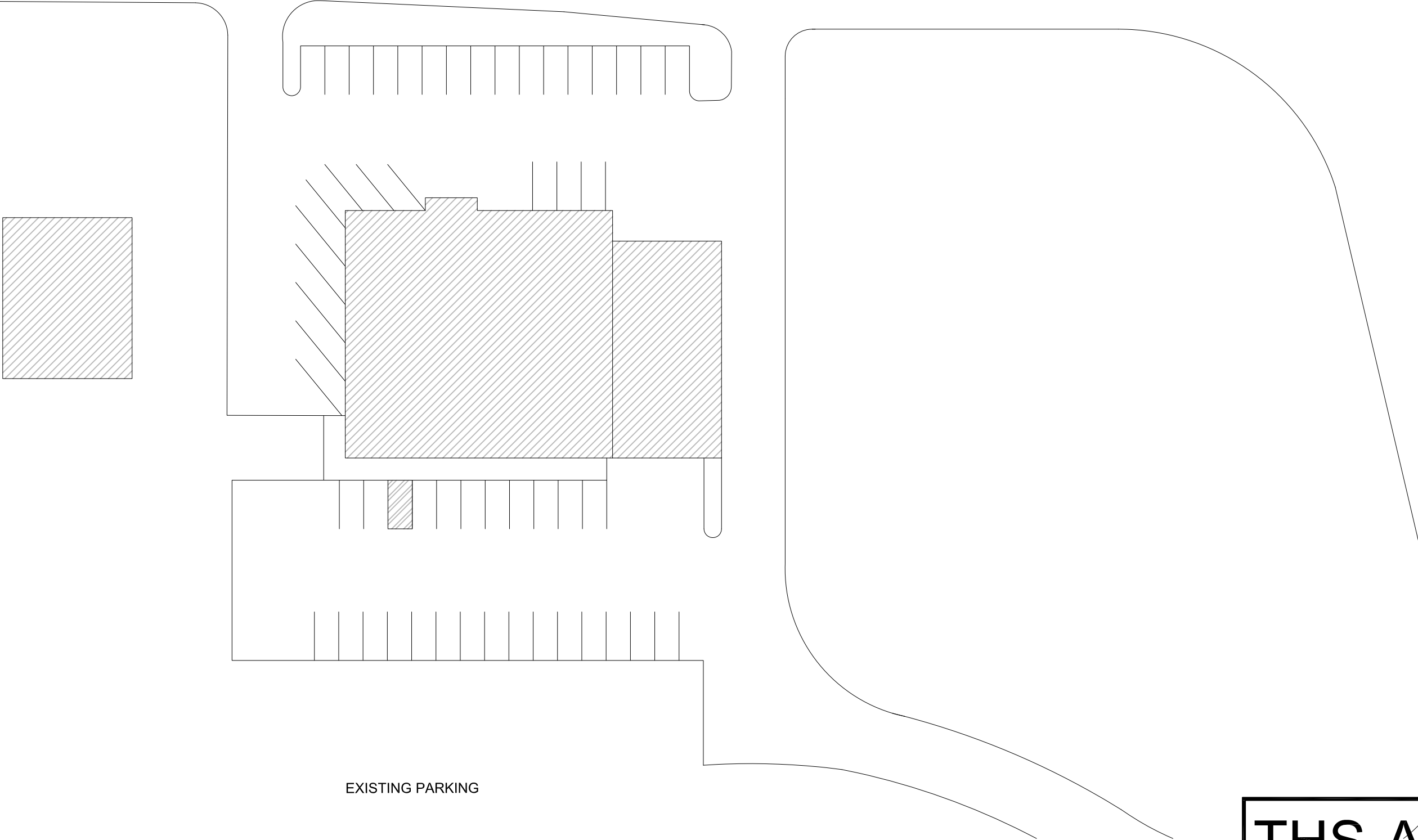


D•R•A

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EXISTING PARKING



EXISTING PARKING

1 TOWN HALL SOUTH - NEWTOWN, CT
1" = 40'-0"



D•R•A

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Waltham, MA 02451

Planning	617-964-1700
Architecture	617-964-1701 fax
Interior Design	info@draws.com



NEWTOWN FACILITIES	
Building Name:	POLICE STATION AT NEW SITE (REJECTED)
Address:	45 Main Street Newtown, CT

Drumme Rosane Anderson, Inc.

1 SITE PLAN
1" = 60'-0"

PS-C-1
TEST FIT SITE PLAN



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**RE: BUDGET
POLICE DEPARTMENT**

(2015 PRICING)

BUDGET

DESCRIPTION	COST
Project Cost Plan (Hard Cost)	\$9,842,000
Soft Cost	843,940
- A/E Fees (7%) 688,940	
- Clerk of Works (Lump Sum) 120,000	
- Survey 7,000	
- Test Borings 8,000	
- Testing 20,000	
Computer Systems/Security	175,000
Furnishings @ \$15/SF	375,000
Moving Expense	50,000
Bonding Cost	50,000
Miscellaneous Reimbursables	20,000
TOTAL	\$11,355,940

Program Description

Emergency Communications

Communications is an independent department and all employees are civilians and not related to Police, Fire or EMS. In July of 2015, by State Statute, all Communications centers must be regionalized in communities with populations smaller than 40,000 people. For the purpose of this study we have not considered how the funding for such a building will be distributed between communities but provide only the overall cost impact. A large expense may occur if new workstation consoles are required but it is assumed that the communities involved will bring their own equipment. A new communications antenna will be required for the roof.

Currently the department has three workstations exist that were purchased in 2007. These will need to be increased to six that could be provided by the other towns. Technology needs are “exploding” and will require the IT room to be adjacent to the operations room with a raised computer room floor below both rooms to handle projected wiring changes overtime.

The staff shares the single restroom in the Police waiting room. The hallway off the kitchenette is the one used for bringing suspects to the cell area. There is no space to eat within the department. There are no sleeping quarters for use at times such as bad winter storms. The space is generally overcrowded.

Wherever the building is located a generator will be required to support 24/7 operations.

