

Building Repairs

Fiscal Year 2013-2014

CAPITAL IMPROVEMENT PROGRAM SURVEY

Proposed Project Detail

Agency/Department: PUBLIC WORKS DEPT.

Priority Rank by Agency/Dept:
Required/Desired Date of Project Completion:

Project Name: BROOKSIDE PAVILION NEEDS

Type of Project:

Project Description: ADDRESS THE NEEDS TO UPDATE AND RENOVATE THE EXISTING PAVILION AT BROOKSIDE PARK. THIS YEAR'S MAINTENANCE TO INCLUDE ROOF REPAIRS AND THE NEEDS FOR THE FACILITY AND THE USERS.

Justification: BROOKSIDE PARK AND THE PAVILION IS USED DAILY THREE SEASONS OF THE YEAR.

Benefits:

Costs If Not Implemented:

ESTIMATED PROJECT COSTS	FUNDING SOURCE	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	TOTAL	DEFERRED PROJECTS	SOURCE OF COST ESTIMATES
Planning & Engineering		\$15,000								
Site & ROW Acquisition										
Construction										
Equipment Purchases										
Other (Identify)										
SUBTOTAL										
New Personnel										
Annual Maintenance										
TOTAL COST TO TOWN		\$15,000								

FUNDING SOURCE: (1) Capital Non-Recurring Fund (2) Short-Term Note (3) Bond Issue (4) Grant (5) Trust Fund (6) Special Assessment
(7) General Fund (8) Other

DZEN SHEET METAL CONTRACTORS INC.
74 RANNEY STREET
EAST HARTFORD, CT 06108

PHONE: (860) 528-4660

FAX: (860) 528-4961

CONN. LICENSE #576765

PROPOSAL

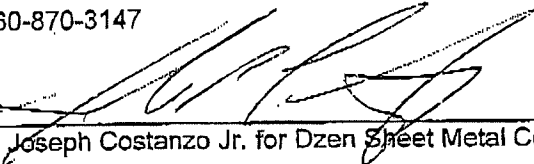
DATE: January 6, 2012

PROJECT: Brookside Park Pavillion

TO: Town of Ellington
Public Works
Attn: Bob

Fax #860-870-3147

SUBMITTED BY:


Joseph Costanzo Jr. for Dzen Sheet Metal Contractors Inc.

1. Remove one layer of asphalt shingles.
2. Remove any rotten or delaminated plywood and replace with new at an additional rate of \$55.00 per 4' X 8' sheet.
3. Install ice & water barrier 3' up all eaves and 18" up from center of valley on both sides.
4. Install #15 lb. felt paper.
5. Install aluminum vent stack flashings.
6. Install brown aluminum drip edge meal on all eaves and rakes.
7. Install limited lifetime shingles.
8. Install 78' of ridge vent.
9. Clean all gutters of debris.
10. Remove all roofing debris.
11. Cost includes dumpster fees (as needed); and permit fees.
12. Workmanship guaranteed five (5) years by Dzen Sheet Metal Contractors Inc.

Cost: \$11,838.00

This quote is valid for sixty (60) days

CAPITAL IMPROVEMENT PROGRAM SURVEY

PROPOSED PROJECT DETAIL

Agency/Department: Ellington Board of Education	Project Name: EMS Heating Controls					
Project Description: To install new radiation valves and thermostats in each classroom and program with graphics and Web access.	Priority Rank by Agency/Department <table style="width: 100%; text-align: center; border-collapse: collapse;"> <tr> <td style="width: 20%; padding: 5px;">☐ #1 Committed Project</td> <td style="width: 20%; padding: 5px;">☐ #2 Urgent Project</td> <td style="width: 20%; padding: 5px;">☐ #3 Needed Project</td> <td style="width: 20%; padding: 5px;">☐ #4 Desirable Project</td> <td style="width: 20%; padding: 5px;">☐ #5 Acceptable Project</td> </tr> </table>	☐ #1 Committed Project	☐ #2 Urgent Project	☐ #3 Needed Project	☐ #4 Desirable Project	☐ #5 Acceptable Project
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Justification: Will allow for a more efficient and comfortable heating system.	Required/Desired Date of Project Completion: 09/2014					
Benefits: Estimated 18% savings will allow for a 3 year payback.	Type of Project: Energy Conservation					

