

***Building
Construction***

***Fiscal Year
2014-2015***

CAPITAL IMPROVEMENT PROGRAM SURVEY

| PROPOSED PROJECT DETAIL | | | | | | | | | | |
|---|-----------------|-------------|------------|------------|------------|------------|--|---|--|--|
| Agency/Department: Ellington Volunteer Fire Department | | | | | | | Project Name: Firehouse | | | |
| Project Description: Construction of an additional fire station for coverage of the south end of town. | | | | | | | Priority Rank by Agency/Department | | | |
| | | | | | | | <input type="checkbox"/> #1 Committed Project | <input type="checkbox"/> #2 Urgent Project | <input checked="" type="checkbox"/> #3 Needed Project | <input type="checkbox"/> #4 Desirable Project |
| Justification: This is an urgent request to address significant deficiencies with the current facility and to provide improved coverage for the southern area of town. This is a recommendation of both the ESCi survey and the latest ISO rating for Ellington. | | | | | | | Required/Desired Date of Project Completion: April 2016 | | | |
| Benefits: The facility will allow station manning and significantly decrease the response time for that area of town as well as address operational and training deficiencies within the current available facilities. | | | | | | | Type of Project: Building Construction | | | |
| Costs if not implement: Continued lengthy response times to distant areas of the response district, undesirable insurance ratings, inability to meet basic industry requirements, unable to house replacement apparatus which is urgently required. | | | | | | | | | | |
| ESTIMATED PROJECT COSTS | FUNDING SOURCE* | FY 2014-15 | FY 2015-16 | FY 2016-17 | FY 2017-18 | FY 2018-19 | FY 2019-20 | TOTAL | DEFERRED PROJECTS | SOURCE OF COST ESTIMATES |
| Planning & Engineering | | | | | | | | | | |
| Site & ROW Acquisition | | | | | | | | | | |
| Construction | | \$3,200,000 | | | | | | | | EVFD |
| Equipment Purchases | | | | | | | | | | |
| Other (Identify) | | | | | | | | | | |
| SUBTOTAL | | | | | | | | | | |
| New Personnel | | | | | | | | | | |
| Annual Maintenance | | | | | | | | | | |
| TOTAL COST TO TOWN | | \$3,200,000 | | | | | | | | |

*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 Volunteer Fire Department | | | | | | Project Name: Firehouse | | | | |
| Project Description: Improvements to Firehouse - 29 Main Street | | | | | | Priority Rank by Agency/Department | | | | |
| | | | | | | <input type="checkbox"/> #1 Committed Project | <input type="checkbox"/> #2 Urgent Project | <input checked="" type="checkbox"/> #3 Needed Project | <input type="checkbox"/> #4 Desirable Project | <input type="checkbox"/> #5 Acceptable Project |
| Justification: Increased safety and reduce risk on facility in case of fire. Set example for town businesses. Address/correct safety and accessibility problems with facility. Address areas of concern that will allow for better operational use of building. | | | | | | Required/Desired Date of Project Completion: April 2015 | | | | |
| Benefits: Increased safety, reduce losses in the event of a fire, reduce insurance costs, address access and other code violations and operational deficiencies. | | | | | | Type of Project: Building Construction | | | | |
| Costs if not implemented: Maintain current insurance rates and increased risk exposure. | | | | | | | | | | |
| ESTIMATED PROJECT COSTS | FUNDING SOURCE* | FY 2014-15 | FY 2015-16 | FY 2016-17 | FY 2017-18 | FY 2018-19 | FY 2019-20 | TOTAL | DEFERRED PROJECTS | SOURCE OF COST ESTIMATES |
| Planning & Engineering | | | | | | | | | | |
| Site & ROW Acquisition | | | | | | | | | | |
| Construction | | TBD | | | | | | | | EVFD |
| Equipment Purchases | | | | | | | | | | |
| Other (Identify) | | | | | | | | | | |
| SUBTOTAL | | | | | | | | | | |
| New Personnel | | | | | | | | | | |
| Annual Maintenance | | | | | | | | | | |
| TOTAL COST TO TOWN | | TBD | | | | | | | | |

*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: PUBLIC WORKS | | | | | | Project Name: CRYSTAL LAKE BEACH | | | | |
| Project Description: THESE FUNDS WOULD BE TO PLAN AND UPGRADE OUR CURRENT LAKE RESOURCE AND USER AMENITIES, PICNIC TABLES, RECREATION/PLAY AREAS, RESTROOMS, STORAGE, DRAINAGE AND PARKING. | | | | | | Priority Rank by Agency/Department | | | | |
| | | | | | | <input type="checkbox"/> #1 Committed Project | <input type="checkbox"/> #2 Urgent Project | <input type="checkbox"/> #3 Needed Project | <input checked="" type="checkbox"/> #4 Desirable Project | <input type="checkbox"/> #5 Acceptable Project |
| Justification: THE BEACH IS IN NEED OF SOME UPGRADES. | | | | | | Required/Desired Date of Project Completion: | | | | |
| Benefits: | | | | | | Type of Project: FACILITIES | | | | |
| Costs if not implement: | | | | | | | | | | |
| ESTIMATED PROJECT COSTS | FUNDING SOURCE* | FY 2014-15 | FY 2015-16 | FY 2016-17 | FY 2017-18 | FY 2018-19 | FY 2019-20 | TOTAL | DEFERRED PROJECTS | SOURCE OF COST ESTIMATES |
| Planning & Engineering | | | | | | | | | | |
| Site & ROW Acquisition | | | | | | | | | | |
| Construction | | | | | | | | | | |
| Equipment Purchases | | | | \$40,000 | \$40,000 | | | | | |
| Other (Identify) | | | | | | | | | | |
| SUBTOTAL | | | | \$40,000 | \$40,000 | | | | | |
| New Personnel | | | | | | | | | | |
| Annual Maintenance | | | | | | | | | | |
| TOTAL COST TO TOWN | | | | \$40,000 | \$40,000 | | | | | |

