

HALL MEMORIAL & CENTER ELEMENTARY EDUCATIONAL FACILITY PLANNING



PROJECT APPROACH - OVERVIEW

BUILDING + SITE EVALUATION

- ❖ Review Existing Documents + Prior Studies
- ❖ Site Visit to Confirm Conditions
- ❖ Meetings with Facilities Staff
- ❖ Evaluate:
 - Expected Building Life
 - Capacity
 - Services + Utilities
 - HVAC – Healthy Buildings
 - Safety & Security
 - Interior – Existing Conditions
 - Building Envelope
 - Site Circulation + Safety
 - Site Access + Zoning Evaluations
 - Evaluate Hazmat Reports
 - Technology Infrastructure
 - Building Structure
 - Operational Costs / Sustainability
- ❖ Report – Building + Site Assessment
- ❖ Budget Estimates +
- ❖ State Reimbursement
- ❖ Final Report



BASE SCOPE OF WORK

BUILDING & SITE COMPONENTS

1. Site & Utilities
 1. Parking
 2. Circulation
 3. ADA
2. Building Envelope
 1. Roof
 2. Exterior Walls
 3. Windows & Doors
3. Interior Finishes
 1. Floors, Walls & Ceilings
 2. Doors and Hardware
 3. Natural Light
 4. Acoustics
4. ADA Interior Accessibility
 1. Bathrooms
 2. Signage
 3. Elevator
 4. Stairs & Ramps
 5. Program Spaces
5. Building Systems / Healthy Indoor Environments
 1. Plumbing
 2. Fire Protection
 3. HVAC & Controls
 4. Electrical
6. Technology - Building Security - Structure



CENTER SITE ASSESSMENT

EXISTING CONDITIONS

Evaluate + Confirm Assets

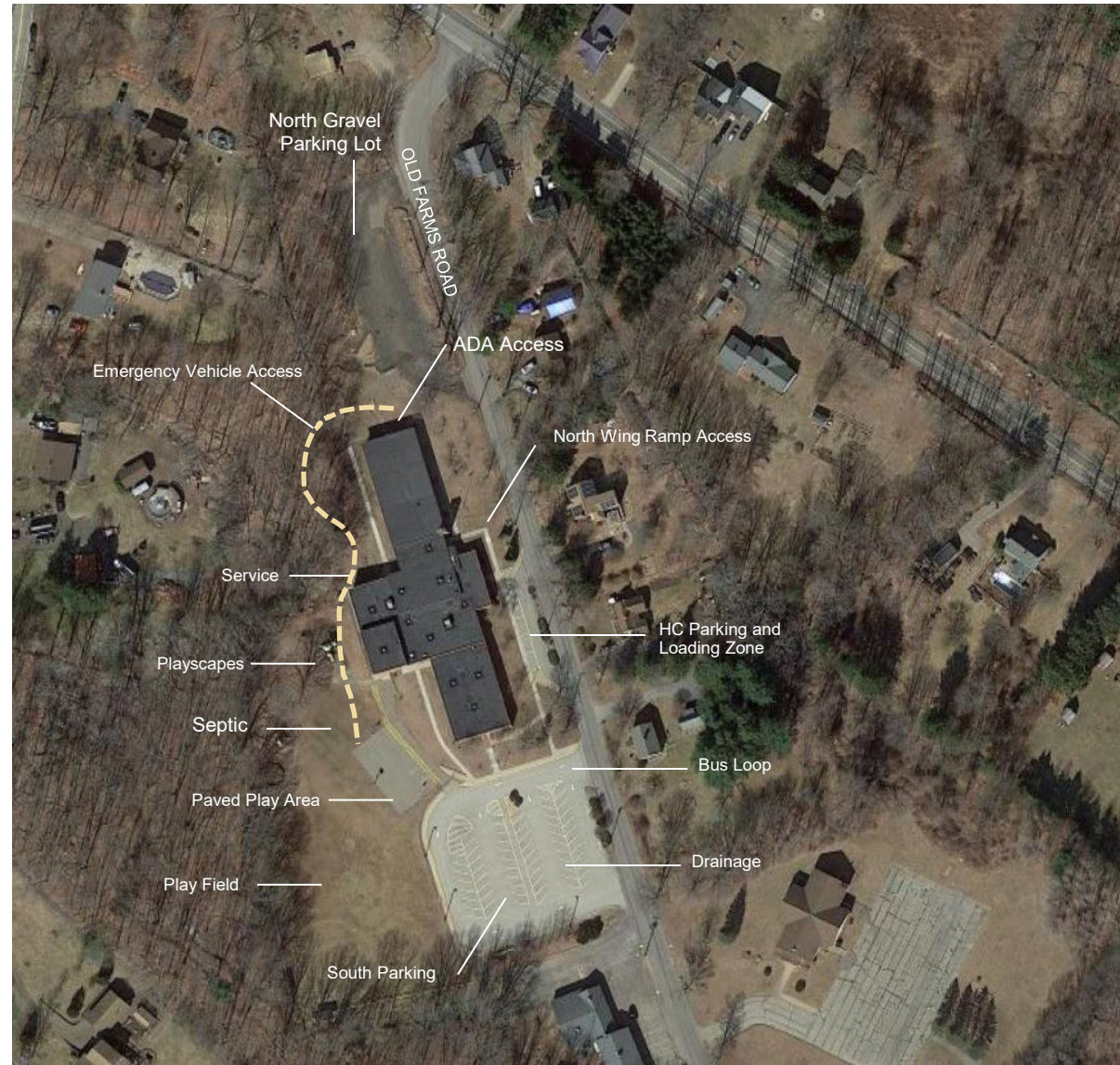
- Lot Size –Acres
- Grade PK – 4 Educational Facility
- Residential Neighborhood – R-15
- Proximity of Residences
- Site Circulation
- Bus Loop
- Parent Pickup/Drop-off
- Parking Adequacy
- Identify Utilities – Public
- Aquifer Protection
- Traffic Evaluation
- Wetland + Neighborhood Impact
- Septic System
- Drainage & Retention
- Recreational Fields
- Pedestrian Access

