

Building Construction

CAPITAL IMPROVEMENT PROGRAM SURVEY

Proposed Project Detail

Agency/Department: PUBLIC WORKS DEPARTMENT

Priority Rank by Agency/Dept: 5
Required/Desired Date of Project Completion:

Project Name: RENOVATE INSIDE OLD GARAGE

Type of Project :

Project Description: THE OLD PORTION OF THE TOWN GARAGE BADLY NEEDS A COMPLETE RESTORATION. THIS WOULD CONSIST OF PAINTING THE CEILING AND WALLS, NEW WINDOWS OF THERMO-PANE GLASS, INSULATE BACK ADDITION, REPAIR CENTER FLOOR DRAIN AND REPLACE THE STEEL GRATES, PAINT THE CONCRETE FLOOR AND UPGRADE THE LIGHTING SYSTEM AND BOILER.

Justification: MAINTAIN TOWN PROPERTY, UPGRADE TO ENERGY EFFICIENT LIGHTING AND HEATING.

Benefits: LOWER UTILITY COSTS. OFFER A SAFER AND MORE PRODUCTIVE WORK ENVIRONMENT.

Costs If Not Implemented:

ESTIMATED PROJECT COSTS	FUNDING SOURCE	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	TOTAL	DEFERRED PROJECTS	SOURCE OF COST ESTIMATES
Planning & Engineering		\$								
Site & ROW Acquisition										
Construction		\$ 27,243								
Equipment Purchases										
Other (Identify)										
SUBTOTAL		\$ 27,243								
New Personnel										
Annual Maintenance										
TOTAL COST TO TOWN		\$ 27,243								

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

SEE EXPLANATION BELOW FOR COMPLETE SYSTEM PLAN

Agency/Department: Ellington Board of Education

Priority Rank by Agency/Department :

Required/Desired Date of Project Completion: 9/2012

Project Name: Crystal Lake Renovation project

Type of Project: Repair

Project Description: This building has it's original 50 year old infrastructure. There are a number of repairs and refurbishments that are needed.

Justification: If all the refurbishments are packaged and done as a state project they are all reimbursable. Individually not all projects are eligible.

The costs for individual projects stated here are estimated based on old data/estimates.

Benefits: This would be the final Ellington school to be renovated. The Crystal Lake area has a large number of potential building sites.

Cost if not Implemented: We will be dealing with emergency situations as they occur. This means additional costs based on emergency timelines.

ESTIMATED PROJECT COSTS	FUNDING SOURCE	F.Y. 2011-2012	F.Y. 2012-2013	F.Y. 2013-2014	F.Y. 2014-2015	F.Y. 2015-2016	TOTAL	DEFERRED PROJECTS	SOURCE OF COST EST.
Planning & Engineering									
Site & ROW Acquisition									
Construction									
Equipment Purchases									
Other (Identify)									
SUB TOTAL									
New Personnel									
Annual Maintenance									
State Reimbursements@58%									
TOTAL COST TO TOWN									

**Initial presentation made to BOS
9/18/2006**

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

ELLINGTON PUBLIC SCHOOLS' FIVE YEAR CAPITAL IMPROVEMENT PLAN

FACILITY	DESCRIPTION	5 Year Totals	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016
SYSTEMWIDE:	Crystal Lake School Renovation/Expansion Ellington Middle School Expansion Windermere Media Center		Initial presentation made to BOS 9/18/2006				
SYSTEMWIDE:	Technology (EMS/WIND/CL)	\$300,000				\$300,000	
	Special Education Vans	\$130,000	\$25,000	\$25,500	\$26,000	\$26,500	\$27,000
	Maintenance Vehicles	\$80,000		\$40,000		\$40,000	
	Air Conditioning Windermere k-2 wing	\$665,000				\$665,000	
	Field Irrigation WIND/EHS	\$500,000					\$500,000
CRYSTAL LAKE:	Driveway	\$166,860			\$166,860		
	Gym Floor	\$219,000			\$219,000		
ELLINGTON HIGH:	Security Enhancements	\$50,000		\$50,000			
	Lockers	\$20,000	\$20,000				
WINDERMERE:	Ceiling / Floor Renovation	\$500,000			\$500,000		
	Reroofing	\$500,000		\$500,000			
	Heating Controls (CEM)	\$319,223	\$319,223				
	Health Suite Renovation	\$20,000		\$20,000			
	Cafeteria Tables	\$27,500	\$27,500				
ADM. BUILDING:	Adm. Bldg. Storage/Tech Addition	\$100,000					\$100,000
	TOTALS:	\$3,597,583	\$391,723	\$635,500	\$911,860	\$1,031,500	\$627,000
	Estimated State Reimbursements @ 58%	\$609,000	\$0	\$290,000	\$290,000	\$0	\$29,000
	NET COSTS:	\$2,988,583	\$391,723	\$345,500	\$621,860	\$1,031,500	\$598,000

CAPITAL IMPROVEMENT PROGRAM SURVEY

Proposed Project Detail

Final Priority

Agency/Department: Ellington Board of Education

Project Name: Administration Building Addition

Project Description: Add an addition of approximately 750 sq. ft. that would accomodate storage and technology dept. needs.

Priority Rank by Agency/Department :

Required/Desired Date of Project Completion: 09/2015

Type of Project: Addition/Site Work

Justification: Proposes eliminating shed. Central Office documents, paper storage, & technology personnel would be located in the Central Office.

Benefits: Storage connected to facility. Technology department may be able to be moved in freeing up space at Center School.

Cost if not Implemented: Potential costs in purchasing new parts due to lack of storage or coordination of spare parts.

ESTIMATED PROJECT COSTS	FUNDING SOURCE	F.Y. 2011-2012	F.Y. 2012-2013	F.Y. 2013-2014	F.Y. 2014-2015	F.Y. 2015-2016	TOTAL	DEFERRED PROJECTS	SOURCE OF COST EST.
Planning & Engineering									
Site & ROW Acquisition									
Construction						\$80,000	\$80,000		
Equipment Purchases									
Other (Identify)						\$20,000	\$20,000		
SUB TOTAL						\$100,000	\$100,000		
New Personnel									
State Grant						\$29,000	\$29,000		
TOTAL COST TO TOWN						\$71,000	\$71,000		

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

Final Priority:

Proposed Project Detail

Agency/Department: Ellington Volunteer Fire Department, Inc.

Priority rank by Agency/Dept: 2

Required/Desired Date of Project Completion: July 2012

Project Name: Firehouse

Type of Project: Building Construction

Project Description: Construction of an additional fire station on Pinney St. for coverage of the south end of town.

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.

Benefits: The facility will significantly decrease the response time for that area of town as well as address operational and training deficiencies within the current available facilities.

Costs If Not Implemented: 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 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	TOTAL	DEFERRED PROJECTS	Source of Cost Estimates
Planning & Engineering										
Site & Row Acquisition										
Construction		\$ 3,100,000.00								Discussions with Architectural
Equipment Purchase										
Other (Identify)										
SUB TOTAL										
New personnel										
Annual Maintenance										
TOTAL COST TO TOWN		\$ 3,100,000.00								

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 DEPARTMENT

Priority Rank by Agency/Dept: 5
Required/Desired Date of Project Completion:

Project Name: RECREATION FACILITY AT BROOKSIDE PARK

Type of Project : CONSTRUCTION

Project Description: RENOVATION OF 1,200 SF EXISTING PARK PAVILION FOR OFFICE USE, ADDITION OF 560 SF MULTI-PURPOSE ROOM, 1,500 SF PAVILION AND RELOCATION OF CONCESSION AREA.