*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

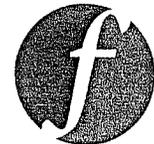
| PROPOSED PROJECT DETAIL | | | | | | | | | | |
|--|--------------------|---------------|---------------|---------------|---------------|---|--|--|--|--|
| Agency/Department: PUBLIC WORKS | | | | | | Project Name: STATE POLICE FACILITY RENOVATIONS | | | | |
| Project Description: ENABLE THE TOWN TO RENOVATE THIS FACILITY TO ACCOMMODATE OUR LOCAL STATE POLICE AND CONSTABLES IN PROVIDING AN ENHANCED INTERROGATION ROOM, STORAGE ROOM AND LOCKER ROOM. | | | | | | Priority Rank by Agency/Department | | | | |
| | | | | | | <input type="checkbox"/> #1 Committed Project | <input type="checkbox"/> #2 Urgent Project | <input type="checkbox"/> #3 Needed Project | <input checked="" type="checkbox"/> #4 Desirable Project | <input type="checkbox"/> #5 Acceptable Project |
| Justification: THIS RENOVATION IS A RESULT OF THE HUMAN SERVICES BUILDING RENOVATION LEAVING STATE POLICE WITH ADDITIONAL WORK SPACE. | | | | | | Type of Project: BUILDING RENOVATIONS | | | | |
| Benefits: ADDITIONAL SPACE VACATED BY THE HUMAN SERVICES DEPT. | | | | | | Costs if not implement: | | | | |
| ESTIMATED PROJECT COSTS | FUNDING SOURCE* | FY 2014-15 | FY 2015-16 | FY 2016-17 | FY 2017-18 | FY 2018-19 | FY 2019-20 | TOTAL | DEFERRED PROJECTS | SOURCE OF COST ESTIMATES |
| Planning & Engineering | | | | | | | | | | |
| Site & ROW Acquisition | | | | | | | | | | |
| Construction | | \$25,000 | | | | | | | | |
| Equipment Purchases | | | | | | | | | | |
| Other (Identify) | | | | | | | | | | |
| SUBTOTAL | | \$25,000 | | | | | | | | |
| New Personnel | | | | | | | | | | |
| Annual Maintenance | | | | | | | | | | |
| TOTAL COST TO TOWN | | \$25,000 | | | | | | | | |

*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

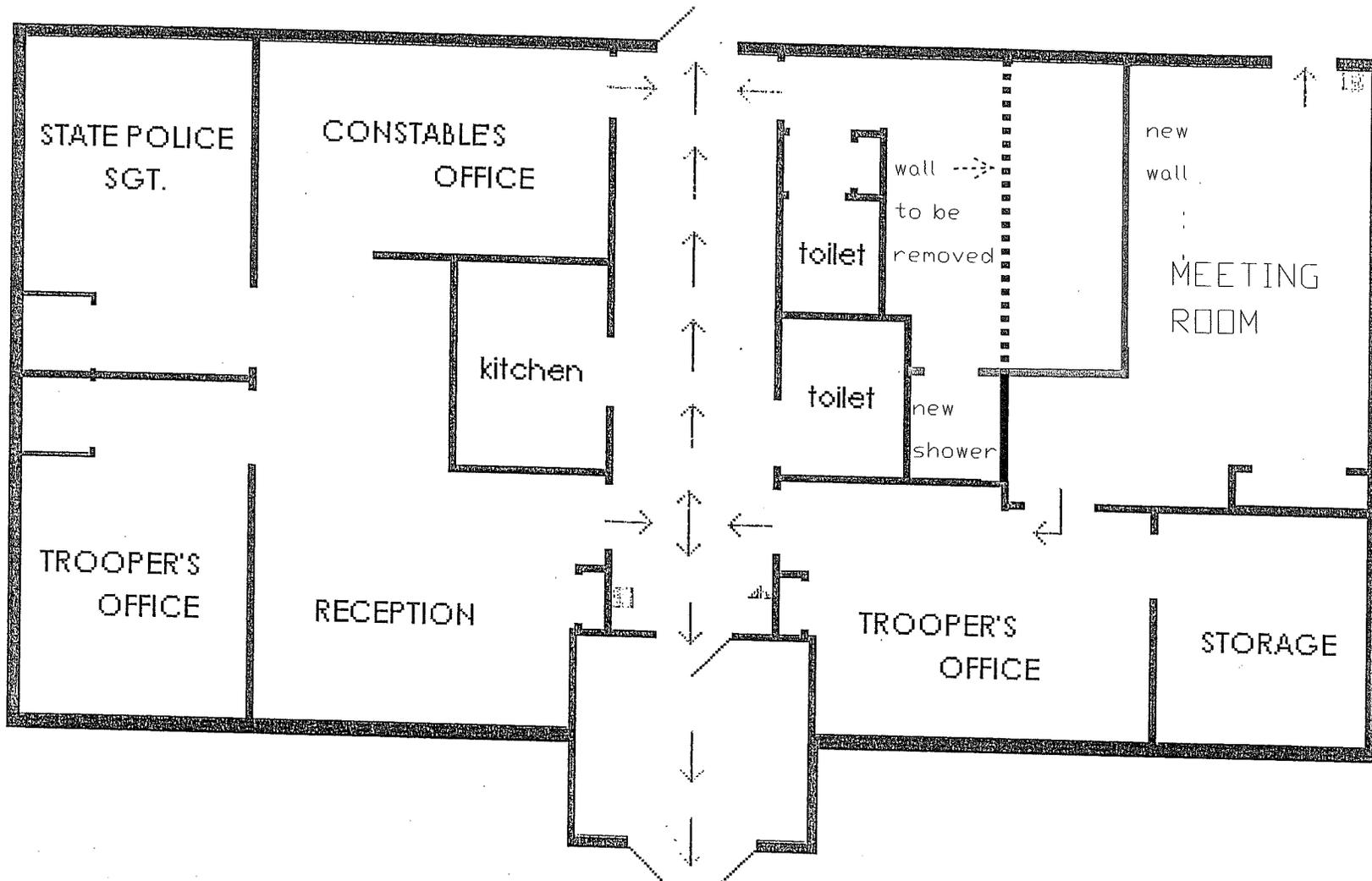
Town of Ellington, CT
Police Department Office Reconfiguration
October 2013