Construction Phasing

- Separation Construction + School Traffic
- Construction Staging Areas
- Continuity of Utilities + Services

Constructability + Site Logistics

- Construction Access
- Demolition Impact
- HAZMAT Management
- Erosion + Sedimentation Control



CENTER BUILDING ASSESSMENT

EXISTING CONDITIONS OVERVIEW

Evaluate + Confirm Assets

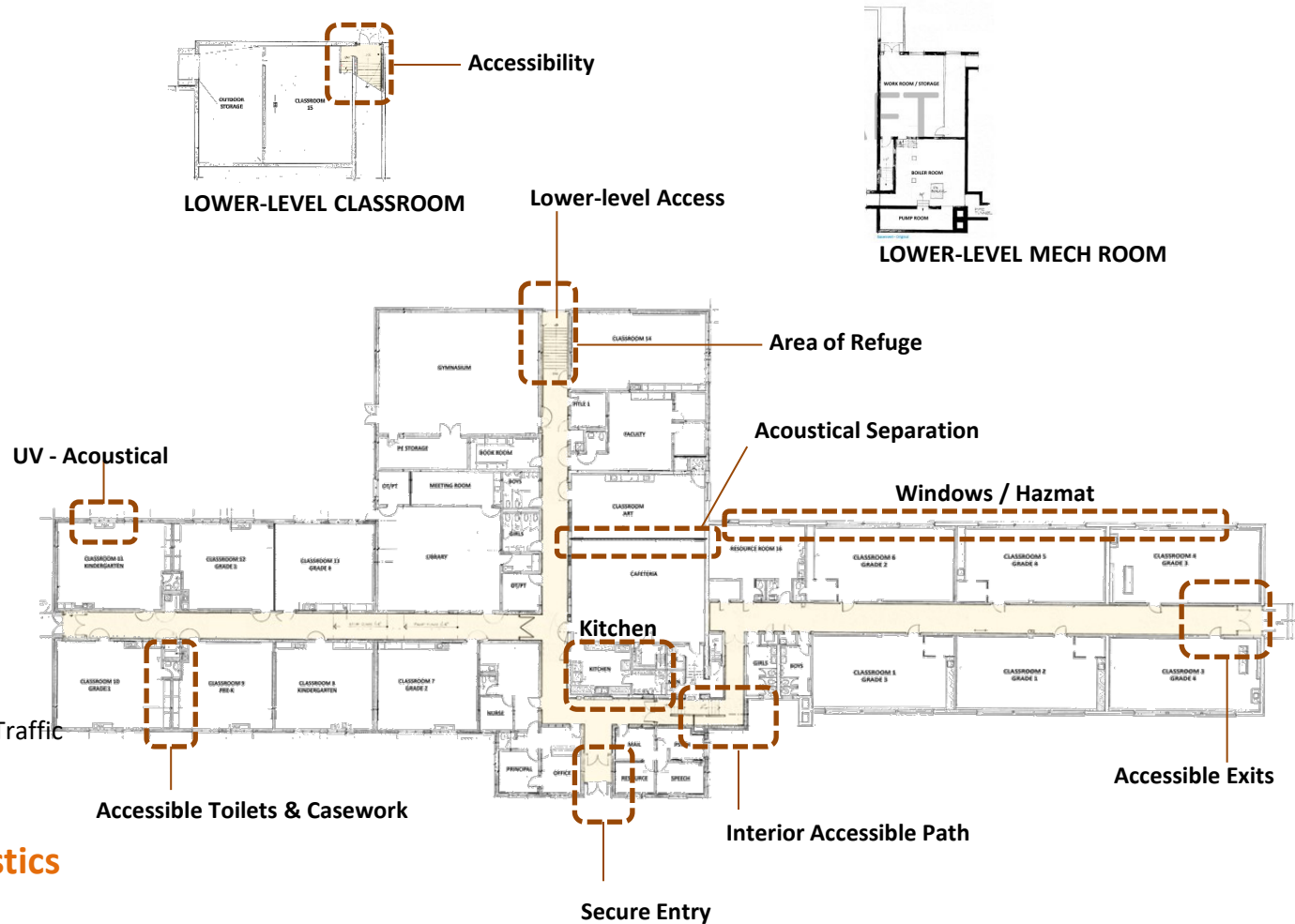
- Lot Size –Acres
- Grade 6-8 Educational Facility
- Residential Neighborhood – R-15
- Proximity of Residences
- Confirm Site Circulation
- Bus Loop
- Parent Pickup/Drop-off
- Parking Adequacy
- Identify Utilities – Public
- Aquifer Protection
- Flood Zone
- Traffic Study + Report
- Wetland + Neighborhood Impact
- Wildlife Habitats
- Recreational Fields
- Pedestrian Access
- Construction Phasing – Site

Construction Phasing

- Separation Construction + School Traffic
- Construction Staging Areas
- Continuity of Utilities + Services

Constructability + Site Logistics

- Construction Access
- Demolition Impact
- HAZMAT Management
- Erosion + Sedimentation Control



EXISTING FLOOR PLAN – MAIN LEVEL

CENTER PRIORITIZATION + BUDGET

CENTER ELEMENTARY SCHOOL WILLINGTON CT.