Costs if not implement: Wasted energy and additional utility costs

ESTIMATED PROJECT COSTS	FUNDING SOURCE*	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	TOTAL	DEFERRED PROJECTS	SOURCE OF COST ESTIMATE
Planning & Engineering										
Site & ROW Acquisition										
Construction			\$74,117					\$74,117		ABS
Equipment Purchases										
Other (Identify)										
SUBTOTAL			\$74,117					\$74,117		
New Personnel										
Annual Maintenance										
TOTAL COST TO TOWN			\$74,117					\$74,117		

*FUNDING SOURCE: (1) Capital Non-Recurring Fund; (2) Short-Term Note; (3) Bond Issue; (4) Grant; (5) Trust Fund; (6) Special Assessment; (7) General Fund; (8) Other



Connecticut Office
126 Kreiger Lane
Glastonbury, CT 06033
Tel: 860 657-9257
Fax: 860 657-3135
CT License E1-125715 & S1-389041

www.absddc.com

Massachusetts Office
150 Cordaville Road, Suite 100
Southborough, MA 01722
Tel: 508 655-4227
Fax: 508 655-4267
MA License 20987A

November 2, 2012

Town of Ellington
47 Main Street
Ellington, CT

Attn: Meg Devlin
Director of Business Services

Re: Ellington Public Schools
Longview Middle School – Alerton Controls

Dear Meg:

Thank you for allowing Automated Building Systems, Inc. the opportunity to submit the following proposal. Please review this proposal and should you have any questions, require further information, and/or detect an omission on my part, please do not hesitate to contact me.

PRICING: Seventy Four Thousand One Hundred Seventeen Dollars (\$74,117)

TERMS: 50% Due Upon Acceptance
40% Due Upon Completion
10% Retainage - Due 30 days after completion

SCOPE OF WORK

ABS will provide Alerton Energy Management Controls on the following equipment.
Lower Level Classrooms - (37) Radiation Control Valves
Upper Level Classrooms - (23) Radiation Control Valves
ABS will remove the existing control valves and properly dispose of these old valves.
ABS will furnish and install (60) new Belimo radiation control valves.
ABS will furnish and install (60) new Alerton room space temperature sensors (Alerton Microtouch sensors with the slide bar for limited adjustment – same as at Windermere).
ABS will provide new Alerton Controllers to connect all the new valves and space sensors into the existing Alerton Energy Management Control System.
ABS will provide all field labor for wiring and control panel fabrication and installation.

As part of the above scope of work ABS will provide the following:

- System and Software Programming as Required
- Alerton Bactalk System Color Graphics
- Project Management
- Inspect and Validation
- Client training on system operation
- Remote Phone Support as needed
- One-Year Warranty on Provided System
- Five-Year Belimo warranty on control valves only

CLARIFICATIONS:

All work to be performed during regular business hours, no overtime is included.
No permit fees are included.
Price does not include any and all taxes.
No cutting, patching, painting and/or access doors are included.
No disposal of any hazardous materials and or waste is included.
No temporary temperature controls will be provided.
Any pressure/temperature sensor wells in pipe installed by others.
Price is valid for 60 days only, beyond that ABS reserves the right to adjust the above price.

Meg, I hope this proposal addresses your needs. If you would like us to proceed with this work, please approve this quotation and or provide a purchase order. If you have any questions related to this offering please give me a call. Thank you again for this opportunity and your continued business.

Approved by: _____ **and/or P.O. #** _____

Title: _____

Date: _____

Sincerely,

Jack Haggett

Jack Haggett,
Certified Energy Manager

Terms & Conditions

The information contained in this proposal is proprietary and confidential to Automated Building Systems, Inc. and is offered solely for your own use and evaluation. We intend to maintain the confidentiality of any information you have provided us, and we require that this proposal be kept in strict confidence and that it not be disclosed to any outside party for any other purpose.