Proposed by



FUSS & O'NEILL
Design Build Services, LLC



**TOWN OF ELLINGTON
STATE POLICE**

Proposed Renovations
October 17, 2013



FUSS & O'NEILL
Design Build Services, LLC

ELLINGTON POLICE DEPARTMENT
OFFICE RECONFIGURATION COST SUMMARY
October 16, 2013

| ITEM | ESTIMATED COST |
|--------------------------------|-----------------------|
| HVAC - Reconfigure Vents | \$1,200 |
| Dumpster | \$800 |
| Demolition | \$1,200 |
| Framing - Material | \$600 |
| Carpentry and General Labor | \$3,500 |
| Electrical | \$1,800 |
| Plumbing (new Shower) | \$4,200 |
| Insulation | \$200 |
| Drywall | \$3,800 |
| Paint | \$2,400 |
| Cabinets | \$800 |
| New Floor- Labor | \$1,700 |
| New Floor Material - Allowance | \$1,600 |
| Trim | \$900 |
| Interior Doors and Hardware | \$200 |
| TOTAL | \$24,900 |

CAPITAL IMPROVEMENT PROGRAM SURVEY

| PROPOSED PROJECT DETAIL | | | | | | | | | | |
|--|-----------------|------------|------------|------------|------------|--|---|--|--|---|
| Agency/Department: PUBLIC WORKS | | | | | | Project Name: ANIMAL CONTROL FACILITY | | | | |
| Project Description: STUDY OF THE EXISTING BUILDING AND TO DETERMINE A PLAN AND DEVELOP A SCOPE OF NEEDS TO UPGRADE THIS FACILITY. | | | | | | Priority Rank by Agency/Department | | | | |
| | | | | | | <input type="checkbox"/> #1 Committed Project | <input type="checkbox"/> #2 Urgent Project | <input checked="" type="checkbox"/> #3 Needed Project | <input type="checkbox"/> #4 Desirable Project | <input type="checkbox"/> #5 Acceptable Project |
| Justification: PRESENT FACILITY IS OUTDATED AND NOT UP TO STATE STANDARDS | | | | | | Required/Desired Date of Project Completion: | | | | |
| Benefits: STATE STANDARD REQUIREMENTS MET AND CLEANLINESS. | | | | | | Type of Project: BUILDING CONSTRUCTION | | | | |
| Costs if not implement: | | | | | | | | | | |
| ESTIMATED PROJECT COSTS | FUNDING SOURCE* | FY 2014-15 | FY 2015-16 | FY 2016-17 | FY 2017-18 | FY 2018-19 | FY 2019-20 | 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

CAPITAL IMPROVEMENT PROGRAM SURVEY

| PROPOSED PROJECT DETAIL | | | | | | | | | | |
|--|-----------------|------------------|------------|------------|------------|--|---|---|---|---|
| Agency/Department: PUBLIC WORKS | | | | | | Project Name: TOWN HALL RENOVATION/ADDITION | | | | |
| Project Description: STUDY OF THE EXISTING BUILDING AND TO DETERMINE A PLAN AND DEVELOP A SCOPE OF NEEDS TO UPGRADE THIS FACILITY. | | | | | | Priority Rank by Agency/Department | | | | |
| | | | | | | <input type="checkbox"/> #1 Committed Project | <input type="checkbox"/> #2 Urgent Project | <input type="checkbox"/> #3 Needed Project | <input checked="" type="checkbox"/> #4 Desirable Project | <input type="checkbox"/> #5 Acceptable Project |
| Justification: THE TOWN IS APPLYING FOR A \$500,000 STEAP GRANT. | | | | | | Required/Desired Date of Project Completion: | | | | |
| Benefits: PROVIDE WORKABLE SPACE FOR STAFF AND MEET THE EVER INCREASING REQUIREMENTS PLACED ON THE TOWN BY THE STATE. | | | | | | Type of Project: BUILDING ADDITION/RENOVATION | | | | |
| Costs if not implement: | | | | | | | | | | |
| ESTIMATED PROJECT COSTS | FUNDING SOURCE* | FY 2014-15 | FY 2015-16 | FY 2016-17 | FY 2017-18 | FY 2018-19 | FY 2019-20 | TOTAL | DEFERRED PROJECTS | SOURCE OF COST ESTIMATES |
| Planning & Engineering | | \$123,900 | | | | | | | | |
| Site & ROW Acquisition | | | | | | | | | | |
| Construction | | \$626,100 | | | | | | | | (4) \$500,000 |
| Equipment Purchases | | | | | | | | | | |
| Other (Identify) | | | | | | | | | | |
| SUBTOTAL | | | | | | | | | | |
| New Personnel | | | | | | | | | | |
| Annual Maintenance | | | | | | | | | | |
| TOTAL COST TO TOWN | | \$750,000 | | | | | | | | |