April 2, 2024

Priority Ranking	Corrective Action	Estimated Cost	State Reimbursement	Priority One	Priority Two	Priority Three	Priority Four	Priority Five
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1.0 Site & Utilities								
1.1	Parking	NA	There is adequate parking for the school	\$ -	\$ -	\$ -	\$ -	\$ -
1.2	Paving South Parking	3	Replace in 5 years - Implement an ongoing maintenance plan	\$ 675,000.00	\$ -	\$ -	\$ 675,000.00	\$ -
1.3	Paving North Parking	1	Provide an accessible paved lot with appropriate drainage	\$ 323,000.00	\$ 323,000.00	\$ -	\$ -	\$ -
1.4	Site Circulation	1	See Ramps and Stairs	\$ -	\$ -	\$ -	\$ -	\$ -
1.5	Sidewalks/ Pathways	1	See Ramps and Stairs	\$ -	\$ -	\$ -	\$ -	\$ -
1.6	Site Accessibility	1	Van Parking	\$ 60,000.00	\$ 60,000.00	\$ -	\$ -	\$ -
1.7	Emergency Access around Bldg.	1	Provide access for emergency vehicles	\$ 375,000.00	\$ 375,000.00	\$ -	\$ -	\$ -
1.8	Site Exterior Lighting	1	Provide additional site pole lighting	\$ 250,000.00	\$ 250,000.00	\$ -	\$ -	\$ -
1.9	Playfields/ Playscapes	1	Update equipment for ADA & Provide rubber surface. Add an accessible path to the baseball diamond.	\$ 100,000.00	\$ 100,000.00	\$ -	\$ -	\$ -
1.10	Site Stairs	1	Repair & Replace Stairs	\$ 112,500.00	\$ 112,500.00	\$ -	\$ -	\$ -
1.11	Site Ramps	1	Provide new ramps & Update existing for ADA	\$ 450,000.00	\$ 450,000.00	\$ -	\$ -	\$ -
1.12	Fencing	1	Repair & Replace	\$ 112,500.00	\$ 112,500.00	\$ -	\$ -	\$ -
1.13	Site Signage	1	Add and Update Signage	\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	\$ -
1.14	Site Drainage	1	Storm Drainage and Retention	\$ 250,000.00	\$ 250,000.00	\$ -	\$ -	\$ -
1.15	Service Area Upgrades	2	Update Delivers and Site Services Area	\$ 20,000.00	\$ -	\$ 20,000.00	\$ -	\$ -
1.16	Remove & Replace Oil Tanks	1	Replce Oil Tank (Includes Contaminated Soil)	\$ 485,000.00	\$ 485,000.00	\$ -	\$ -	\$ -
1.17	Water & Fire Service	1	A fire service line will be required for the Sprinkler system,	\$ 125,000.00	\$ 125,000.00	\$ -	\$ -	\$ -
1.18	Gas Service	0	NA	\$ -	\$ -	\$ -	\$ -	\$ -
1.19	Sanitary Service	1	Remove and replace System	\$ 500,000.00	\$ 500,000.00	\$ -	\$ -	\$ -

2.0 Building Envelope								
2.1	Exterior Walls - Brick	3	Repoint, Caulk, Repair Brick	\$ 750,000.00	\$ -	\$ -	\$ 750,000.00	\$ -
2.2	Exterior Walls - Brick	2	Partial Replacement of Masonry	\$ 148,750.00	\$ -	\$ 148,750.00	\$ -	\$ -
2.3	Exterior Walls - Brick	1	Partial Replacement of Masonry at Chimney	\$ 63,750.00	\$ 63,750.00	\$ -	\$ -	\$ -
2.4	Exterior Walls - Concrete	2	Concrete Foundation Walls	\$ 125,000.00	\$ -	\$ 125,000.00	\$ -	\$ -
2.5	Doors/ Hardware Exterior	1	Replace all doors	\$ 15,000.00	\$ 15,000.00	\$ -	\$ -	\$ -
2.6	Doors/ Hardware Exterior	1	Replace & add doors for Secure Vestibule	\$ 45,000.00	\$ 45,000.00	\$ -	\$ -	\$ -
2.7	Windows 1954	1	Replace	\$ 140,000.00	\$ 140,000.00	\$ -	\$ -	\$ -
2.8	Windows 1980	3	Replace in 5 years	\$ 140,000.00	\$ -	\$ -	\$ 140,000.00	\$ -
2.9	Roofs Membrane 1954	1	Replace	\$ 896,250.00	\$ 896,250.00	\$ -	\$ -	\$ -
2.10	Roofs Membrane 1980	3	Replace in 5 to 10 Years	\$ 427,500.00	\$ -	\$ -	\$ 427,500.00	\$ -
2.11	Hazmat Allowance	1	Remove all Hazmat Caulking, Masonry Work	\$ 84,000.00	\$ 84,000.00	\$ -	\$ -	\$ -
2.12	Thermal Performance	NA	Improved with window / roof replacement	\$ -	\$ -	\$ -	\$ -	\$ -
2.13	Solar Panels	5	State Reimbursable	\$ 250,000.00	\$ -	\$ -	\$ -	\$ 250,000.00
2.14	Canopies at Entrance Ramps	1	State Reimbursable	\$ 250,000.00	\$ 250,000.00	\$ -	\$ -	\$ -
2.15	Canopies at Dropoff/Pickup	5	State Reimbursable	\$ 750,000.00	\$ -	\$ -	\$ -	\$ 750,000.00

CENTER PRIORITIZATION + BUDGET

CENTER ELEMENTARY SCHOOL WILLINGTON CT.