EMERGENCY COMMUNICATIONS

Program Requirements

Current Space

Communications Room	387 SF
Director's Office	93 SF
Kitchenette (Shared)	85 SF

Existing Net Total	565 SF
---------------------------	---------------

Proposed Program

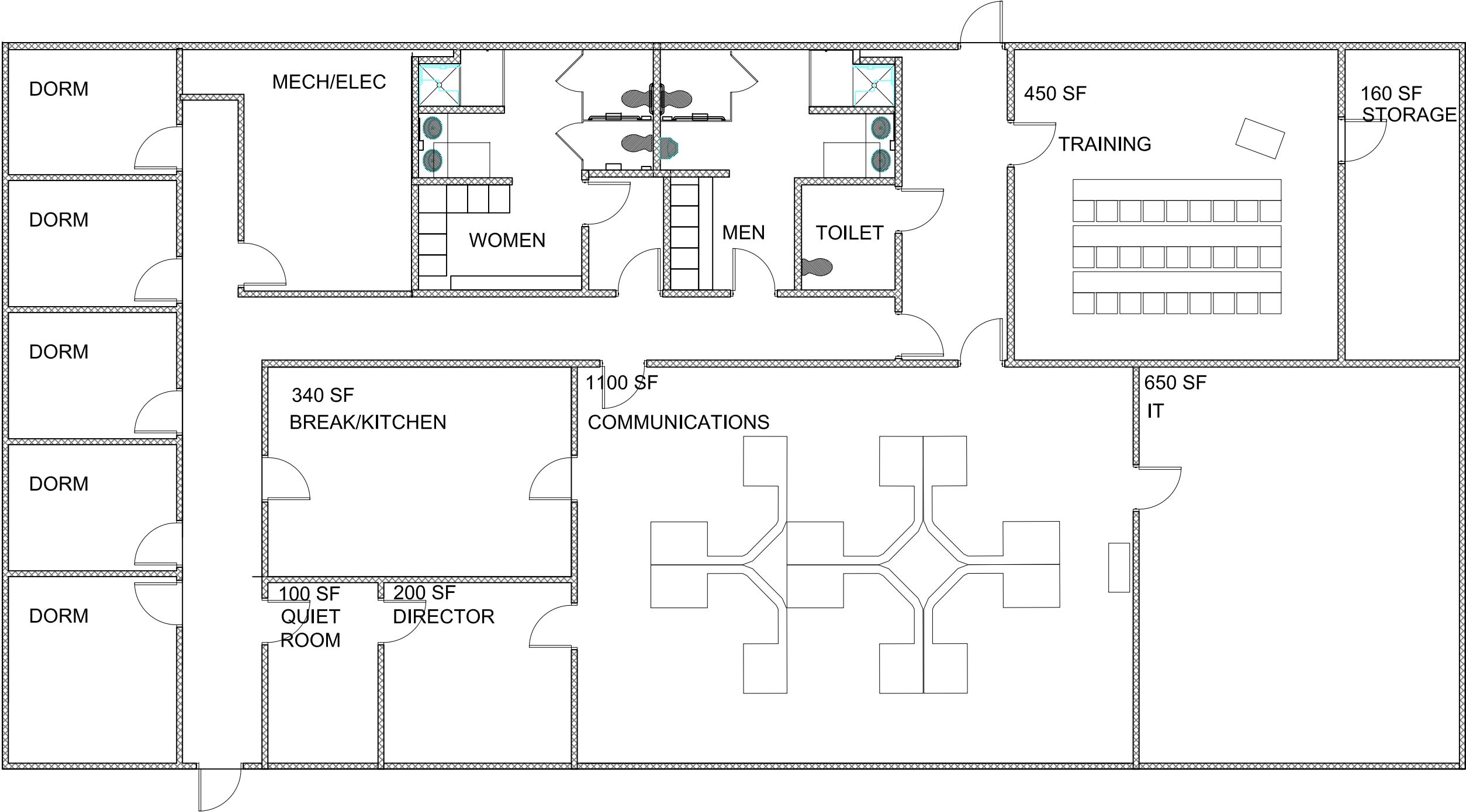
Communications Room	1,100 SF
Director's Office	200 SF
IT Room	650 SF
Training/Conference Room	450 SF
Storage for Training Room	160 SF
Men's and Women's Locker/Shower/Restrooms	518 SF
Restroom for Training Room	50 SF
Breakroom/Kitchen	340 SF
Quiet Room	100 SF
Sleeping Quarters	611 SF

Proposed Net Total	4,179 SF
---------------------------	-----------------

Net to Gross Factor	x1.30
---------------------	-------

Total Gross Square Footage Required	5,433 SF
--------------------------------------------	-----------------

NEWTOWN FACILITIES	
Building Name:	NEW BUILDING OPTION-COMMUNICATIONS BUILDING
Address:	Newtown, CT



1

FIRST FLOOR PLAN

1/8" = 1'-0"

Drummey Rosane Anderson, Inc.

COSTPRO INC.
 NEWTOWN FACILITIES ASSESSMENT
 NEW COMMUNICATIONS BUILDING ON UNKNOWN SITE
 NEWTOWN, CT 06470



Project Cost Plan (Uniformat II Level 3) COSTPRO, INC.

Project:	New Addition Component	GFA(SF):		5,001	Date:	Aug-15	Sheet No: 1 OF 2		
Uniformat Element (Levels 2&3)		Amount \$	Total Cost \$	Rate \$/SF Floor Area		%	Element Quantities	Unit	Element Unit Rate
A	SUBSTRUCTURE		115,123		23.02	6.7%	5,001 0	SF SF	23.02 0.00
	A10 Foundations	115,123		23.02					
	A20 Basement Construction	0		0.00					
B	SHELL		596,149		119.21	34.6%	5,001 4,370 5,001	SF SF SF	33.05 66.17 28.33
	B10 Superstructure	165,283		33.05					
	B20 Exterior Closure	289,188		57.83					
	B30 Roofing	141,678		28.33					
C	INTERIORS			286,858					
	C10 Interior Construction	188,888		37.77					
	C20 Stairs	0		0.00					
	C30 Interior Finishes	97,970		19.59					
D	SERVICES			434,487			86.88	25.2%	0 5,001 5,001 5,001 5,001
	D10 Conveying Systems	0		0.00					
	D20 Plumbing	85,017		17.00					
	D30 HVAC	179,436		35.88					
	D40 Fire Protection	28,356		5.67					
	D50 Electrical Systems	141,678		28.33					
E	EQUIPMENT & FURNISHINGS			47,210			9.44		
	E10 Equipment	23,855		4.77					
	E20 Furnishings	23,355		4.67					

COSTPRO INC.
 NEWTOWN FACILITIES ASSESSMENT
 NEW COMMUNICATIONS BUILDING ON UNKNOWN SITE
 NEWTOWN, CT 06470

Project Cost Plan (Uniformat II Level 3)