*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

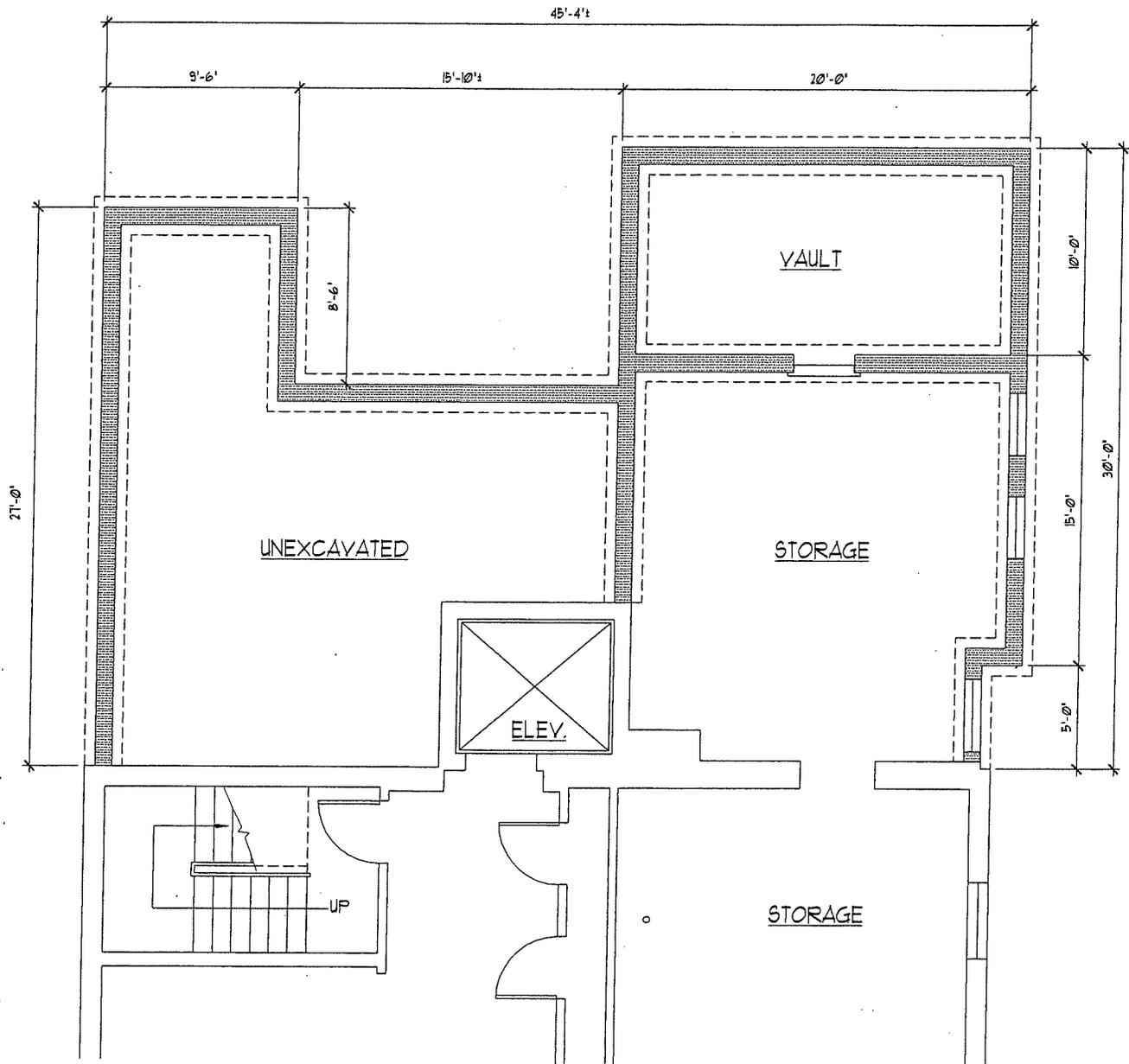
Town of Ellington, CT
Proposed Addition to Town Hall
October 2013



Proposed by



FUSS & O'NEILL
Design Build Services, LLC



BASEMENT PLAN

1/8"=1'-0"