April 2, 2024

Priority Ranking	Corrective Action	Estimated Cost	State Reimbursement Priority One	Priority Two	Priority Three	Priority Four	Priority Five
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3.0 Building Interior									
3.1	Floors	3	Replace with VET and Carpet	\$ 316,536.00	\$ -	\$ -	\$ 316,536.00	\$ -	\$ 316,536.00
3.2	Walls	All	General Maintenance	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
3.3	Ceilings	2	Replace damaged, replace by classroom	\$ 369,000.00	\$ -	\$ 369,000.00	\$ -	\$ -	\$ -
3.4	Doors/ Hardware Interior	1	Replace & Add privacy Shutters	\$ 52,500.00	\$ 52,500.00	\$ -	\$ -	\$ -	\$ -
3.5	Lavatories Classrooms	1	Make Compliant, Repair	\$ 125,000.00	\$ 125,000.00	\$ -	\$ -	\$ -	\$ -
3.6	Lavatories and Drinking Fountains	4	Monitor & Replace	\$ 50,000.00	\$ -	\$ -	\$ -	\$ 50,000.00	\$ -
3.7	Classroom Shades	3	Manually Operated	\$ 35,000.00	\$ -	\$ -	\$ 35,000.00	\$ -	\$ -
3.8	Natural Light	3	Replace Skylights	\$ 45,000.00	\$ -	\$ -	\$ 45,000.00	\$ -	\$ -
3.9	Acoustics	2	Meet State OGA Acoustical requirements	\$ 123,000.00	\$ -	\$ 123,000.00	\$ -	\$ -	\$ -
3.10	Acoustics	2	Meet State OGA Acoustical requirements	\$ 123,000.00	\$ -	\$ 123,000.00	\$ -	\$ -	\$ -
3.11	Millwork/ Cabinets ADA	1	Replace fro ADA Compliance	\$ 78,000.00	\$ 78,000.00	\$ -	\$ -	\$ -	\$ -
3.12	Millwork/ Cabinets	2	Replace poor condition	\$ 266,500.00	\$ -	\$ 266,500.00	\$ -	\$ -	\$ -
3.13	Gymnasium	5	General Maintenance add acoustical panels	\$ 50,000.00	\$ -	\$ -	\$ -	\$ -	\$ 50,000.00
3.14	Assembly	NA		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3.15	Cafeteria/ Kitchen	3	Replace dividing wall, General Maintenance	\$ 65,000.00	\$ -	\$ -	\$ 65,000.00	\$ -	\$ -
3.16	Kitchen	1	Replae Equipment & Provide ADA Layout	\$ 300,000.00	\$ 300,000.00	\$ -	\$ -	\$ -	\$ -
3.17	Hazmat (Includes Floor Replacement)	1	Remove all Hazmat Caulking, Tile and Mastic Sprinkler system addresses some requirements , provide rated enclosure for open stair	\$ 290,000.00	\$ 290,000.00	\$ -	\$ -	\$ -	\$ -
3.18	Fire/ Smoke Ratings	1		\$ 75,000.00	\$ 75,000.00	\$ -	\$ -	\$ -	\$ -
4.0 Interior ADA Accessibility									
4.1	Lavatory / Sink Accessibility	1	Renovate and make accessible	\$ 250,000.00	\$ 250,000.00	\$ -	\$ -	\$ -	\$ -
4.2	Childrens Fixtures & Unisex Toilets	2	General Maintenance - Add toilet rooms	\$ 100,000.00	\$ -	\$ 100,000.00	\$ -	\$ -	\$ -
4.3	Drinking Fountains	1	Add additional fountains	\$ 13,500.00	\$ 13,500.00	\$ -	\$ -	\$ -	\$ -
4.4	Hardware	2	Upgrade millwork hardware	\$ 37,500.00	\$ -	\$ 37,500.00	\$ -	\$ -	\$ -
4.5	Interior Signage	2	Update Signage	\$ 50,000.00	\$ -	\$ 50,000.00	\$ -	\$ -	\$ -
4.6	Elevator & New Shaft	1	Install lift to make 1950's wing accessible	\$ 875,000.00	\$ 875,000.00	\$ -	\$ -	\$ -	\$ -
4.7	Stairs	2	Repair stair treads, replace settled stairs	\$ 75,000.00	\$ -	\$ 75,000.00	\$ -	\$ -	\$ -
4.8	Ramps	5	General Maintenance	\$ 12,500.00	\$ -	\$ -	\$ -	\$ -	\$ 12,500.00
4.9	Gymnasium/ Locker Rooms	5	General Maintenance	\$ 50,000.00	\$ -	\$ -	\$ -	\$ -	\$ 50,000.00
4.10	Assembly	5	General Maintenance	\$ 75,000.00	\$ -	\$ -	\$ -	\$ -	\$ 75,000.00
4.11	Stage	N/A		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4.12	Typical Classrooms	4	General Maintenance	\$ 61,500.00	\$ -	\$ -	\$ -	\$ 61,500.00	\$ -
4.13	Accessible Exits	1	Regrade to make accessible / Thresholds	\$ 25,000.00	\$ 25,000.00	\$ -	\$ -	\$ -	\$ -