Project: New Addition Component			Date: Aug-15		Sheet No: 2 OF 2			
Uniformat Element (Levels 2&3)	Amount \$	Total Cost \$	Rate \$/SF Floor Area		%	Element Quantities	Unit	Element Unit Rate
F SPECIAL CONSTRUCTION & DEMOLITION		0		0.00	0.0%			
F10 Special Construction	0		0.00			0 SF	0.00	
F20 Selective Demolition	0		0.00			0 SF	18.89	
G BUILDING SITEWORK		241,248		48.24	14.0%			
G10 Site Preparation	47,209		9.44			5,001 SF	9.44	
G20 Site Improvements	70,814		14.16			5,001 SF	14.16	
G30 Site Civil/Mechanical Utilities	73,215		14.64			5,001 SF	14.64	
G40 Site Electrical Utilities	50,010		10.00			5,001 SF	10.00	
G90 Other Site Construction	0		0.00			5,001 SF	0.00	
SUBTOTAL		1,721,075		344.15	100.0%			
Z10 GENERAL REQUIREMENTS & BOND	11.47%	197,476		39.49				
Z20 OVERHEAD & PROFIT	15.00%	287,783		57.55				
Z30 CONTINGENCIES & ESCALATION	16.48%	363,604		72.71				
Z90 PROJECT COST ESTIMATE	\$	2,569,938	\$	513.88				



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**RE: BUDGET
NEW COMMUNICATIONS BUILDING**

(2015 PRICING)

BUDGET

DESCRIPTION	COST
Project Cost Plan (Hard Cost)	\$2,569,938
Soft Cost	434,791
- Bidding Contingency (5%)	\$128,497
- A/E Fees (9%)	231,294
- Clerk of Works (Lump Sum)	60,000
- Survey	5,000
- Test Borings	4,000
- Testing	6,000
Roof Mounted Antenna	75,000*
Consoles for 3 Stations	500,000*
Computer Systems/Security	150,000*
Moving Expense	50,000
Bonding Cost	20,000
Miscellaneous Reimbursables	10,000
TOTAL	\$3,809,729

* Consoles, computer, CCTV security, intercom, phone or NG911 will require further more detailed analysis for an actual budget. The amounts listed are placeholders.

This budget will be reduced if the other towns provide the computers/furniture and share in the overall project cost.

Program Description

Social Services

The Social Service Department is currently located on the lower level of Town Hall South. Its main space is located adjacent to one of the rear entrances, but some of its pantry space is located on the opposite corner of the building.

Those using the department are often required to provide confidential information in order to determine eligibility for services, but there is no private space where this can occur.

The busiest times of the year occur when people are requesting fuel assistance and when holiday baskets are being distributed. A waiting area will help to manage those times.

Programmatically, all of their spaces should be located together. The needs include:

- Enclosed Waiting Room
- Two offices with the ability to monitor the space. Furniture to include desks with returns, visitor's seating, and lockable file cabinets
- Public access pantry where clients can select food items.
- Adjacent area for clothing display.
- Adjacent storage area for miscellaneous donations such as toys or dog food.
- Storage Pantry where sorting of products by date occurs. Items from this pantry are used to stock the public access pantry. 18" deep shelving and a central work table. Space for shopping cart to move items.
- Storage room for equipment to support elderly people (wheelchairs, crutches etc.)

SOCIAL SERVICES

Program Requirements

Current Space

Main Area	492 SF
Open Office #1	150 SF
Open Office #2	72 SF
Open Office Supplies	44 SF
Open Coats Storage	68 SF
Toys and Dog Food	173 SF
Public Access Pantry	274 SF
Back-up Pantry#1	137 SF
Pantry #2	352 SF
Pantry #3	234 SF

Existing Net Total	1996 SF
---------------------------	----------------

Proposed Program

Waiting Room	150 SF
Office #1	150 SF
Office #2	120 SF
Private Interview Room	64 SF
Office Supplies	50 SF
Public Access Pantry	350 SF
Food Storage and Sorting	1,200 SF
Clothing Storage	100 SF
Miscellaneous Storage	200 SF
Elderly Equipment Storage	150 SF

Proposed Net Total	2,534 SF
---------------------------	-----------------

Net to Gross Factor	x1.25
---------------------	-------

Total Gross Square Footage Required	3,168 SF
--------------------------------------------	-----------------

Program Description

Cultural Arts Commission

Currently the Cultural Arts Commission does not have a permanent location for its activities.

Its requirements are as follows:

A large Multipurpose room that can accommodate a variety of activities including “Open Mike”, music performances, dance and art display. A high ceiling would be preferred. Moveable stage. Wall mirrors for ballet instruction. Space should be large enough to accommodate 100 seated people.

Storage space for the Multipurpose room.

Climate controlled storage space for equipment lending program. This is currently housed in 1600 SF of contributed space.

Small Kitchenette with sink, refrigerator, coffee pot and counter space.

Office with files for records, a desk and a small conference table.

Studio(s) for art instruction where supplies can be left/stored between workshops. Activities include, for example, weaving and hand-building clay items.

Location needs parking appropriate for the activities.

CULTURAL ARTS COMMISSION

Program Requirements

Multipurpose Room	1500 SF
-------------------	---------

Activities:

Seated 100 people

Art display

Music

Dance

Multipurpose Storage	300 SF
----------------------	--------

Kitchenette	60 SF
-------------	-------

Arts and Crafts:	400 SF
------------------	--------

Activities:

Weaving

Clay work (pinch pots)