Justification: RECREATION DEPT IS CURRENTLY SHARING SPACE WITH HUMAN SERVICES AND BOTH DEPARTMENTS REQUIRE MORE ROOM THAN IS AFFORDED THEM PRESENTLY.

Benefits: ADDITIONAL ROOM FOR BOTH DEPARTMENTS, RECREATION DEPARTMENT IS LOCATED CLOSER TO THE PEOPLE THEY SERVE.

Costs If Not Implemented:

ESTIMATED PROJECT COSTS	FUNDING SOURCE	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	TOTAL	DEFERRED PROJECTS	SOURCE OF COST ESTIMATES
Planning & Engineering		\$			\$ 16,583					
Site & ROW Acquisition										
Construction		\$			\$392,430					
Equipment Purchases										
Other (Identify)										
SUBTOTAL		\$			\$409,013					
New Personnel										
Annual Maintenance										
TOTAL COST TO TOWN		\$			\$409,013					

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

**RUSSELL
& DAWSON**
ARCHITECTURE
& ENGINEERING

FILE 00P

330 ROBERTS STREET (EXT 5A, 1-4) EAST HARTFORD, CONNECTICUT 06108-3654 PHONE (860) 289-1100 FAX (860) 289

Recreation Facility
Ellington, CT

File: 08.139

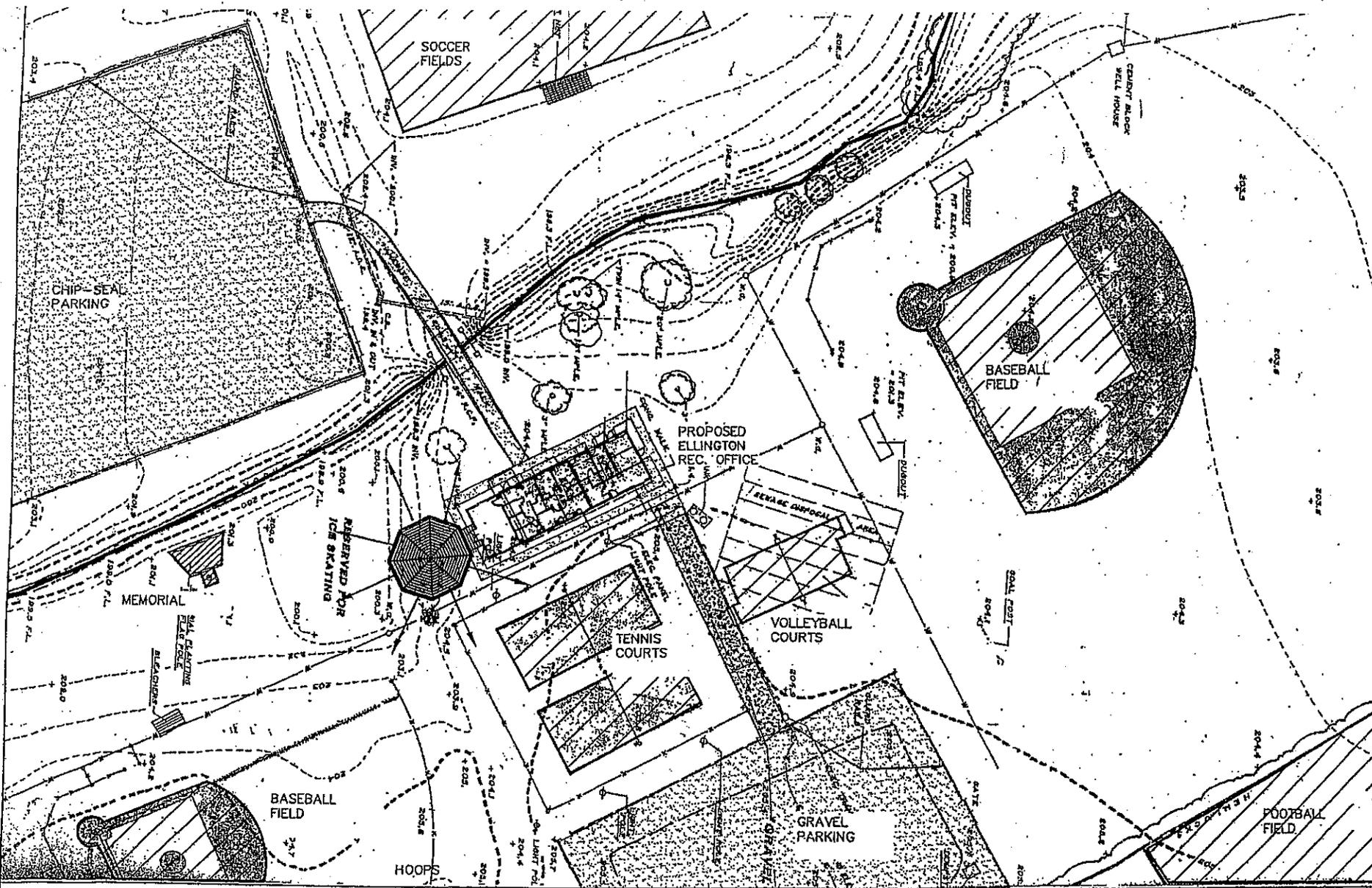
Renovation of 1200 sq ft existing park pavilion for office use, addition of 560 sq ft multi purpose room, 1500 sq ft pavilion, relocation of concession area

1. General Conditions-Contractor
2. Demolition
3. New concession area
4. Excavation, Stripping, Backfilling
5. Concrete Foundations
6. Concrete slab on grade
7. Masonry walls
8. Wood framed Pavilion
9. Wood roof trusses, sheathing
10. Wood trim & finishes
11. Roof shingles
12. Doors
13. Windows
14. Interior partitions, studs, sheetrock
15. Painting & finishing
16. Ceramic tile ceilings
17. Acoustical tile ceilings
18. Vinyl flooring
19. Carpet
20. Plumbing fixtures and piping
21. Heating, Ventilating & Air Conditioning
22. Electrical Power and Lighting