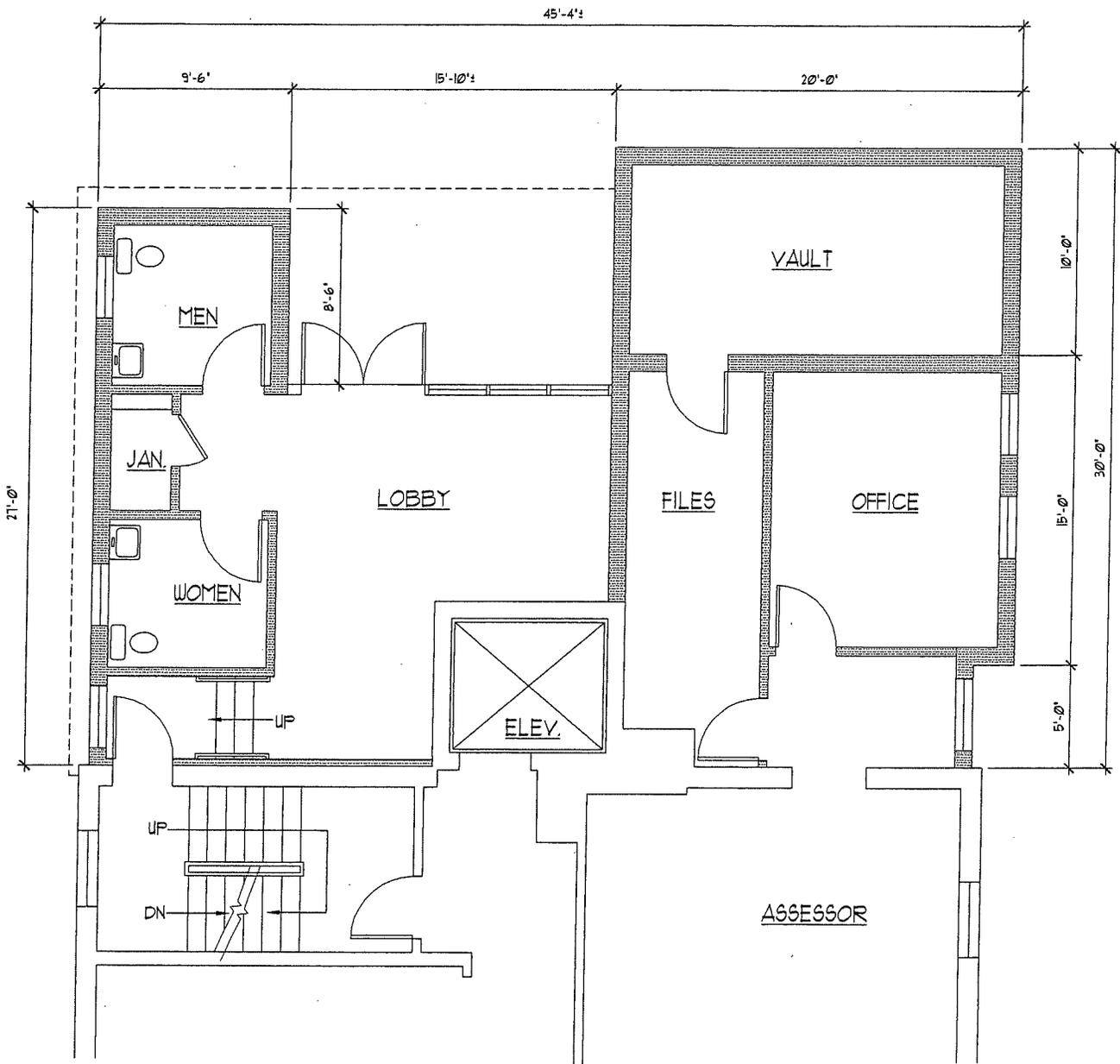
A-1

James
and Vance
Associates
Architects
57 Gillett Street
Hartford, Connecticut

ALTERATION AND ADDITION
TO THE
ELLINGTON TOWN HALL
ELLINGTON, CONNECTICUT

BASEMENT PLAN

CONTRACTOR
MUST VERIFY ALL
DIMENSIONS AND
CONDITIONS AT
THE SITE.
DATE: 8-13-13
SCALE: 1/8"=1'-0"



FIRST FLOOR PLAN

1/8"=1'-0"