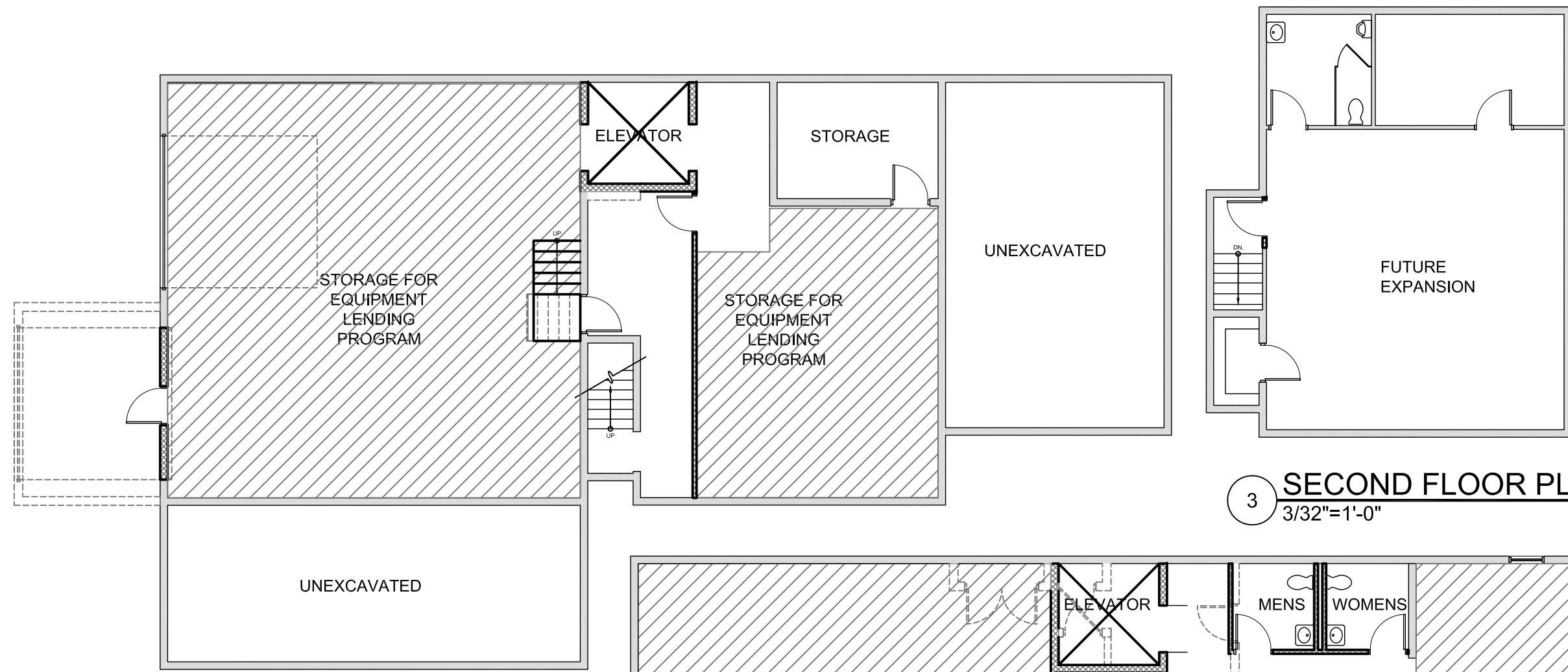
Office	120 SF
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Equipment Loan Storage	1,600 SF
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Space Total	3980 SF
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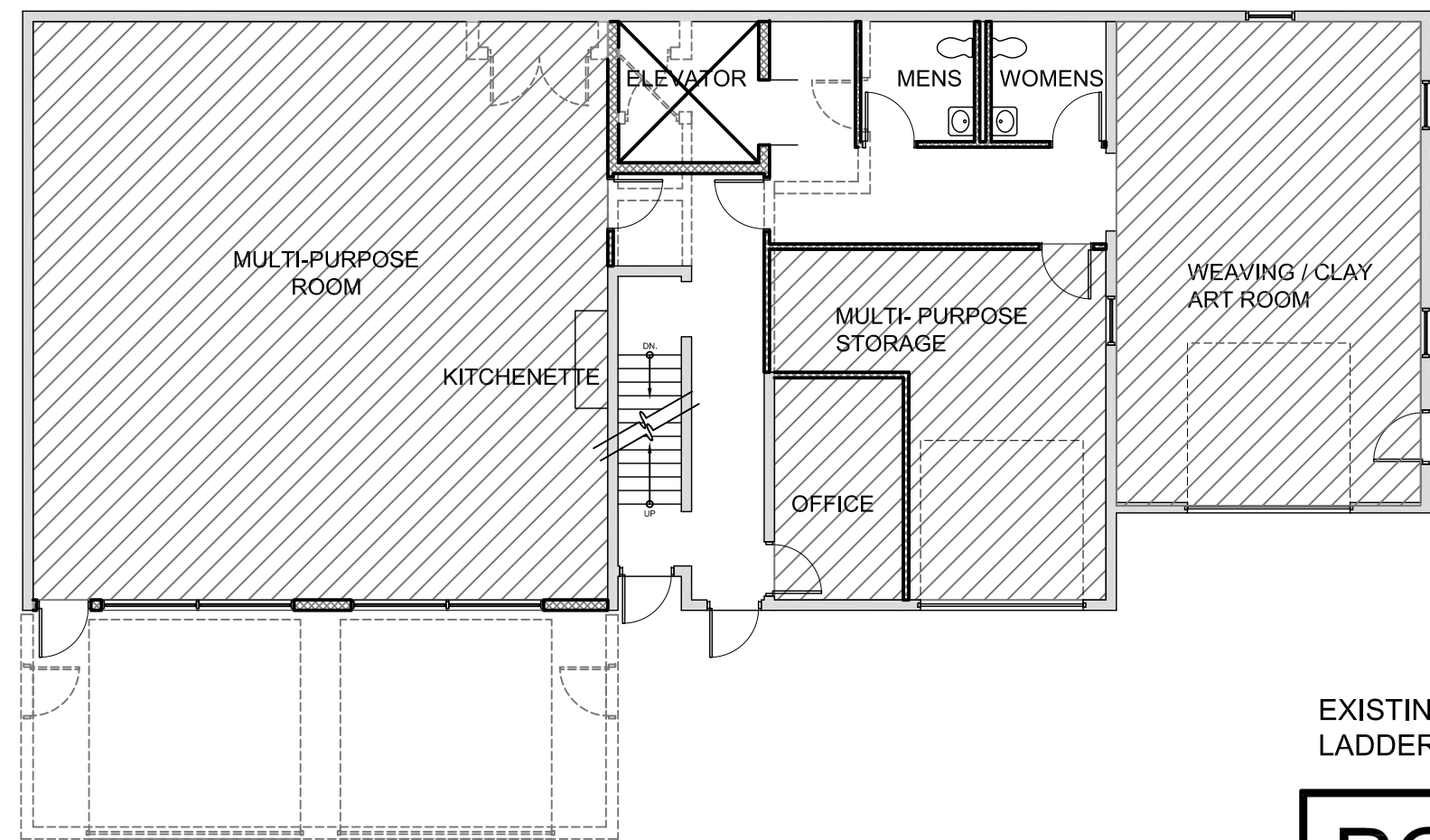
Net to Gross Factor	x1.25
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Total Gross Square Footage Required	4,975 SF
-------------------------------------	----------



3 **SECOND FLOOR PLAN**
3/32"=1'-0"

1 **BASEMENT PLAN**
3/32"=1'-0"



2 **FIRST FLOOR PLAN**
3/32"=1'-0"

EXISTING HOOK AND
LADDER BUILDING

NEWTOWN FACILITIES	
Building Name:	Proposed Cultural Arts Commission
Address:	45 Main Street Newtown, CT

PCA-A-1
PROPOSED FLOOR PLANS
Newtown Facilities Assessment Report

COSTPRO INC.
 NEWTOWN FACILITIES ASSESSMENT
 CULTURAL ARTS COMMISSION IN HOOK & LADDER BUILDING
 NEWTOWN, CT 06470



Project Cost Plan (Uniformat II Level 3) COSTPRO, INC.