Architectural and Engineering Fee \$ 16,100.00

Budget construction cost estimate \$381,000.00

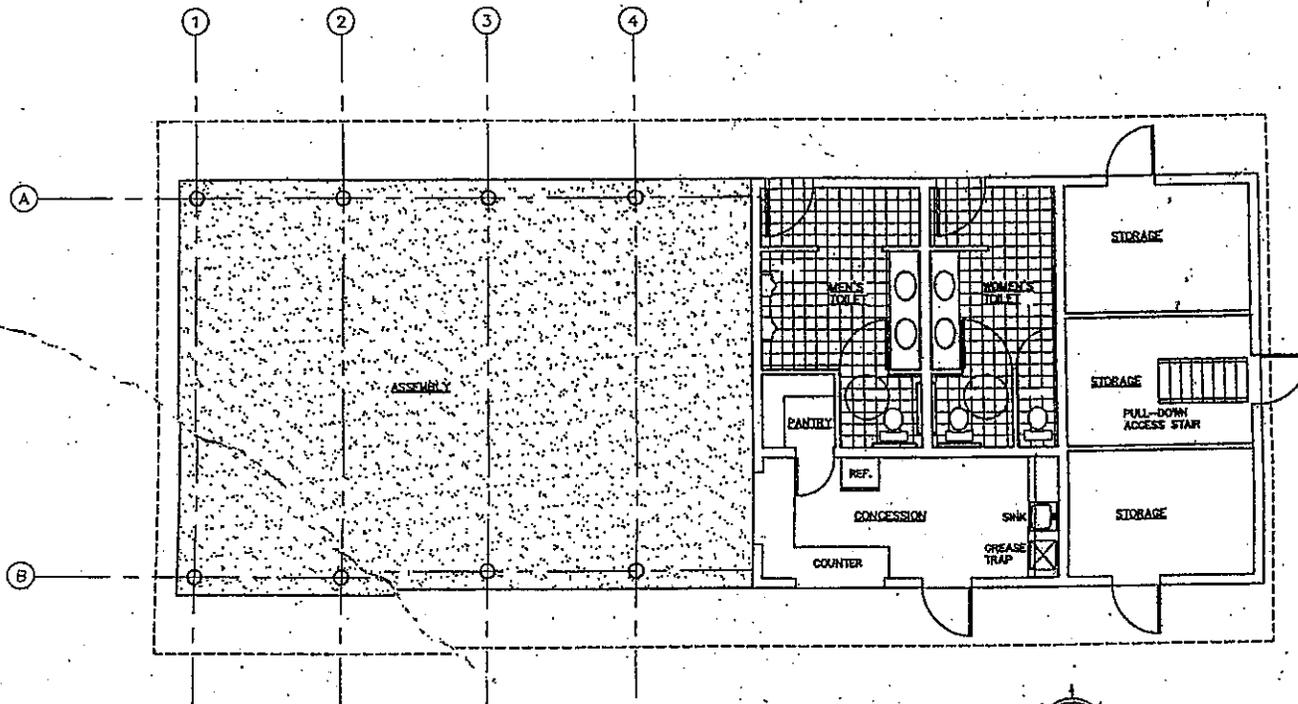
Cost has been updated
for inflation



© SITE PLAN
SCALE: NOT TO SCALE

<p>RUSSELL & DAWSON ARCHITECTURE & ENGINEERING</p>	
<p>RECREATION OFFICES Brookside Park Hillington, Connecticut</p>	
<p>SCHMATIC SITE PLAN</p>	
JOB NO. :	0001
DATE :	00-00
SCALE :	1/8" = 1'-0"
DRAWN BY :	J.S.L.
CHECKED BY :	ED

SK-3



A EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"



NO.	DATE	BY

RUSSELL & DAWSON
ARCHITECTURE & ENGINEERING

RECREATION OFFICES
Brookside Park
Ellington, Connecticut

EXISTING FLOOR PLAN

JOB NO : 00-04
DATE : 8-28-06
SCALE : 1/4" = 1'-0"
DRAWN BY : RPL
CHECKED BY : RD

EX-1

CAPITAL IMPROVEMENT PROGRAM SURVEY

Proposed Project Detail

Agency/Department: PUBLIC WORKS DEPARTMENT

Priority Rank by Agency/Dept: 5
 Required/Desired Date of Project Completion:

Project Name: ANIMAL CONTROL FACILITY

Type of Project : CONSTRUCTION

Project Description: CONSTRUCTION OF A 1,400 SF INDOOR/OUTDOOR ANIMAL CONTROL FACILITY.

Justification: PRESENT FACILITY IS OUTDATED AND NOT UP TO STATE STANDARDS.

Benefits: STATE STANDARD REQUIREMENTS MET AND CLEANLINESS.

Costs If Not Implemented:

ESTIMATED PROJECT COSTS	FUNDING SOURCE	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	TOTAL	DEFERRED PROJECTS	SOURCE OF COST ESTIMATES
Planning & Engineering		\$				\$ 14,935				
Site & ROW Acquisition										
Construction		\$				\$337,840				Russell & Dawson
Equipment Purchases										
Other (Identify)										
SUBTOTAL		\$				\$352,775				
New Personnel										
Annual Maintenance										
TOTAL COST TO TOWN		\$				\$352,775				

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

Animal Control Facility
Ellington, CT

File: 08.137

1400 sq ft indoor/outdoor building

1. General Conditions-Contractor
2. Demolition
3. Site Utilities
4. Excavation, Stripping, Backfilling
5. Concrete Foundation
6. Concrete Slab
7. Masonry Walls
8. Dog Pen Enclosures
9. Roof framing & sheathing
10. Siding & Trim
11. Insulation
12. New Windows
13. New doors
14. Interior partitions, studs, sheetrock
15. Roof shingles
16. Exterior Fencing
17. Acoustical ceilings
18. Painting, trim & finishes
19. Vinyl Floors
20. New plumbing fixtures & piping
21. Boiler, floor heat, ventilation
22. Office air conditioner
23. Electrical power and lighting

Architectural and Engineering Fee

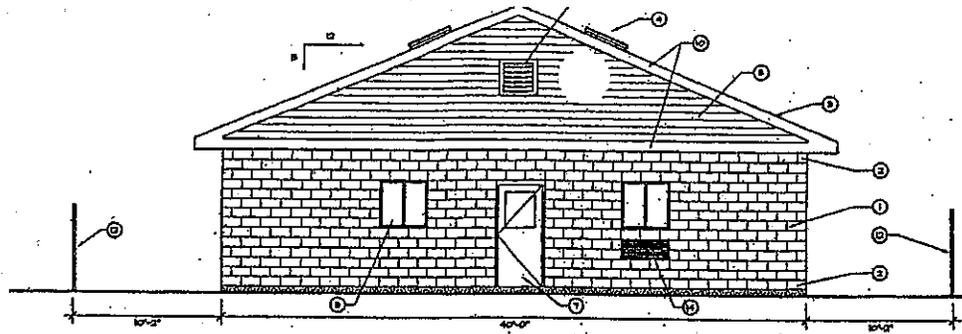
\$ 14,500.00

Budget construction cost estimate

\$328,000.00

Cost has been updated
inflation

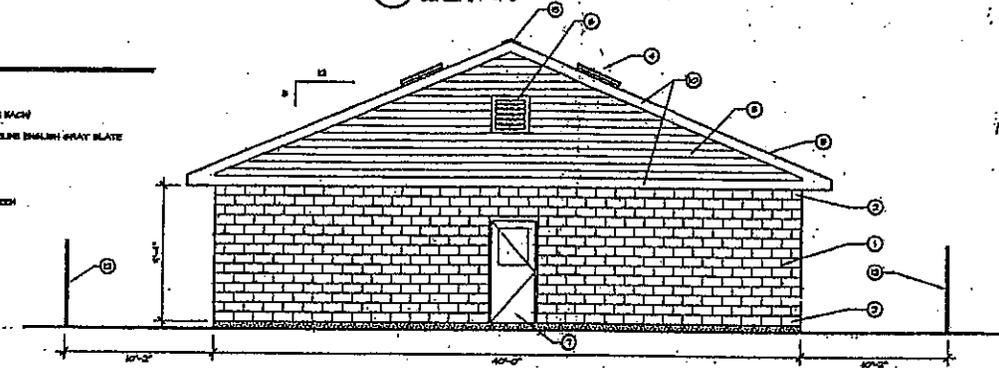
K:\YR-2008\08137\090908 cost estimate.doc