1. Project services provided under this agreement will be performed during normal working hours unless otherwise noted. Normal working hours are defined as 7:00am to 3:30pm, Monday through Friday inclusive, excluding holidays.
2. Reasonable and safe means of access to the equipment being serviced shall be provided to Automated Building Systems. Automated Building Systems shall be permitted to start and stop all equipment necessary to perform its services.
3. The guarantees and services provided under the scope of this agreement are conditioned upon the Client properly operating and maintaining the system. Client will do so in accordance with industry accepted practices.
4. Client agrees to pay invoices within thirty (30) days of receipt. Automated Building Systems reserves the right to cancel this and/or stop work under this agreement without notice, should payment become ninety (90) days or more delinquent.
5. Client agrees to pay in advance for material, equipment and engineering costs necessary for the start of the project.
6. It is understood and agreed to that this project is not subject to any retainage.
7. Automated Building Systems shall not be liable for any loss, delay, injury or damage that may be caused by circumstances beyond its control including, but not restricted to acts of God, war, civil commotion, acts of government, fire, theft, corrosion, flood, lightning, power fluctuation, freeze-ups, strikes, lockouts, differences with workmen, riots, explosions, quarantine restrictions, delays in transportation, fuel, labor or materials, or malicious mischief.
8. In no event shall Automated Building Systems be liable for business interruption losses or consequential or speculative damages, but this sentence shall not relieve Automated Building Systems of liability for damage to property or injury to persons resulting from accidents caused directly by the negligence of Automated Building Systems in performance or failure of its obligations under this agreement.
9. Automated Building Systems shall warrant the ALERTON control system to the extent that all hardware/software repairs, modifications, revisions, and/or changes must be performed by Automated Building Systems. Any unauthorized hardware/software repairs, modifications, revisions, and/or changes will void the Automated Building Systems warranty, (if applicable).
10. In the unlikely event of failure to perform its obligations, Automated Building Systems liability is limited to repair or replacement at its option and such shall be Client's sole remedy. Under no circumstances will Automated Building Systems be responsible for loss of use, loss of profits, increased maintenance or operating costs, claims of clients or client's tenants, or any special, indirect or consequential damages.

CAPITAL IMPROVEMENT PROGRAM SURVEY

PROPOSED PROJECT DETAIL

Agency/Department: Ellington Board of Education	Project Name: Windermere Air Conditioning K-2 Wing									
Project Description: This project involves installing A/C in the Windermere K-2 wing.	Priority Rank by Agency/Department									
	<table style="width: 100%; text-align: center;"> <tr> <td>☐ #1</td> <td>☐ #2</td> <td>☐ #3</td> <td>☐ #4</td> <td>☐ #5</td> </tr> <tr> <td>Committed Project</td> <td>Urgent Project</td> <td>Needed Project</td> <td>Desirable Project</td> <td>Acceptable Project</td> </tr> </table>	☐ #1	☐ #2	☐ #3	☐ #4	☐ #5	Committed Project	Urgent Project	Needed Project	Desirable Project
☐ #1	☐ #2	☐ #3	☐ #4	☐ #5						
Committed Project	Urgent Project	Needed Project	Desirable Project	Acceptable Project						
Justification: There are days in the fall and the spring that are too hot for school to be held effectively.	Required/Desired Date of Project Completion: 09/2014									
Benefits: Teaching and learning will be more effective especially on hot humid days.	Type of Project: Renovation									
Costs if not implement: Decreased comfort and productivity.										

ESTIMATED PROJECT COSTS	FUNDING SOURCE*	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	TOTAL	DEFERRED PROJECTS	SOURCE OF COST ESTIMATE
Planning & Engineering			\$115,000					\$115,000		
Site & ROW Acquisition										
Construction			\$410,000					\$410,000		
Equipment Purchases			\$140,000					\$140,000		
Other (Identify)										
SUBTOTAL			\$665,000					\$665,000		
New Personnel										
Annual Maintenance										
TOTAL COST TO TOWN			\$665,000					\$665,000		

*FUNDING SOURCE: (1) Capital Non-Recurring Fund; (2) Short-Term Note; (3) Bond Issue; (4) Grant; (5) Trust Fund; (6) Special Assessment; (7) General Fund; (8) Other