CENTER PRIORITIZATION + BUDGET

CENTER ELEMENTARY SCHOOL WILLINGTON CT.

April 2, 2024

Priority Ranking	Corrective Action	Estimated Cost	State Reimbursement	Priority One	Priority Two	Priority Three	Priority Four	Priority Five
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5.0 Building Systems									
5.1	Plumbing	3	General maintenance	\$ 140,000.00	\$ -	\$ -	\$ 140,000.00	\$ -	\$ -
5.2	Plumbing	3	Water Conservation Fixtures	\$ 210,000.00	\$ -	\$ -	\$ 210,000.00	\$ -	\$ -
5.3	Plumbing	1	Emergency Eyewash	\$ 15,000.00	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -
5.4	Plumbing	1	Insulate Existing Water and Heating pipes	\$ 210,000.00	\$ 210,000.00	\$ -	\$ -	\$ -	\$ -
5.5	Fire Protection	1	Install sprinkler system	\$ 350,000.00	\$ 350,000.00	\$ -	\$ -	\$ -	\$ -
5.6	Fire Alarm/ Smoke Detection	5	Updated in 2023 - General Maintenance	\$ 70,000.00	\$ -	\$ -	\$ -	\$ -	\$ 70,000.00
5.7	Heating - Building	3	Replace with a New Energy Efficient HVAC System	\$ 150,000.00	\$ -	\$ -	\$ 150,000.00	\$ -	\$ -
5.8	Heating - Localized	3	Install local controls upgrade systems	\$ 280,000.00	\$ -	\$ -	\$ 280,000.00	\$ -	\$ -
5.9	Ventilation	1	Replace, and standardize systems	\$ 420,000.00	\$ 420,000.00	\$ -	\$ -	\$ -	\$ -
5.10	Air Conditioning	2	Add air conditioning	\$ 560,000.00	\$ -	\$ 560,000.00	\$ -	\$ -	\$ -
5.11	HVAC Controls	2	Upgrade system for more control	\$ 420,000.00	\$ -	\$ 420,000.00	\$ -	\$ -	\$ -
5.12	Electrical Service	3	General maintenance	\$ 100,000.00	\$ -	\$ -	\$ 100,000.00	\$ -	\$ -
5.13	Electrical Distribution	3	General maintenance	\$ 140,000.00	\$ -	\$ -	\$ 140,000.00	\$ -	\$ -
5.14	Lighting - Interior	3	Replace all lighting with energy efficient fixtures	\$ 350,000.00	\$ -	\$ -	\$ 350,000.00	\$ -	\$ -
5.15	Lighting - Exterior	3	Exterior Building Lighting	\$ 25,000.00	\$ -	\$ -	\$ 25,000.00	\$ -	\$ -
5.16	Lighting - Emergency	3	General Maintenance. Full Building Recommended	\$ 10,500.00	\$ -	\$ -	\$ 10,500.00	\$ -	\$ -
5.17	Generator	2	Install full generator	\$ 325,000.00	\$ -	\$ 325,000.00	\$ -	\$ -	\$ -