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

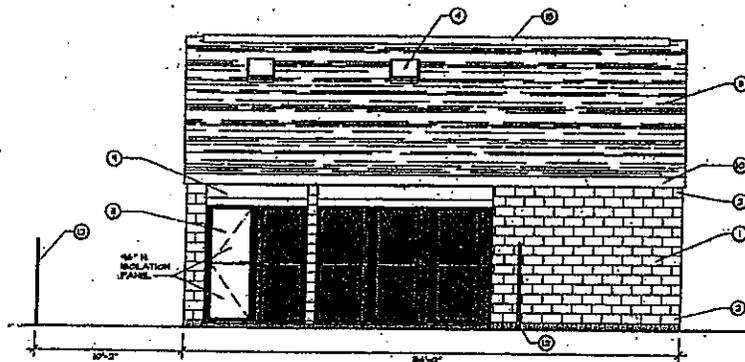
ELEVATION LEGEND

- 1 SPLIT FACE BLOCK 63 COURSE
- 2 SMOOTH FACE BLOCK BRICK COURSE EACH
- 3 ARCHITECTURAL SHIMLES- 64" SLATINGS ENGLISH GRAY SLATE
- 4 BRICKLANTS
- 5 VINYL SIDING
- 6 MECHANICAL LOWER WITH INSET SCREEN
- 7 METAL DOOR
- 8 WINDOW
- 9 VINYL FASCIA
- 10 VINYL TRIM
- 11 FIVE PINE KORNEL PARTITIONS
- 12 CHAIN LINK FENCE
- CONTINUOUS FRAME VENT
- AIR CONDITIONING UNIT

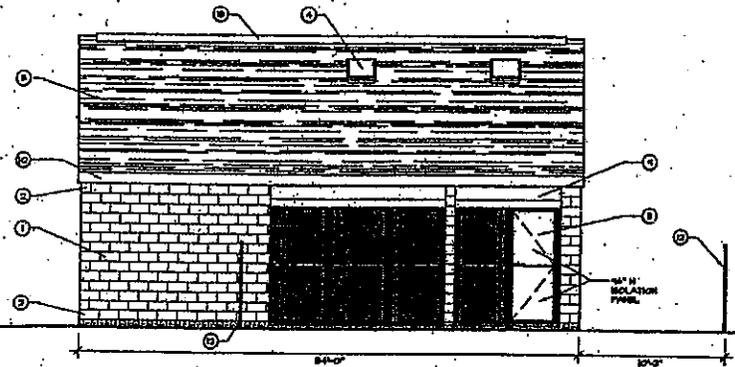


2 REAR ELEVATION
SCALE: 1/4" = 1'-0"

PRELIMINARY
8/25/08

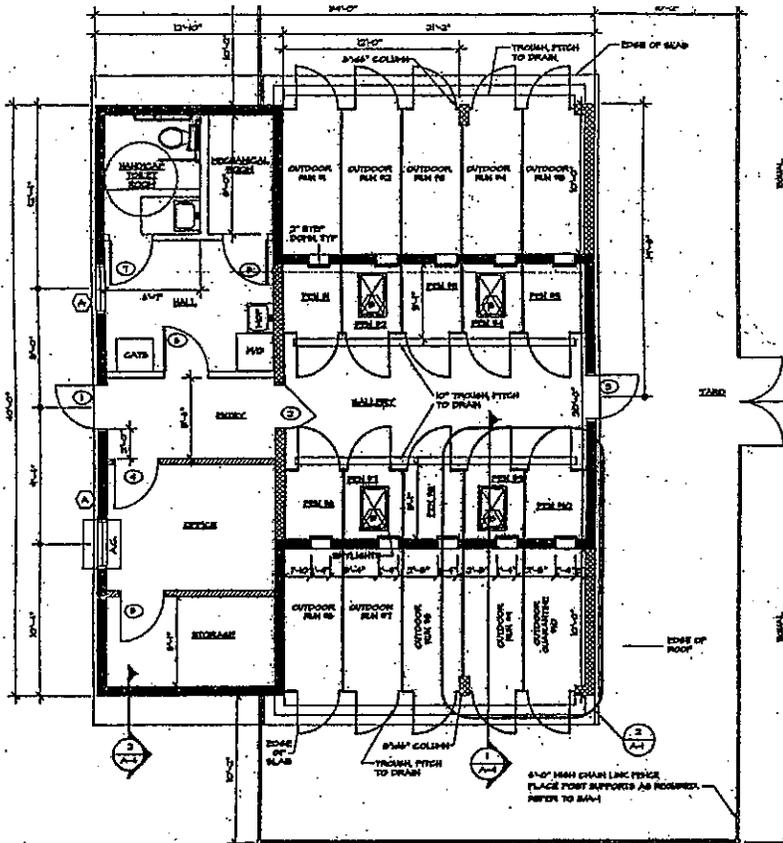


3 LEFT ELEVATION
SCALE: 1/4" = 1'-0"

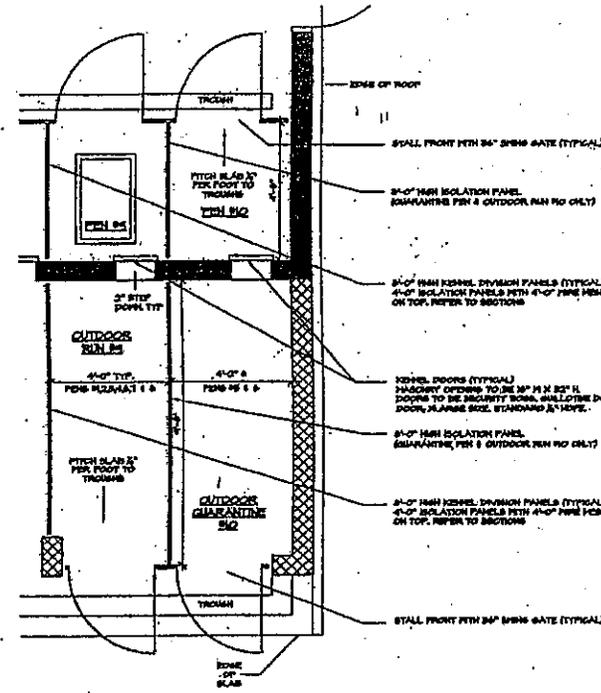


4 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

	RUSSELL & DAWSON ARCHITECTS & ENGINEERS INC. DATE: BY:
ANIMAL CONTROL FACILITY BELLINGTON, CT	
SCHEMATIC ELEVATIONS	
JOB NO: 1 0817	
DATE:	
SCALE: 1/4" = 1'-0"	
DRAWN BY: 1747	
CHECKED BY:	
SK-3	



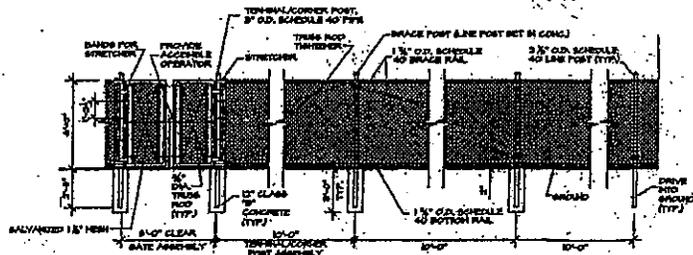
1 FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 ENLARGED PLAN
SCALE: 1/2" = 1'-0"

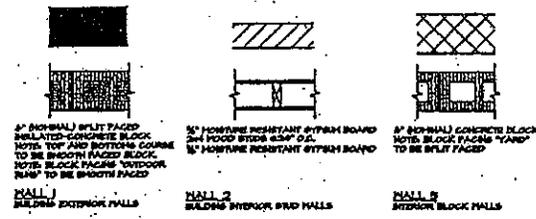
PRELIMINARY
8/25/08

KENNELS
KENNEL ENCLOSURES BY HAZON CO. (OR APPROVED EQUAL)
CHARLIEC HAN-BOARD/ISOLATION KENNELS
DRAWING SIDE VIEW 1/2" X 1/2" X 1/2" X 1/2"
STANDARD ISOLATION PANELS TO BE ON GALVANIZED STEEL SHEET