WINDERMERE
Air Conditioning Estimates for K-2 wing

Replace 12 unit vents @ \$5,000 each	\$ 60,000
Chiller Unit for wing	\$ 80,000
Piping/ Plumbing/Duct work	\$ 150,000
Electrical upgrades	\$ 100,000
Controls Automated/Computerized	\$ 60,000
Demo/Louver work on building	\$ 100,000
	<u>\$ 550,000</u>
Engineer/Bidding/Financing/Cont @ 10%	\$ 55,000
	<u>\$ 605,000</u>
Inflation 4 year start @ approx 10%	\$ 60,000
Total Estimate	<u>\$ 665,000</u>

CAPITAL IMPROVEMENT PROGRAM SURVEY

PROPOSED PROJECT DETAIL

Agency/Department: Ellington Board of Education	Project Name: Windermere Health Suite Renovation					
Project Description: Health area would be renovated to increase the useable space in order to accommodate the larger population and utilize space more efficiently.	Priority Rank by Agency/Department <table style="width: 100%; text-align: center; border-collapse: collapse;"> <tr> <td style="width: 20%; padding: 5px;">☐ #1 Committed Project</td> <td style="width: 20%; padding: 5px;">☐ #2 Urgent Project</td> <td style="width: 20%; padding: 5px;">☐ #3 Needed Project</td> <td style="width: 20%; padding: 5px;">☐ #4 Desirable Project</td> <td style="width: 20%; padding: 5px;">☐ #5 Acceptable Project</td> </tr> </table>	☐ #1 Committed Project	☐ #2 Urgent Project	☐ #3 Needed Project	☐ #4 Desirable Project	☐ #5 Acceptable Project
☐ #1 Committed Project	☐ #2 Urgent Project	☐ #3 Needed Project	☐ #4 Desirable Project	☐ #5 Acceptable Project		
Justification: Increased population in the last 10 years has produced a greater need for better space utilization.	Required/Desired Date of Project Completion: 09/2014					
Benefits: Comfortable health suite area	Type of Project: Space Renovation					

Costs if not implement: Not able to be calculated

ESTIMATED PROJECT COSTS	FUNDING SOURCE*	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	TOTAL	DEFERRED PROJECTS	SOURCE OF COST ESTIMATE
Planning & Engineering										
Site & ROW Acquisition										
Construction			\$40,000					\$40,000		
Equipment Purchases										
Other (Identify)			\$5,000					\$5,000		
SUBTOTAL			\$45,000					\$45,000		
New Personnel										
Annual Maintenance										
TOTAL COST TO TOWN			\$45,000					\$45,000		