Project: Renovation Component		GFA(SF): 7,156		Date: Aug-15		Sheet No: 1 OF 2			
Uniformat Element (Levels 2&3)		Amount \$	Total Cost \$	Rate \$/SF Floor Area		%	Element Quantities	Unit	Element Unit Rate
A	SUBSTRUCTURE		0		0.00	0.0%			
A10	Foundations	0		0.00			0	SF	33.05
A20	Basement Construction	0		0.00			0	SF	0.00
B	SHELL		512,903		71.67	28.3%			
B10	Superstructure	310,069		43.33			7,156	SF	43.33
B20	Exterior Closure	103,200		14.42			9,600	SF	10.75
B30	Roofing	99,634		13.92			2,669	SF	37.33
C	INTERIORS		395,941		55.33	21.8%			
C10	Interior Construction	255,755		35.74			7,156	SF	35.74
C20	Stairs	0		0.00			0	FLT	61801.16
C30	Interior Finishes	140,186		19.59			7,156	SF	19.59
D	SERVICES		668,047		93.35	36.8%			
D10	Conveying Systems	103,868		14.51			2	STOP	51933.75
D20	Plumbing	101,329		14.16			7,156	SF	14.16
D30	HVAC	256,757		35.88			7,156	SF	35.88
D40	Fire Protection	37,140		5.19			7,156	SF	5.19
D50	Electrical Systems	168,953		23.61			7,156	SF	23.61
E	EQUIPMENT & FURNISHINGS		67,553		9.44	3.7%			
E10	Equipment	34,134		4.77			7,156	SF	4.77
E20	Furnishings	33,419		4.67			7,156	SF	4.67

COSTPRO INC.
 NEWTOWN FACILITIES ASSESSMENT
 CULTURAL ARTS COMMISSION IN HOOK & LADDER BUILDING
 NEWTOWN, CT 06470



Project Cost Plan (Uniformat II Level 3) COSTPRO, INC.

Project: Renovation Component			Date: Aug-15		Sheet No: 2 OF 2			
Uniformat Element (Levels 2&3)	Amount \$	Total Cost \$	Rate \$/SF Floor Area		%	Element Quantities	Unit	Element Unit Rate
F SPECIAL CONSTRUCTION & DEMOLITION		135,177		18.89	7.5%			
F10 Special Construction	0		0.00			0	SF	26.68
F20 Selective Demolition	135,177		18.89			7,156	SF	18.89
G BUILDING SITEWORK		33,776		4.72	1.9%			
G10 Site Preparation	0		0.00			7,156	SF	0.00
G20 Site Improvements	0		0.00			7,156	SF	0.00
G30 Site Civil/Mechanical Utilities	33,776		4.72			7,156	SF	4.72
G40 Site Electrical Utilities	0		0.00			7,156	SF	0.00
G90 Other Site Construction	0		0.00			7,156	SF	0.00
SUBTOTAL		1,813,397		253.41	100.0%			
Z10 GENERAL REQUIREMENTS & BOND	11.47%	208,069		29.08				
Z20 OVERHEAD & PROFIT	15.00%	303,220		42.37				
Z30 CONTINGENCIES & ESCALATION	16.48%	383,108		53.54				
Z90 PROJECT COST ESTIMATE	\$	2,707,794	\$	378.39				



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**RE: BUDGET
HOOK & LADDER**

(2015 PRICING)

BUDGET

DESCRIPTION	COST
Project Cost Plan (Hard Cost)	\$2,707,794
Soft Cost	323,701
- A/E Fees (9%) 243,701	
- Clerk of Works (Lump Sum) 60,000	
- Test Borings 5,000	
- Other Testing 15,000	
Furnishings @ \$10/SF	30,000
Moving Expense	10,000
Bonding Cost	20,000
Miscellaneous Reimbursables	10,000
TOTAL	\$3,101,495

Program Description

Multi-purpose Building

The Building currently houses the Senior Center and the Children's Adventure Center. The Senior Center will be relocating to a new building.

As part of this study, reuse of the Senior Center portion was explored for both the Social Services Department and the Cultural Arts Center and a combined use by both departments.

With the combined use, additions will be required to more closely meet the program needs. Option PMP-A-1 does not include the Equipment Lending Program Storage (ELPS), which would still be in a separate building offsite. In Option PMP-A-2, a larger expansion has been shown to accommodate the ELPS.

Currently there is combined parking area of 29 spaces. For renovated areas, allow 1 space per 350 GSF plus 1 per 200 GSF for the assembly space. This will result in 25 parking spaces plus the Daycare. Parking for the Daycare is one space per employee.

Some reworking of the parking lot will be required to accommodate the additional vehicles (4-6).

Please refer to the Social Services and Cultural Arts Center pages for specific program requirements.