3 TYPICAL FENCE DETAIL
SCALE: 1/4" = 1'-0"

WALL TYPES



WALL 1
8" HOLLOW SPLIT FACED
INSULATED CONCRETE BLOCK
NOTE: TOP AND BOTTOM COURSE
TO BE SMOOTH FACED BLOCK
NOTE: BLOCK FACING OUTDOOR
SIDE TO BE SMOOTH FACED

WALL 2
MOISTURE RESISTANT 5/8" BOARD
2x4 STUDS 4x6 JOIST
MOISTURE RESISTANT 5/8" BOARD
TO BE SPLIT FACED

WALL 3
8" HOLLOW CONCRETE BLOCK
NOTE: BLOCK FACING "YARD"
TO BE SPLIT FACED

WALL 4
BUILDING EXTERIOR WALLS

WALL 5
BUILDING INTERIOR BRD WALLS

WALL 6
STANDARD BLOCK WALLS

RUSSELL & DAWSON ARCHITECTURE & ENGINEERING, INC. 100 STATE ST. MILFORD, CT 06460 TEL: 860-376-1111 FAX: 860-376-1112 WWW.RUSSELL-AND-DAWSON.COM	
ANIMAL CONTROL FACILITY MILFORD, CT	SK-1
SCHEMATIC FLOOR PLAN & WALL DATA	SK-1
JOB NO: 1-08-08 DATE: 8/25/08 SCALE: 1/4" = 1'-0" DRAWN BY: LJA CHECKED BY:	

CAPITAL IMPROVEMENT PROGRAM SURVEY

Proposed Project Detail

Agency/Department: Human Services/YSB

Priority Rank by Agency/Dept: 1
Required/Desired Date of Project Completion: 2012

Project Name: Arbor Common Addition

Type of Project: Construction

Project Description: Provide additional space for professional counseling services.

Justification: Human Services has a licensed MFT on staff but no space to provide services.

Benefits: Increased revenue for dept/town. Services remain in town rather than being referred out.

Costs If Not Implemented: Youth counseling becomes a referral based service, there will be lost of continuity of source and revenue.

ESTIMATED PROJECT COSTS	FUNDING SOURCE	FY 2011-12	FY 20012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	TOTAL	DEFERRED PROJECTS	SOURCE OF COST ESTIMATES
Planning & Engineering	7	\$10,000								
Site & ROW Acquisition										
Construction	7	\$300,000								
Equipment Purchases										
Other (Identify)										
SUBTOTAL										
New Personnel										
Annual Maintenance	7	\$2,621								
TOTAL COST TO TOWN		\$312,621								

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

The Director of Public Works has also submitted this project.

CAPITAL IMPROVEMENT PROGRAM SURVEY

Proposed Project Detail

Agency/Department: PUBLIC WORKS DEPARTMENT

Priority Rank by Agency/Dept: 1
Required/Desired Date of Project Completion:

Project Name: HUMAN SERVICES OFFICE ADDITION

Type of Project :

Project Description: 970 SQUARE FOOT ADDITION TO 31 ARBOR WAY WITH BASEMENT

Justification: EXPANSION OF ROOM FOR HUMAN SERVICES DEPT. PRIVACY WITH CLIENTS NEEDED AND ADDITIONAL STORAGE SPACE. BLDG IS OCCUPIED BY PARKS AND RECREATION AND HUMAN SERVICES AND THEY USE A ROOM AT THE POLICE DEPT.

Benefits: THE POLICE DEPT. WILL GET USE OF THEIR ROOM BACK. HUMAN SERVICES WILL HAVE ADEQUATE SPACE TO CONDUCT THEIR BUSINESS.

Costs If Not Implemented:

ESTIMATED PROJECT COSTS	FUNDING SOURCE	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	TOTAL	DEFERRED PROJECTS	SOURCE OF COST ESTIMATES
Planning & Engineering		\$		\$ 17,922						
Site & ROW Acquisition										
Construction		\$		\$225,570						
Equipment Purchases										
Other (Identify)										
SUBTOTAL		\$		\$243,492						
New Personnel										
Annual Maintenance										
TOTAL COST TO TOWN		\$		\$243,492						