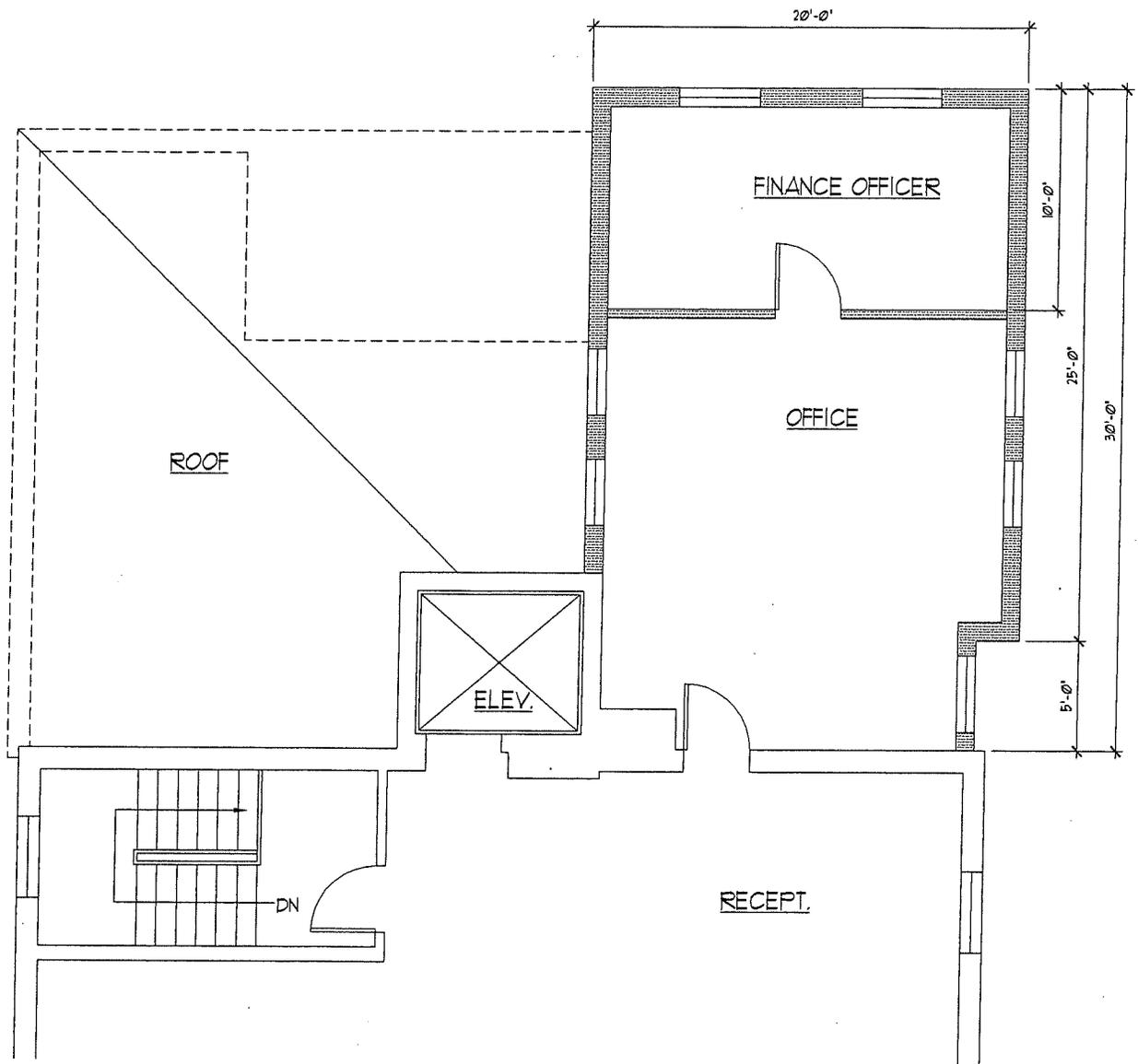
A-2

James
and Vance
Associates
Architects
57 Olcott Street
Hartford, Connecticut

ALTERATION AND ADDITION
TO THE
ELLINGTON TOWN HALL
ELLINGTON, CONNECTICUT

FIRST FLOOR PLAN

CONTRACTOR
MUST VERIFY ALL
DIMENSIONS AND
CONDITIONS AT
THE SITE.
DATE: 8-13-13
SCALE: 1/8"=1'-0"



SECOND FLOOR PLAN

1/8"=1'-0"

A-3

James
and Vance
Associates
Architects
57 Cullitt Street
Hartford, Connecticut

ALTERATION AND ADDITION
TO THE
ELLINGTON TOWN HALL
ELLINGTON, CONNECTICUT

SECOND FLOOR PLAN

CONTRACTOR
MUST VERIFY ALL
DIMENSIONS AND
CONDITIONS AT
THE SITE.
DATE: 8-13-13
SCALE: 1/8"=1'-0"



NORTH ELEVATION

1/8"=1'-0"

A-4

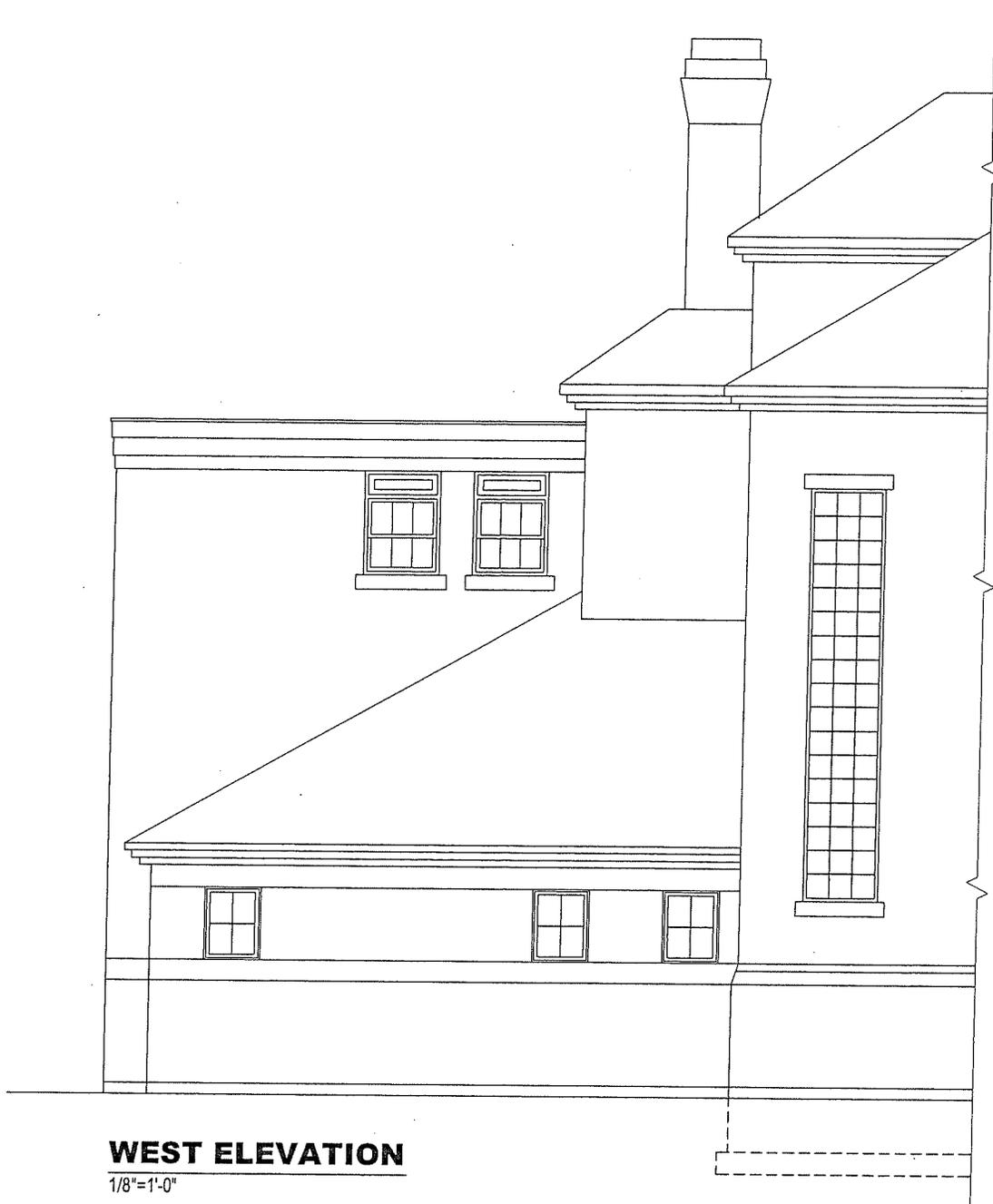
James
and Vance
Associates
Architects
57 Gilett Street
Hartford, Connecticut