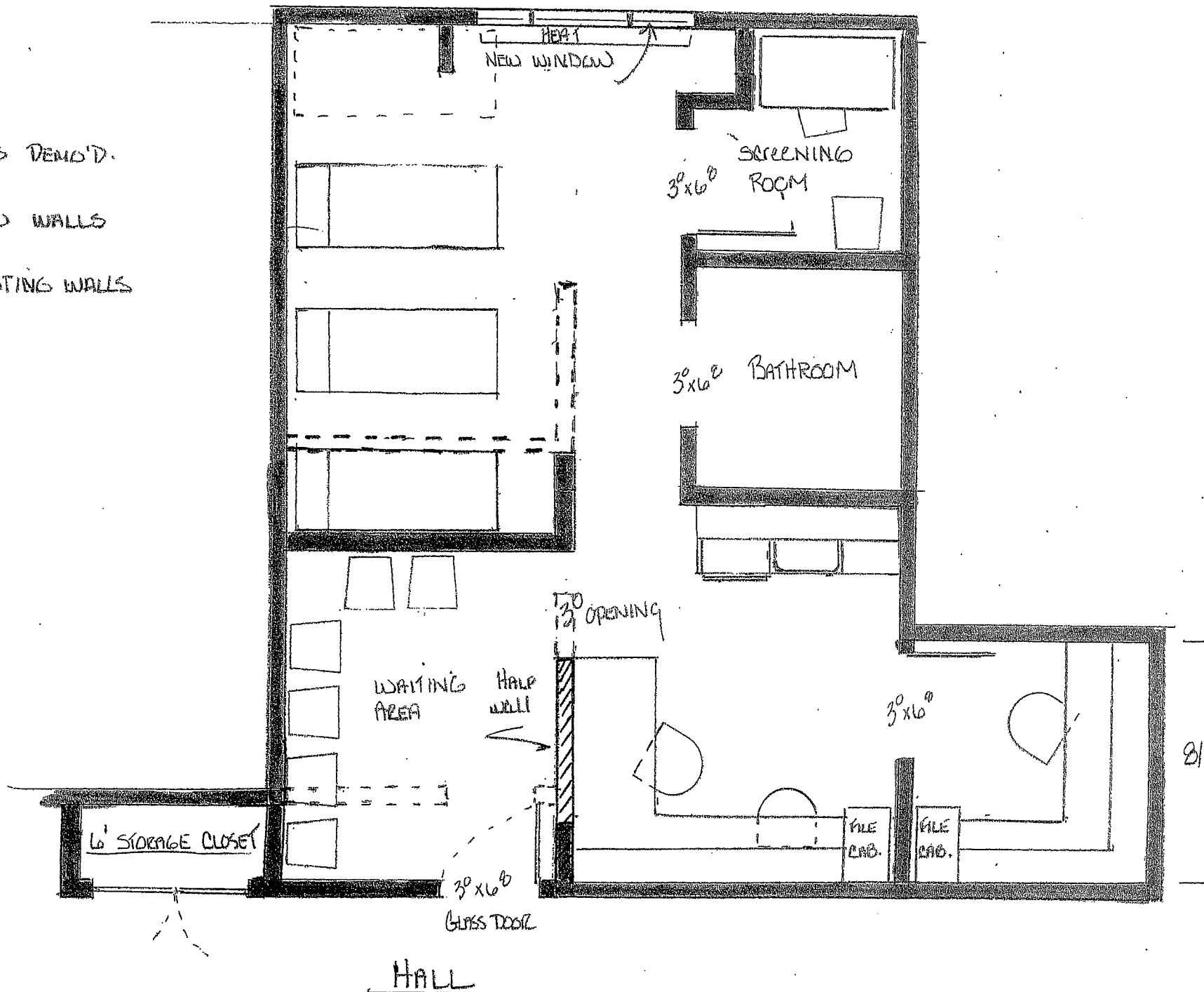
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NURSES OFFICE AT Windermere School

WALLS DEMO'D.

NEW WALLS

EXISTING WALLS



1

Ellington Board of Education Project Approval Form

Sections 1 and 2 must be completed prior to submission to the Superintendent of Schools.

Section 1. Applicant Information

Name DONNA SMITH / NANCY WETHERS Date of Application _____
Address WINDERMERE SCHOOL Phone Number 896-2337
Email Address dsmith@ellingtonschools.net

Section 2. Project Information

Project Name RENOVATION OF SCHOOL HEALTH OFFICE
Location WINDERMERE SCHOOL

Project Description Expand & improve upon the existing space by providing better utilization of student areas (waiting room & sick room) and providing an office for a nurse to work at maintain confidential conversations & discussions with parents and staff. It involves rearranging interior non weight bearing walls, replacing the current window with a new energy efficient one that will decrease heat loss & maximize solar gain; replacing the current A/C unit with a wall unit such as a stand alone unit.

Project Rationale Optimistic utilization of existing space; improved flow of traffic through the nurse's office; provides confidential space and space upgrade in accordance with Windermere School's renovating project.

Project Funding _____

Justification for Expanded Windermere Nurse's Office

Privacy

No place to make a private telephone call or talk privately to students, parents, teachers. Sometimes we have to use another telephone.

No private room with sink for changing or isolation.

Storage

Limited storage area. Many boxes are stored under beds-exam paper rolls, band aides, wash clothes, cotton balls. The custodian stores extra fluoride napkins and cups for us in his work room.

Screenings

Every student has an eye screening and about 15% are re-screened. These are all done at Genevieve's desk. All students, except 4 and 6 grade, are hearing screened. No one place is available so always looking for an empty room because area has to be quiet.

Beds

Three beds for our students are not sufficient. Some times we can not keep students because all the beds are full. At times, when we have a "bug" going around, there is not enough seating in waiting room so students have to stand while waiting.