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

**RUSSELL
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ARCHITECTURE
& ENGINEERING

330 ROBERTS STREET (EXT 58, 1-84) EAST HARTFORD, CONNECTICUT 06106-3654 PHONE (860) 298-1100 FAX (860) 288-3272

FILE COPY

Human Services Office
Ellington, CT

File: 08.140

970 Square foot addition with basement

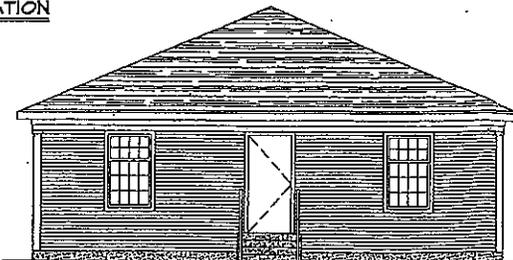
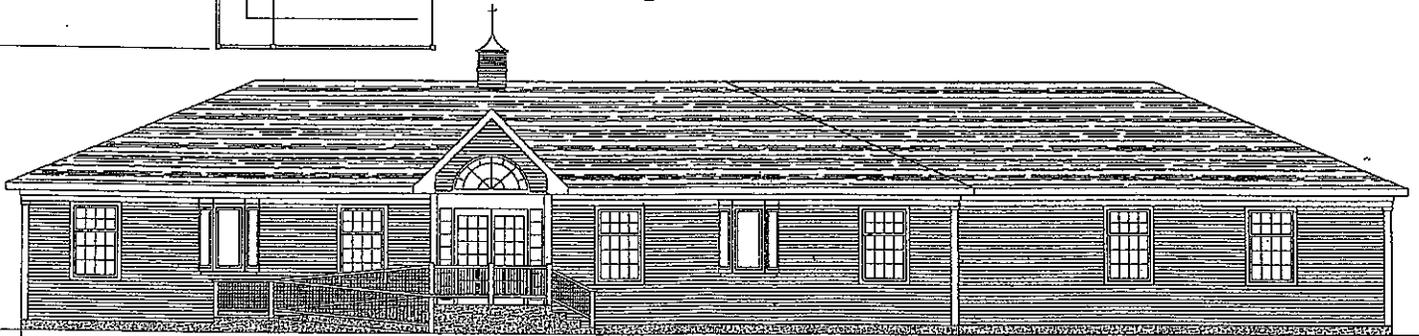
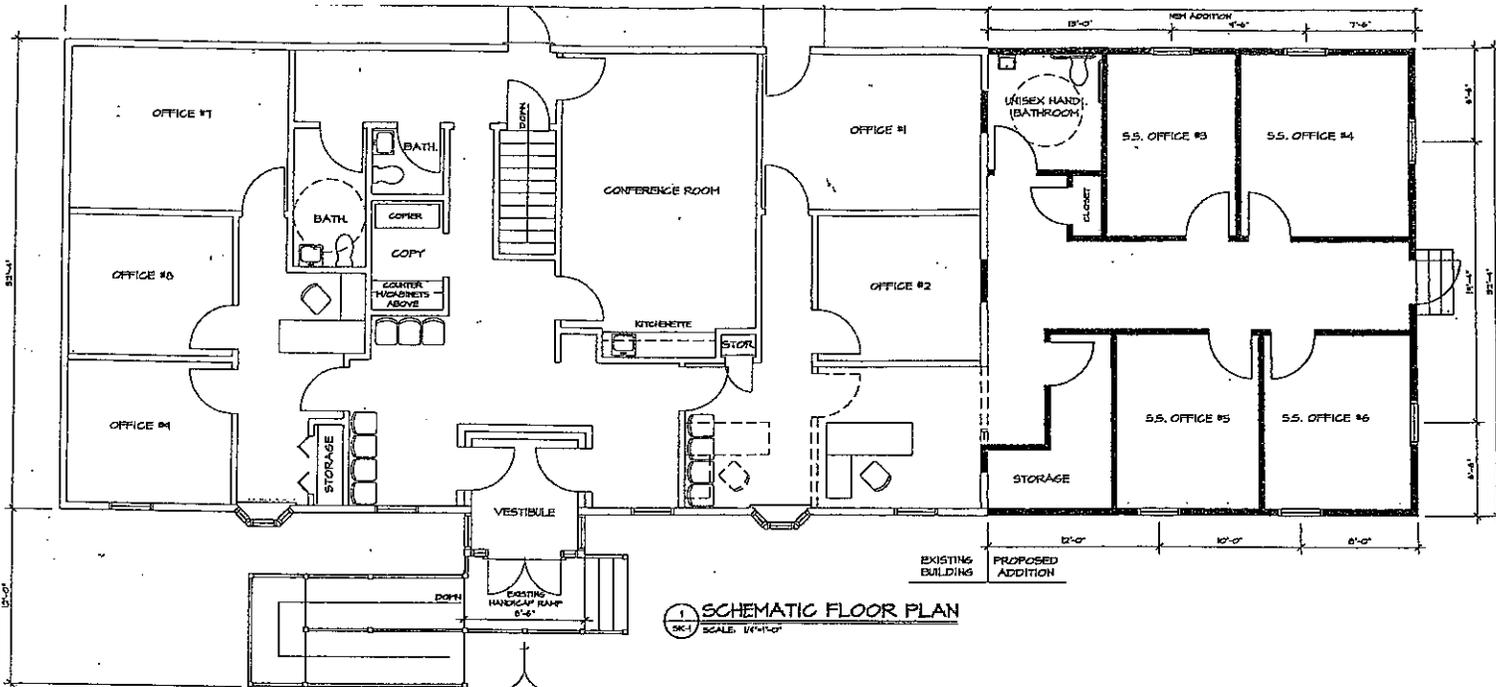
1. General Conditions-Contractor
2. Demolition
3. Move and restore Sidewalk & Planting
4. Excavation, Stripping, Backfilling
5. Concrete Foundation
6. Concrete Basement Slab
7. Basement Access Hatchway
8. LVL & TJI floor framing & sheathing
9. Wall and roof framing & sheathing
10. Siding & Trim
11. Insulation
12. New Windows
13. New doors
14. Interior partitions, studs, sheetrock
15. Remove & replace existing windows
16. Roof shingles
17. Exterior concrete landing & steps
18. Acoustical ceilings
19. Painting, trim & finishes
20. Carpet floors
21. New plumbing fixtures & piping
22. Oil fired furnace, DX coil, condenser, flue
23. Ductwork and diffusers
24. Electrical power and lighting

Architectural and Engineering Fee \$ 17,400.00

Budget construction cost estimate \$219,000.00

Cost has been updated
for inflation

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RUSSELL & DAWSON
ARCHITECTURE
PLANNING
ENGINEERING
100 WASHINGTON STREET, SUITE 200
EAST HAVEN, CT 06424

Human Services Office
Main Street
Elliington, CT

SCHEMATIC FLOOR PLAN & ELEVATION

JOB NO : 08-140
DATE : 08-27-08
SCALE : 1/4"=1'-0"
DRAWN BY : AZZ

SK-1

CAPITAL IMPROVEMENT PROGRAM SURVEY

Proposed Project Detail

Agency/Department: PUBLIC WORKS DEPARTMENT

Priority Rank by Agency/Dept: 1
 Required/Desired Date of Project Completion:

Project Name: TOWN HALL ANNEX VAULT

Type of Project: RENOVATION

Project Description: 522 SQUARE FOOT ADDITION TO THE TOWN HALL ANNEX. ALLEVIATE STORAGE IN THE TOWN HALL VAULT.

Justification: SPACE NEEDED IN THE VAULT AT THE TOWN HALL.

Benefits: ADDITIONAL VAULT STORAGE

Costs If Not Implemented:

ESTIMATED PROJECT COSTS	FUNDING SOURCE	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	TOTAL	DEFERRED PROJECTS	SOURCE OF COST ESTIMATES
Planning & Engineering	1						\$ 8,652			
Site & ROW Acquisition										
Construction							\$156,045			
Equipment Purchases										
Other (Identify)										
SUBTOTAL							\$164,697			
New Personnel										
Annual Maintenance										
TOTAL COST TO TOWN							\$164,697			

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

RUSSELL & DAWSON

ARCHITECTURE
& ENGINEERING

FILE 001

330 ROBERTS STREET (EXIT 58, 1-84) EAST HARTFORD, CONNECTICUT 06108-3654 PHONE (860) 283-1100 FAX (860) 281

Planning Vault
Ellington, CT

File: 008.138

522 sq ft addition to Town Hall Annex

Scope of Work:

1. General Conditions-Contractor.
2. Excavation, Stripping, backfilling, planting.
3. Concrete Foundation.
4. Concrete Slab.
5. Masonry Walls.
6. Steel Beams & lintel.
7. Steel roof from deck.
8. Gypsum concrete roof.
9. Waterproofing.
10. Wood gable roof
11. Insulation.
12. Roof Shingles.
13. Siding.
14. Sheetrock.
15. Painting & finishing.
16. New fireproof door & frame.
17. Remove existing door, patch opening.
18. Vinyl flooring.
19. Acoustical Ceiling.
20. Heating & Deminidification system.
21. Move existing electric service.
22. New power & lighting.

Architectural and Engineering Fee \$ 8,400.00
Budget construction cost estimate \$151,500.00

Cost has been updated
for inflation

K:\YR-2008\08138\090708 Cost estimate.doc

CAPITAL IMPROVEMENT PROGRAM SURVEY

Final Priority:

Proposed Project Detail

Agency/Department: PUBLIC WORKS DEPT

Priority Rank by Agency/Dept: 5
 Required/Desired Date of Project Completion: _____

Project Name: ELLINGTON TOWN HALL ADDITION AND REAR LOBBY

Type of Project: BLDG ADDITION/RENOVATION

Project Description: 247 SQUARE FT LOBBY ADDITION IN REAR; 360 SQUARE FOOT OFFICE ADDITION AND 360 SQUARE FOOT STORAGE ADDITION. THE STEAP GRANT PROVIDED FOR AN ADDITIONAL FLOOR OF OFFICE SPACE ABOVE THE ASSESSOR'S OFFICE.

Justification: CHANGES MAIN ENTRANCE OF TOWN HALL TO PARKING LOT SIDE OF BUILDING. ASSESSOR'S OFFICE SQUARE FOOTAGE INCREASES AND TOWN CLERK HAS ADDITIONAL STORAGE IN VAULT. BASEMENT STORAGE INCREASED ALSO.

Benefits: ASSESSOR'S OFFICE IS MADE LARGER AND INCREASED STORAGE SPACE.