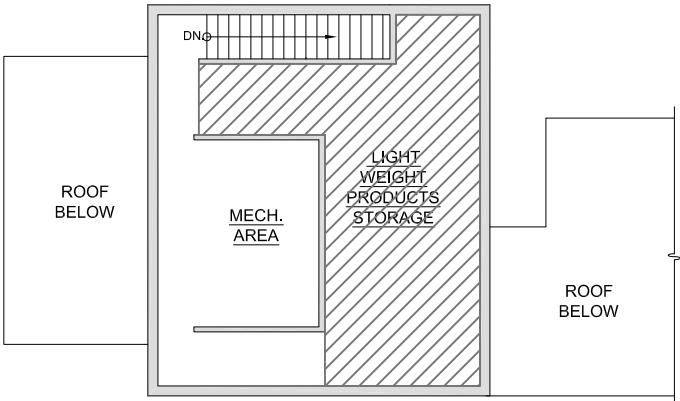
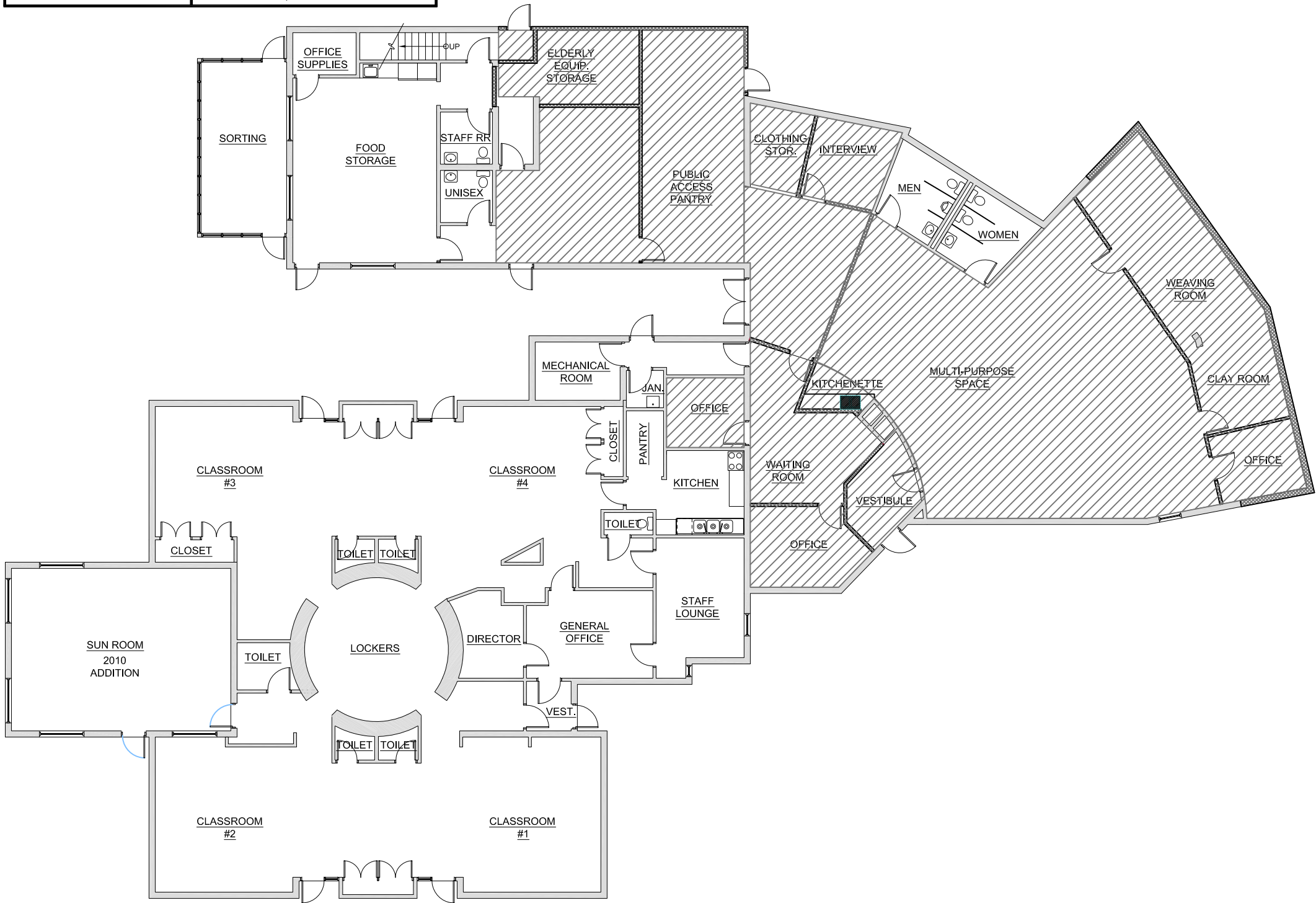
NEWTOWN FACILITIES

Building Name:	Proposed Newtown Cultural Arts and Social Services
Address:	14 Riverside Road Newtown, CT



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235 Bear Hill Road, 4th Floor
Waltham, MA 02451

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Architecture 617-964-1701 fax
Interior Design info@draws.com



2 UPPER LEVEL PLAN
1/16" = 1'-0"

1 FIRST FLOOR PLAN

PMP-A-1

FLOOR PLANS OPTION #1

Newtown Facilities Assessment Report

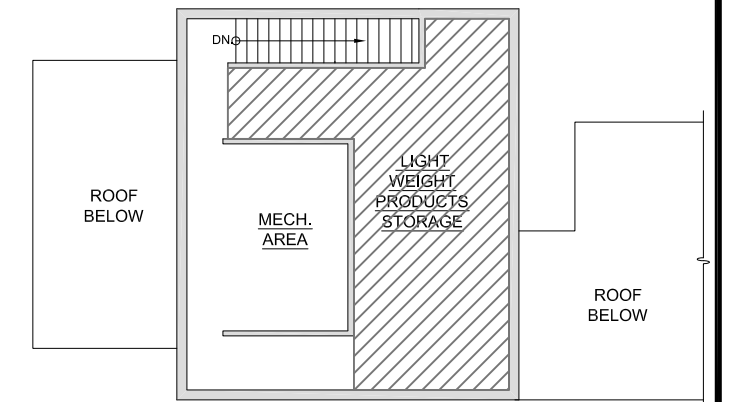
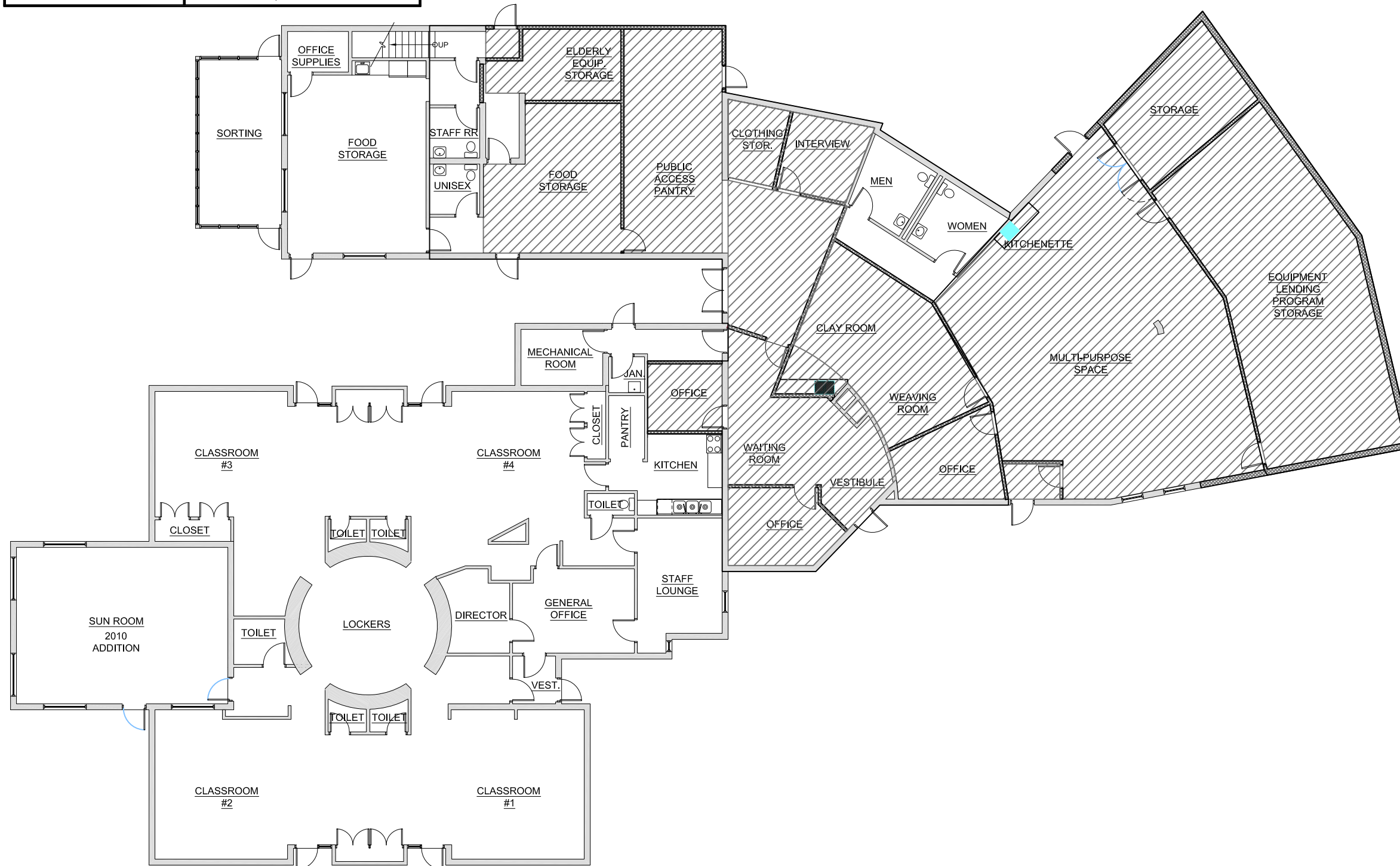
NEWTOWN FACILITIES