Miscellaneous

Wheelchair accessibility to room and bathroom not adequate. Also difficult to maneuver a stretcher to beds for ambulance calls.

No door to outside only corridor door.

CAPITAL IMPROVEMENT PROGRAM SURVEY

PROPOSED PROJECT DETAIL

Agency/Department: Ellington Board of Education	Project Name: Windermere School Floor Tile and Ceiling Replacement										
Project Description: Remove and replace 50,000 square feet of asbestos floor tile and older ceilings in the two older wings.	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="5" style="text-align: center;">Priority Rank by Agency/Department</th> </tr> <tr> <td style="text-align: center; width: 20%;"> ☐ #1 Committed Project </td> <td style="text-align: center; width: 20%;"> ☐ #2 Urgent Project </td> <td style="text-align: center; width: 20%;"> ☐ #3 Needed Project </td> <td style="text-align: center; width: 20%;"> ☐ #4 Desirable Project </td> <td style="text-align: center; width: 20%;"> ☐ #5 Acceptable Project </td> </tr> </table>	Priority Rank by Agency/Department					☐ #1 Committed Project	☐ #2 Urgent Project	☐ #3 Needed Project	☐ #4 Desirable Project	☐ #5 Acceptable Project
Priority Rank by Agency/Department											
☐ #1 Committed Project	☐ #2 Urgent Project	☐ #3 Needed Project	☐ #4 Desirable Project	☐ #5 Acceptable Project							
Justification: Floor and ceiling tiles are old and in need of replacement. There are floor areas that are cracking and ceilings are becoming unsightly.	Required/Desired Date of Project Completion: 09/2017										
Benefits: More secure and protected environment for not only the children but also the public.	Type of Project: School Construction Grant Renovation										

Costs if not implement: Expensive patch repairs and or emergency repairs may become necessary.

ESTIMATED PROJECT COSTS	FUNDING SOURCE*	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	TOTAL	DEFERRED PROJECTS	SOURCE OF COST ESTIMATE
Planning & Engineering						\$50,000		\$50,000		
Site & ROW Acquisition								\$0		
Construction						\$450,000		\$450,000		
Equipment Purchases								\$0		
Other (Identify)										
SUBTOTAL						\$500,000		\$500,000		
State Grant						-\$290,000		-\$290,000		
TOTAL COST TO TOWN						\$210,000		\$210,000		

*FUNDING SOURCE: (1) Capital Non-Recurring Fund; (2) Short-Term Note; (3) Bond Issue; (4) Grant; (5) Trust Fund; (6) Special Assessment; (7) General Fund; (8) Other

CAPITAL IMPROVEMENT PROGRAM SURVEY

PROPOSED PROJECT DETAIL										
Agency/Department: Ellington Board of Education							Project Name: Windermere School Roof Replacement			
Project Description: This project would entail replacing the roof and decking insulation at Windermere school which was 20 years old in 2010.							Priority Rank by Agency/Department			
							☐ #1 Committed Project	☐ #2 Urgent Project	☐ #3 Needed Project	☐ #4 Desirable Project
Justification: There are leaks that are developing which we will begin repairing on a regular basis.							Required/Desired Date of Project Completion: 09/2016			
Benefits: To protect property and structural integrity.							Type of Project: School Construction Grant Roof Renovation			
Costs if not implement: Potential costs for repairs and or damage due to loss of roofing integrity.										
ESTIMATED PROJECT COSTS	FUNDING SOURCE*	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	TOTAL	DEFERRED PROJECTS	SOURCE OF COST ESTIMATE
Planning & Engineering					\$50,000			\$50,000		
Site & ROW Acquisition								\$0		
Construction					\$450,000			\$450,000		
Equipment Purchases								\$0		
Other (Identify)										
SUBTOTAL					\$500,000			\$500,000		
State Grant					-\$290,000			-\$290,000		
TOTAL COST TO TOWN					\$210,000			\$210,000		

*FUNDING SOURCE: (1) Capital Non-Recurring Fund; (2) Short-Term Note; (3) Bond Issue; (4) Grant; (5) Trust Fund; (6) Special Assessment; (7) General Fund; (8) Other