Costs If Not Implemented:

ESTIMATED PROJECT COSTS	FUNDING SOURCE	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	TOTAL	DEFERRED PROJECTS	SOURCE OF COST ESTIMATES
Planning & Engineering		\$70,000						\$ 70,000		
Site & ROW Acquisition										
Construction			\$700,000					\$700,000		Moser Pilon Nelson
Equipment Purchases										
Other (Identify)										
SUBTOTAL		\$70,000	\$700,000					\$770,000		
New Personnel										
Annual Maintenance										
TOTAL COST TO TOWN		\$70,000	\$700,000					\$770,000		

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

 COPY

Submit by Email

Print Form



Applicant Town TOWN OF ELLINGTON

Applicant Address 55 MAIN ST. P.O. BOX 199 ELLINGTON, CT 06029-0199

Project Location 55 MAIN ST. ELLINGTON, CT

Requested STEAP Funding \$500,000

Total Project Cost \$700,000

Identify Town Officials and Professionals involved in developing and managing the project.

MAURICE BLANCHETTE, FIRST SELECTMAN 860-870-3100

Print Name, Title and Phone Number

NICHOLAS J. DICORLETO, JR., FINANCE DIRECTOR/TREASURER 860-870-3115

Print Name, Title and Phone Number

GEORGE FETKO, DIRECTOR OF PUBLIC WORKS 860-870-3140

Print Name, Title and Phone Number

Provide a description of the project which includes the purpose of the project. Please be clear as to whether the funds you are requesting are for design, planning, site acquisition or construction. Please be as comprehensive as possible in this description of this project. (If necessary, attach response in a separate document.)

(Example = Economic Development: Extend utilities to industrial park; Water/Sewer: 500 Ft water extension along Hop Spring Road; Road Improvement: Pave Smith Road; Parks and Recreation: New Playscape at Hill Park)

ECONOMIC DEVELOPMENT - CONSTRUCTION OF ADDITION TO EXISTING TOWN HALL

SEE ATTACHED DOCUMENT A

Town of Ellington
STEAP Project Application
Document A

Description of Project

Economic Development – Construction of a two story addition to the existing
Town Hall

The proposed addition would be built on the rear of the existing Town Hall and would add approximately 1,214 square feet of office area and an additional 360 square feet of storage space. The 160 square feet of vault area currently used as part of the Assessor's Office would then be available to the Town Clerk for vital record storage.

How will the completion of your proposed project impact and benefit the community? (If necessary, attach response in a separate document.)
SEE ATTACHED DOCUMENT B

What, if any, planning or design work has begun on this project?
PRELIMINARY PLANS AND COST ESTIMATES HAVE BEEN PREPARED.

Is the proposed project consistent with the State Conservation and Development Policies Plan? (Plan detail is available at: www.ct.gov/opm/cdplan.)
THE PROJECT IS CONSISTENT WITH THE STATE PLAN OF CONSERVATION AND DEVELOPMENT.

Will the project require the conversion of lands currently in agricultural use to non-agricultural use? Does the project area contain prime or important agricultural soils that are greater than 25 acres in area?
LAND IS NOT CURRENTLY IN AGRICULTURAL USE AND DOES NOT CONTAIN IMPORTANT SOILS.

Project Funding

What is the total cost of the project?
\$700,000

What is the total amount of funding secured for the project to date?
NONE TO DATE

What are the sources of the other funds in place for the project?
MARSHALL CHARTER FUND CONTRIBUTION FOR FURNISHINGS, FIXTURES AND EQUIPMENT.

If all project funds have not been raised or secured, what is the anticipated source and timeline for remaining funds?
THE TOWN WOULD FUND THE PROJECT AS A BOND ISSUE - APPROXIMATELY 90 DAYS.

Town of Ellington
STEAP Project Application
Document B

Project impact and benefit to the Community

The Town Hall was built in 1915 and is located in the center of town close to the Town Green. A small shopping plaza occupied by a restaurant, convenience store, Post Office with a regional training center and the Town Senior Center is adjacent to the Town Hall. The Hall Memorial Library is located at the opposite end of the Town Green.

Over the years, as the town has grown, town offices have been moved out of the Town Hall to other buildings creating a municipal campus. The Planning Department, Building Department and Fire Marshall's offices are in the Town Hall Annex, next door to Town Hall. The Resident State Troopers Office, Park and Recreation Office and Human Services Office are within walking distance of the Town Hall as are the Fire House, Public Works complex and the Animal Control building.

Located in the Town Hall are the offices of the First Selectman, Finance, Town Clerk, Tax Collector, Assessor, Emergency Management, Registrar of Voters and Community Development/Housing Rehabilitation, which handles Small City and rehabilitation grants. The Town Meeting Hall and the computer room, which contains the servers and computer equipment for the town-wide general government computer system, are also located in Town Hall. It is essential that these offices remain in the same building to efficiently serve the residents of the town. An addition is needed to keep these taxpayer services centralized in Town Hall.

The Town Clerk's vault, where all vital records are stored, is near capacity due to the growth of the town and will be in violation of State Regulations if a remedy is not found soon. Special shelving has been installed and the size of the land record books have been reduced to maximize what is left of the available vault space.

Town of Ellington
STEAP Project Application
Document B (continued)

The Emergency Management Office was relocated to Town Hall a couple of years ago in anticipation of making the Town Hall the Emergency Management Headquarters. The Town installed a propane generator, at a cost of \$25,000 that is capable of providing electricity to the entire Town Hall including the Computer Room in case of emergency. Emergency Management is in the process of having emergency electronic equipment installed in the Town Meeting Hall and the First Selectman's Office to serve as an Emergency Communication Center. Their 2010/2011 budget includes \$5,000 to purchase the Everbridge Emergency Notification System.

The Community Development/Housing Rehabilitation Office is in need of private space to meet with their clients.

The Assessor's Office lacks sufficient space for staff and there is a need for a privacy area within the office to meet with taxpayers. There is also inadequate space for individuals, taxpayers and business professionals that use the office as a work area to research the Assessor's records.

The addition will allow us to relocate offices and free up vault space within the building to address the need and requirements as stated above.

The proposed addition will preserve the Town Hall, an historic icon, by extending the useful life of the building and ensuring that the vital records are properly stored while retaining the essential taxpayer services in a convenient, centralized location.

What is the municipality financially contributing towards the project?

\$190,000 FROM THE GENERAL FUND, \$10,000 FROM THE MARSHALL CHARTER FUND

Please complete the following table detailing the project sources and use of funds.