Building Name:	Proposed Newtown Cultural Arts and Social Services
Address:	14 Riverside Road Newtown, CT



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Interior Design info@draws.com



2 UPPER LEVEL PLAN

FIRST FLOOR PLAN

Drummeys, Rose and Anderson, Inc.

PMP-A-2

FLOOR PLANS OPTION #2

Newtown Facilities Assessment Report

NEWTOWN FACILITIES

Building Name:	Newtown Multi-purpose Building
Address:	14 Riverside Road Newtown, CT



D·R·A

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Waltham, MA 02451

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Architecture	617-964-1701 fax
Interior Design	info@draws.com



1

NEWTOWN MULTI-PURPOSE BUILDING - SITE PLAN

1" = 40'-0"

Drumme Rosane Anderson, Inc.

MP-A-2

FLOOR PLANS
EXISTING SITE

COSTPRO INC.
 NEWTOWN FACILITIES ASSESSMENT
 MULTI-PURPOSE OPTION 1
 NEWTOWN, CT 06470



Project Cost Plan (Uniformat II Level 3) **COSTPRO, INC.**

Project: Renovation And Addition		GFA(SF):		12,295 Date: Aug-15		Sheet No: 1 OF 2			
Uniformat Element (Levels 2&3)		Amount \$	Total Cost \$	Rate \$/SF Floor Area		%	Element Quantities	Unit	Element Unit Rate
A	SUBSTRUCTURE		20,396		1.66	1.1%			
A10	Foundations	20,396		1.66			886	SF	23.02
A20	Basement Construction	0		0.00			0	SF	0.00
B	SHELL		896,361		72.90	47.6%			
B10	Superstructure	523,634		42.59			12,295	SF	42.59
B20	Exterior Closure	188,848		15.36			13,627	SF	13.86
B30	Roofing	183,879		14.96			12,295	SF	14.96
C	INTERIORS		363,897		29.60	19.3%			
C10	Interior Construction	253,331		20.60			5,644	SF	44.89
C20	Stairs	0		0.00			0	FLT	0.00
C30	Interior Finishes	110,566		8.99			5,644	SF	19.59
D	SERVICES		391,125		31.81	20.8%			
D10	Conveying Systems	0		0.00			0	STOP	0.00
D20	Plumbing	25,646		2.09			5,644	SF	4.54
D30	HVAC	202,507		16.47			5,644	SF	35.88
D40	Fire Protection	29,718		2.42			5,644	SF	5.27
D50	Electrical Systems	133,254		10.84			5,644	SF	23.61
E	EQUIPMENT & FURNISHINGS		53,280		4.33	2.8%			
E10	Equipment	26,922		2.19			5,644	SF	4.77
E20	Furnishings	26,358		2.14			5,644	SF	4.67

COSTPRO INC.
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 NEWTOWN, CT 06470



Project Cost Plan (Uniformat II Level 3) COSTPRO, INC.

Project: Renovation And Addition			Date: Aug-15		Sheet No: 2 OF 2			
Uniformat Element (Levels 2&3)	Amount \$	Total Cost \$	Rate \$/SF Floor Area		%	Element Quantities	Unit	Element Unit Rate
F SPECIAL CONSTRUCTION & DEMOLITION		89,879		7.31	4.8%			
F10 Special Construction	0		0.00			0	SF	0.00
F20 Selective Demolition	89,879		7.31			4,758	SF	18.89
G BUILDING SITEWORK		67,420		5.48	3.6%			
G10 Site Preparation	8,364		0.68			12,295	SF	0.68
G20 Site Improvements	50,196		4.08			12,295	SF	4.08
G30 Site Civil/Mechanical Utilities	0		0.00			12,295	SF	0.00
G40 Site Electrical Utilities	8,860		0.72			12,295	SF	0.72
G90 Other Site Construction	0		0.00			12,295	SF	0.00
SUBTOTAL		1,882,358		153.10	100.0%			
Z10 GENERAL REQUIREMENTS & BOND	11.5%	215,981		17.57				
Z20 OVERHEAD & PROFIT	15.0%	314,751		25.60				
Z30 CONTINGENCIES & ESCALATION	16.5%	397,677		32.34				
Z90 PROJECT COST ESTIMATE	\$	2,810,767	\$	228.61				

COSTPRO INC.
 NEWTOWN FACILITIES ASSESSMENT
 MULTI-PURPOSE OPTION 1
 NEWTOWN, CT 06470



Project Cost Plan (Uniformat II Level 3) COSTPRO, INC.