ALTERATION AND ADDITION
TO THE
ELLINGTON TOWN HALL
ELLINGTON, CONNECTICUT

NORTH ELEVATION

CONTRACTOR
MUST VERIFY ALL
DIMENSIONS AND
CONDITIONS AT
THE SITE.
DATE: 8-13-13
SCALE: 1/8"=1'-0"





WEST ELEVATION

1/8"=1'-0"

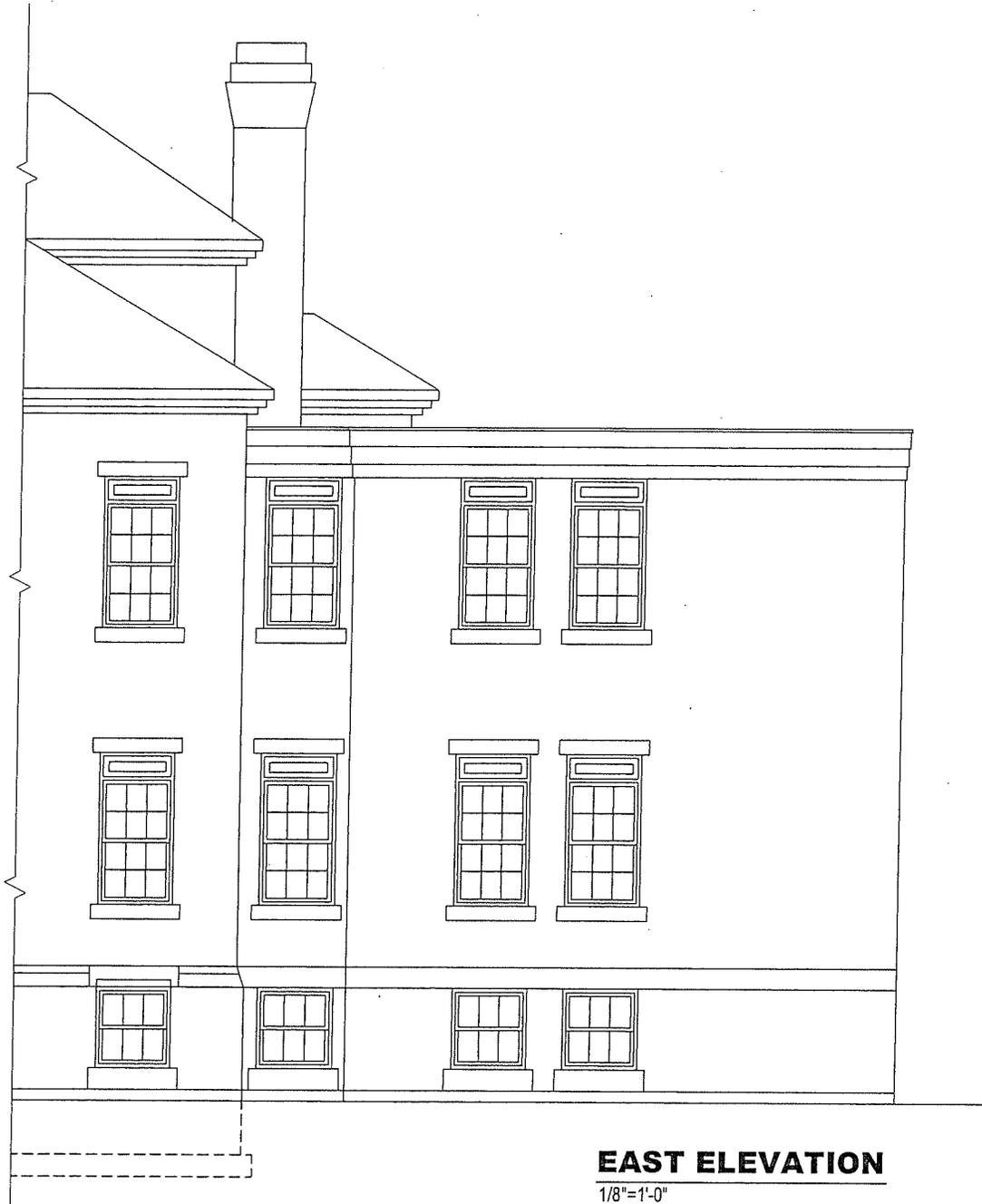
A-5

James
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Architects
57 Gillett Street
Hartford, Connecticut

ALTERATION AND ADDITION
TO THE
ELLINGTON TOWN HALL
ELLINGTON, CONNECTICUT

WEST ELEVATION

CONTRACTOR
MUST VERIFY ALL
DIMENSIONS AND
CONDITIONS AT
THE SITE.
DATE: 8-13-13
SCALE: 1/8"=1'-0"



EAST ELEVATION

1/8"=1'-0"

A-6

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57 Gillett Street
Hartford, Connecticut

ALTERATION AND ADDITION
TO THE
ELLINGTON TOWN HALL
ELLINGTON, CONNECTICUT

EAST ELEVATION

CONTRACTOR
MUST VERIFY ALL
DIMENSIONS AND
CONDITIONS AT
THE SITE.
DATE: 8-13-13
SCALE: 1/8"=1'-0"