Sources	Non-STEAP Funds	STEAP Funds	Total
STEAP Grant		\$500,000	\$500,000
Local Funds	\$190,000		\$190,000
Federal Funds			
Other	\$10,000		\$10,000
Total	\$200,000	\$500,000	\$700,000
Uses			
Professional Services	\$70,000		\$70,000
Acquisition			
Construction/Renovation	\$91,200	\$500,000	\$591,200
Other	\$10,000		\$10,000
Contingency	\$28,800		\$28,800
Total	\$200,000	\$500,000	\$700,000

Attach the following material:

1. Site Location Map (if applicable)
2. Real Estate appraisals (if land acquisition is proposed)
3. Proposed project schedule
4. Project cost estimates supporting the request for funding (if available)
5. List of necessary local/state/federal permits and approvals required for the project

Please forward the items requested above with your application for STEAP assistance to:

Brenda L. Sisco, Acting Secretary
Attention: Barbara Rua
Office of Policy and Management
Budget and Financial Management Division
450 Capitol Avenue
Hartford, Connecticut 06106

Town of Ellington
STEAP Project Application
Attachments

1. Site Location Map – attached
2. Real Estate appraisal – not applicable
3. Proposed project schedule

STEAP Grant awarded

October 1, 2010

Town Approvals

Board of Selectmen

Board of Finance

Town Planning & Zoning (8-24 approval)

Town Meeting Approval

December 1, 2010

Architect/Engineering Design

Board of Selectman

Permanent Building Committee

Signing off on final design

April 1, 2011

Bidding/Award of Bid

June 1, 2011

Start of Construction

July 1, 2011

Completion

July 1, 2012

4. Project cost estimates

Construction	\$591,200
Contingency	\$ 28,800
A/E Fees	\$ 70,000
Furnishings/Fixtures	\$ 10,000
Estimated Cost	\$700,000

5. Necessary permits and approvals
Approvals

Board of Selectmen

Board of Finance

Planning & Zoning (8-24 approval)

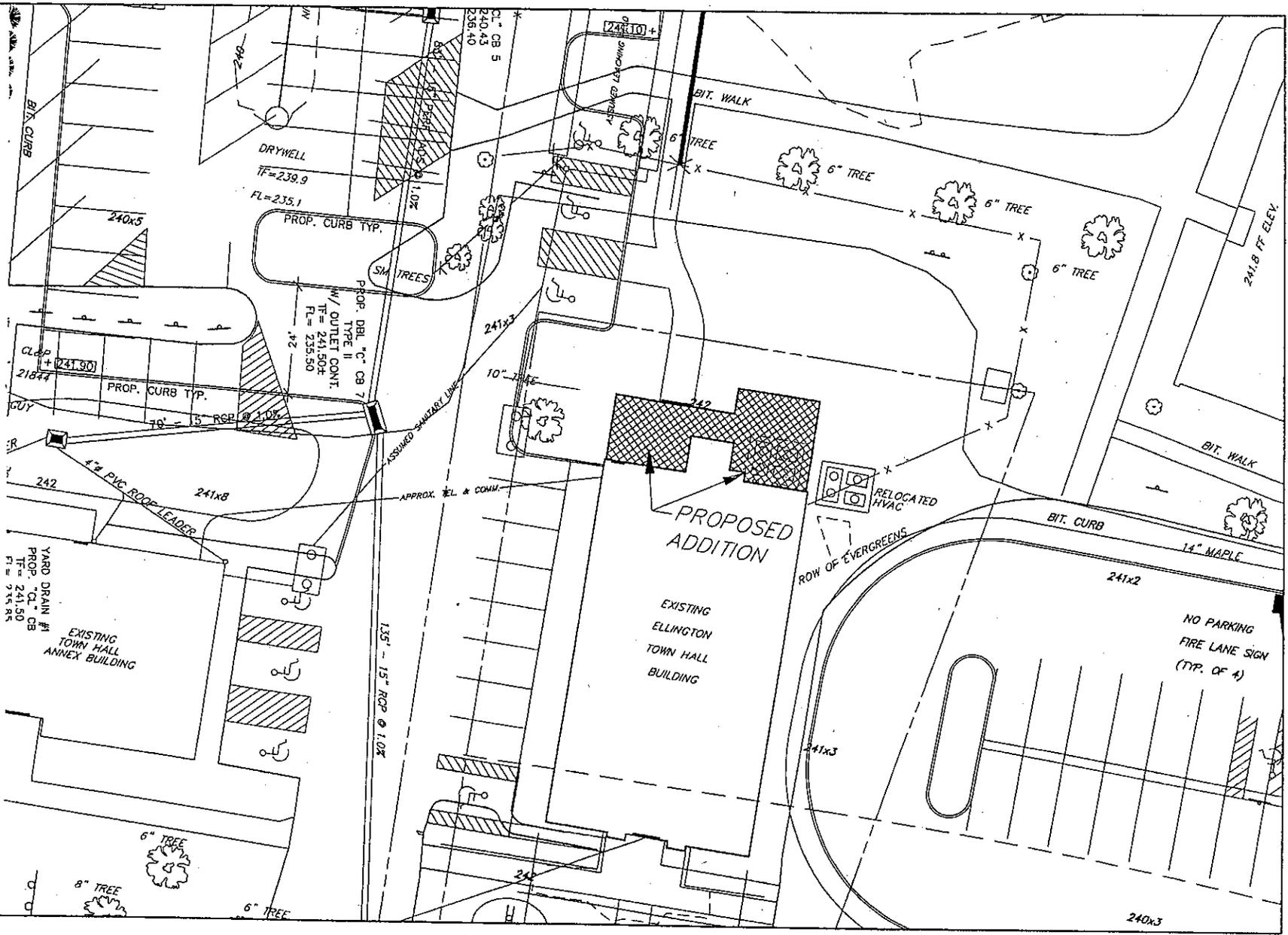
Town Meeting

Permits

Zoning Permit / Building Permit

moser
pilon
nelson
architects

PROJECT TITLE ELLINGTON TOWN HALL
REAR ENTRANCE ADDITION
SKETCH TITLE SITE PLAN

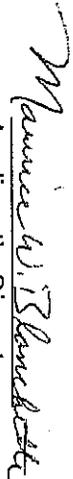


REV 6-25-08
DATE 2/6/03
COPYRIGHT ©
Moser Pilon Nelson Architects
SCALE: 1/8" = 1'
SKETCH NO. SITE

This page must be read and signed by the chief executive official of the municipality in order for the municipality/ project to be considered for STEAP funding.

My signature below, as First Selectman, Mayor or Town Manager of the Town of Ellington, indicates acceptance of the following and further certifies that:

1. I will comply with any grant terms and conditions required by the administering agency;
2. I understand that should this grant application be approved I will be required to sign an assistance agreement with the assigned administering agency delineating the terms and conditions of this grant;
3. I understand that various permits may be required by the administering agency as required by either the Connecticut General Statutes or Connecticut regulations;
4. I understand that funding associated with this grant application is one-time in nature and that there is no obligation for additional funding from the Office of Policy and Management or the State of Connecticut;
5. I understand that if this project warrants a Connecticut Environmental Policy Act (CEPA) review pursuant to Sections 22a-1 through 22a-1h of the Connecticut General Statutes that I will comply with such an environmental assessment. Further, if a CEPA is required, I understand that there are costs associated with such a review and that the municipality is in a position to continue with the proposed project despite this cost;
6. I understand that this application will be examined by the Intergovernmental Policy Division of the Office of Policy and Management for consistency with the State Plan of Conservation and Development and that I may be contacted if additional information is required for that review; and
7. I understand that projects which convert twenty-five or more acres of prime farmland to a nonagricultural use will be reviewed by the Commissioner of Agriculture, in accordance with Section 22-6 of the General Statutes.


Applicant's Signature

First Selectman
Title

July 16, 2010
Date

Nicholas J. DiCorleto, Jr.

From: Rhonda M. McCarty
Sent: Wednesday, October 20, 2010 9:40 AM
To: Nicholas J. DiCorleto, Jr.
Subject: FW: Emailing: Working in the Vault 1, Working in the Vault 2
Attachments: Working in the Vault 1.jpg; Working in the Vault 2.jpg

A picture is worth a thousand words...

-----Original Message-----

From: Kevin Lonergan
Sent: Wednesday, October 20, 2010 9:38 AM
To: Rhonda M. McCarty
Subject: Emailing: Working in the Vault 1, Working in the Vault 2

Customer working on a map in the vault. (10/20/2010)

The message is ready to be sent with the following file or link attachments:

Working in the Vault 1
Working in the Vault 2

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