Project:	New Addition Component	GFA(SF):		886	Date:	Aug-15	Sheet No: 1 OF 2		
Uniformat Element (Levels 2&3)		Amount \$	Total Cost \$	Rate \$/SF Floor Area		%	Element Quantities	Unit	Element Unit Rate
A	SUBSTRUCTURE		20,396		23.02	6.3%			
A10	Foundations	20,396		23.02			886	SF	23.02
A20	Basement Construction	0		0.00			0	SF	0.00
B	SHELL		156,416		176.54	48.4%			
B10	Superstructure	29,282		33.05			886	SF	33.05
B20	Exterior Closure	110,397		124.60			1,668	SF	66.17
B30	Roofing	16,737		18.89			886	SF	18.89
C	INTERIORS		50,821		57.36	15.7%			
C10	Interior Construction	33,464		37.77			886	SF	37.77
C20	Stairs	0		0.00			0	FLT	61801.16
C30	Interior Finishes	17,357		19.59			886	SF	19.59
D	SERVICES		57,732		65.16	17.8%			
D10	Conveying Systems	0		0.00			0	STOP	30688.13
D20	Plumbing	0		0.00			886	SF	0.00
D30	HVAC	31,790		35.88			886	SF	35.88
D40	Fire Protection	5,024		5.67			886	SF	5.67
D50	Electrical Systems	20,918		23.61			886	SF	23.61
E	EQUIPMENT & FURNISHINGS		8,364		9.44	2.6%			
E10	Equipment	4,226		4.77			886	SF	4.77
E20	Furnishings	4,138		4.67			886	SF	4.67



Project: New Addition Component			Date: Aug-15		Sheet No: 2 OF 2			
Uniformat Element (Levels 2&3)	Amount \$	Total Cost \$	Rate \$/SF Floor Area		%	Element Quantities	Unit	Element Unit Rate
F SPECIAL CONSTRUCTION & DEMOLITION		0		0.00	0.0%			
F10 Special Construction	0		0.00			0	SF	0.00
F20 Selective Demolition	0		0.00			0	SF	18.89
G BUILDING SITEWORK		29,770		33.60	9.2%			
G10 Site Preparation	8,364		9.44			886	SF	9.44
G20 Site Improvements	12,546		14.16			886	SF	14.16
G30 Site Civil/Mechanical Utilities	0		0.00			886	SF	0.00
G40 Site Electrical Utilities	8,860		10.00			886	SF	10.00
G90 Other Site Construction	0		0.00			886	SF	0.00
SUBTOTAL		323,499		365.12	100.0%			
Z10 GENERAL REQUIREMENTS & BOND	11.47%	37,118		41.89				
Z20 OVERHEAD & PROFIT	15.00%	54,093		61.05				
Z30 CONTINGENCIES & ESCALATION	16.48%	68,344		77.14				
Z90 PROJECT COST ESTIMATE	\$	483,054	\$	545.21				



Project: Renovation Component		GFA(SF): 11,409		Date: Aug-15		Sheet No: 1 OF 2			
Uniformat Element (Levels 2&3)		Amount \$	Total Cost \$	Rate \$/SF Floor Area		%	Element Quantities	Unit	Element Unit Rate
A	SUBSTRUCTURE		0		0.00	0.0%			
A10	Foundations	0		0.00			0	SF	33.05
A20	Basement Construction	0		0.00			0	SF	0.00
B	SHELL		739,945		64.86	47.5%			
B10	Superstructure	494,352		43.33			11,409	SF	43.33
B20	Exterior Closure	78,451		6.88			11,959	SF	6.56
B30	Roofing	167,142		14.65			11,409	SF	14.65
C	INTERIORS		313,076		27.44	20.1%			
C10	Interior Construction	219,867		19.27			4,758	SF	46.21
C20	Stairs	0		0.00			0	FLT	61801.16
C30	Interior Finishes	93,209		8.17			4,758	SF	19.59
D	SERVICES		333,393		29.22	21.4%			
D10	Conveying Systems	0		0.00			0	STOP	51933.75
D20	Plumbing	25,646		2.25			4,758	SF	5.39
D30	HVAC	170,717		14.96			4,758	SF	35.88
D40	Fire Protection	24,694		2.16			4,758	SF	5.19
D50	Electrical Systems	112,336		9.85			4,758	SF	23.61
E	EQUIPMENT & FURNISHINGS		44,916		3.94	2.9%			
E10	Equipment	22,696		1.99			4,758	SF	4.77
E20	Furnishings	22,220		1.95			4,758	SF	4.67

COSTPRO INC.
 NEWTOWN FACILITIES ASSESSMENT
 MULTI-PURPOSE OPTION 1
 NEWTOWN, CT 06470



Project Cost Plan (Uniformat II Level 3) COSTPRO, INC.

Project: Renovation Component			Date: Aug-15		Sheet No: 2 OF 2			
Uniformat Element (Levels 2&3)	Amount \$	Total Cost \$	Rate \$/SF Floor Area		%	Element Quantities	Unit	Element Unit Rate
F SPECIAL CONSTRUCTION & DEMOLITION		89,879		7.88	5.8%			
F10 Special Construction	0		0.00			0	SF	26.68
F20 Selective Demolition	89,879		7.88			4,758	SF	18.89
G BUILDING SITEWORK		37,650		3.30	2.4%			
G10 Site Preparation	0		0.00			11,409	SF	0.00
G20 Site Improvements	37,650		3.30			11,409	SF	3.30
G30 Site Civil/Mechanical Utilities	0		0.00			11,409	SF	0.00
G40 Site Electrical Utilities	0		0.00			11,409	SF	0.00
G90 Other Site Construction	0		0.00			11,409	SF	0.00
SUBTOTAL			1,558,859				136.63	100.0%
Z10 GENERAL REQUIREMENTS & BOND	11.47%	178,863		15.68				
Z20 OVERHEAD & PROFIT	15.00%	260,658		22.85				
Z30 CONTINGENCIES & ESCALATION	16.48%	329,333		28.87				
Z90 PROJECT COST ESTIMATE	\$	2,327,713	\$	204.02				



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**RE: BUDGET
MULTI-PURPOSE BUILDING**

(2015 PRICING)

BUDGET – OPTION 1

DESCRIPTION	COST
Project Cost Plan (Hard Cost)	\$2,327,713
Soft Cost	246,217
- A/E Fees (8%) 186,217	
- Clerk of Works (Lump Sum) 60,000	
Moving Expense	20,000
Furnishings @ \$10 x 6,000	60,000
Miscellaneous Reimbursables	10,000
TOTAL	\$2,663,930

BUDGET – OPTION 2

DESCRIPTION	COST
Project Cost Plan (Hard Cost)	\$2,094,681
Soft Cost	227,574
- A/E Fees (8%) 167,574	
- Clerk of Works (Lump Sum) 60,000	
Moving Expense	20,000
Furnishings @ \$10 x 6,000	60,000
Miscellaneous Reimbursables	10,000
TOTAL	\$2,412,255