ELLINGTON TOWN HALL ADDITION
DESIGN BUILD ESTIMATE
10/16/2013

| ITEM | SUPPLIER / INSTALLER | QTY | UNITS | UNIT COST | SUBTOTAL | COMMENTS |
|--|----------------------|------|--------|-----------|------------------|--|
| SITE WORK | | | | | | |
| Site work, Concrete Sidewalks | ED | 1 | ls | 39600 | \$39,600 | See JPG breakdown |
| Basement Drains | ED | 160 | lf | 15 | \$2,400 | |
| Insulation Under Slab | ED | 400 | sf | 2 | \$800 | |
| Sewer Connections | ED | 400 | lf | 60 | \$24,000 | |
| Utility Relocations | | 1 | ls | 25000 | \$25,000 | |
| CONCRETE WORK | | | | | | |
| Labor and Material - Footings, Walls, Slab | | 70 | cy | 350 | \$24,500 | Does not include sidewalks (Included in site price), Includes rebar & mesh |
| Sawcuts and Openings | | 1 | ls | 4500 | \$4,500 | |
| PLUMBING | | | | | | |
| Labor and Materials | | 1 | ls | 19800 | \$19,800 | |
| ELECTRICAL | | | | | | |
| Labor and Material for Electrical | | 1 | ls | 38400 | \$38,400 | Includes fire alarm, no low voltage |
| HVAC | | | | | | |
| Labor and Material | Action Air | 1 | ls | 62000 | \$62,000 | Base bid |
| FIRE PROTECTION | | | | | | |
| Labor and Material | | 1 | ls | 0 | \$0 | Base bid |
| BUILDING SHELL | | | | | | |
| Labor - Framing, Truss, Windows, Doors, Siding, Roof | | 1 | ls | 46000 | \$46,000 | |
| Roof Trusses | | 1 | ls | 7400 | \$7,400 | Material only |
| Storefront Door Entrances - (1) Location | Binswanger | 1 | ls | 4500 | \$4,500 | Material and Installation |
| Windows - Material Only | | 13 | ls | 450 | \$5,850 | Per specs, 8 single, 5 double |
| Adjoining Mandors Doors | | 2 | ls | 1750 | \$3,500 | With openers |
| Soffits Material - Siding, PVC Trim, Rake, Fascia | | 200 | ls | 140 | \$28,000 | |
| Painting of Exterior, Doors | Lizotte | 1 | ls | 22540 | \$22,540 | |
| Gutters | Quality | 1 | ls | 5500 | \$5,500 | 6" aluminum w downspouts, labor and material |
| Insulation of Envelope | Quality | 1 | ls | 15100 | \$15,100 | R38 ceiling, R22 walls, labor and material |
| Crane for Truss Install | Walker | 1 | ls | 1200 | \$1,200 | |
| Roof Shingles - Material - 30 Square | Bradco | 30 | each | 300 | \$9,000 | Shingles, cap, vent, ice& water shield |
| Material - Walls, Sheathing, Etc. | | 1 | ls | 48500 | \$48,500 | |
| Brick Lintels | | 16 | each | 350 | \$5,600 | |
| Brick Veneer | | 2300 | sf | 13.5 | \$31,050 | |
| INTERIOR BUILDOUT | | | | | | |
| Painting | Lizotte | 1 | ls | 8500 | \$8,500 | Cover tanks as alternate |
| Labor - Sheetrock, Doors/Hardware | Jerry | 1 | ls | 31650 | \$33,600 | |
| Sheetrock Material | Kamco | 1 | ls | 7600 | \$7,600 | 200 sheets 5/8, 100 sheets dentile, compound, tape, amy corners |
| Drop Ceiling Material | Kamco | 1760 | sf | 2.5 | \$4,400 | Per quote and spec, material only, mark install under GC |
| Grab Bars and Bathroom Items | Kamco | 2 | ls | 1000 | \$2,000 | 2 bathrooms, grabbars, mirror, tp holder, papertowel, soap |
| FRP -Janitors Closet | Kamco | 1 | ls | 900 | \$900 | 50 sheets, glue, dividers, material only |
| Tile for Baths and Janitor Closet | | 220 | sf | 20 | \$4,400 | |
| Sound Attenuation Insulation | Quality | 1 | ls | 6500 | \$6,500 | |
| Hallway Flooring | | 300 | sf | 12 | \$3,600 | Per specs and door schedule |
| Metal Frames and Metal Doors | Kamco | 1 | ls | 5440 | \$5,440 | Includes 2 exterior doors |
| Door Hardware per Specs | Kamco | 6 | ls | 300 | \$1,800 | Stainless hinges, schlage locks |
| Shelving Install and Material | | 1 | ls | 2000 | \$2,000 | |
| Trim Package - Material | | 1 | ls | 8000 | \$8,000 | |
| Carpeting | | 2400 | sf | 5 | \$12,000 | |
| GENERAL CONDITIONS | | | | | | |
| Misc. Labor and GC | McMark and AL | 24 | weeks | 1000 | \$24,000 | Prevailing Wage at \$50/hr - Mark misc Installs |
| Dumpsters | CWPM | 4 | each | 800 | \$3,200 | |
| Trailer | | 4 | months | 1200 | \$4,800 | |
| Lift Rentals | Penn Rents | 4 | months | 500 | \$2,000 | |
| Temp Toilet Rental | | 4 | months | 150 | \$600 | |
| Bonding Costs | | 1 | ls | 16000 | \$16,000 | Assumes \$750k |
| CONSTRUCTION COST TOTALS | | | | | | |
| Construction Cost Subtotal | | | | | \$626,080 | |
| Contingency at 7% | | | | | \$37,564 | |
| Construction Cost Subtotal w/ Contingency | | | | | \$663,644 | |
| SOFT COSTS | | | | | | |
| Construction Management | FODBS | | | | \$19,909 | 3% of Construction Costs w/ Contingency |
| Overhead & Profit | FODBS | | | | \$39,819 | 6% of Construction Costs w/ Contingency |
| Permit and MEP Plans | FODBS | | | | \$16,391 | 3% of construction costs with Contingency |
| | | | | | \$76,119 | |
| PROJECT TOTAL COST | | | | | \$739,763 | |