6.0 Technology									
6.1	Classroom Technology	5	General Maintenance Update Systems	\$ 70,000.00	\$ -	\$ -	\$ -	\$ -	\$ 70,000.00
6.2	Assembly Technology	N/A		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6.3	Building WiFi	5	General Maintenance Update Systems	\$ 50,000.00	\$ -	\$ -	\$ -	\$ -	\$ 50,000.00
6.4	Intercom/ Public Address	3	Upgrade system	\$ 140,000.00	\$ -	\$ -	\$ 140,000.00	\$ -	\$ -
6.5	Clocks/ Bells	3	Upgrade system	\$ 210,000.00	\$ -	\$ -	\$ 210,000.00	\$ -	\$ -
6.6	Phones/ Data	3	Upgrade system	\$ 125,000.00	\$ -	\$ -	\$ 125,000.00	\$ -	\$ -

7.0 Building Security									
7.1	Secured Entrance Vestibule	1	Create secure entry vestibule	\$ 150,000.00	\$ 150,000.00	\$ -	\$ -	\$ -	\$ -
7.2	Secured Building Exits	1	Add monitoring to prevent propped doors	\$ 18,000.00	\$ 18,000.00	\$ -	\$ -	\$ -	\$ -
7.3	Operable Windows	NA	Addressed with window replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7.4	Security Cameras - Interior	4	General Maintenance & Updates	\$ 50,000.00	\$ -	\$ -	\$ -	\$ -	\$ 50,000.00
7.5	Security Cameras- Exterior	4	General Maintenance & Updates	\$ 50,000.00	\$ -	\$ -	\$ -	\$ -	\$ 50,000.00

Rank	Description	Priority One		Priority Two		Priority Three		Priority Four		Priority Five	
		2025 (1 Year)	2025 (1 Year)	2026 (2 Year)	2027 (3 Year)	2029 (5 Years)	2034 (10 Year)				
	Construction Start Year	2025 (1 Year)		2025 (1 Year)	2026 (2 Year)	2027 (3 Year)	2029 (5 Years)	2034 (10 Year)			
	Total Construction Cost	\$ 16,620,286.00		\$ 7,954,000.00	\$ 2,762,750.00	\$ 4,354,536.00	\$ 131,500.00	\$ 1,814,036.00			
	Estimated Escalation Per Year	\$ 831,014.30	5.00%	\$ 397,700.00	\$ 276,275.00	\$ 653,180.40	\$ 32,875.00	\$ 907,018.00			
	Construction Contingency	\$ 1,246,521.45	7.50%	\$ 596,550.00	\$ 207,206.25	\$ 326,590.20	\$ 9,862.50	\$ 136,052.70			
	Design & Estimate Contingency	\$ 1,662,028.60	10.00%	\$ 795,400.00	\$ 276,275.00	\$ 435,453.60	\$ 13,150.00	\$ 181,403.60			
	Project Development	\$ 3,324,057.20	20.00%	\$ 1,590,800.00	\$ 552,550.00	\$ 870,907.20	\$ 26,300.00	\$ 362,807.20			
	Budget Total	\$ 23,683,907.55		\$ 11,334,450.00	\$ 4,075,056.25	\$ 6,640,667.40	\$ 213,687.50	\$ 3,401,317.50			
	Project Cost Per SF	\$ 845.85	28,000	\$ 404.80	\$ 145.54	\$ 237.17	\$ 7.63	\$ 121.48			

HALL SITE ASSESSMENT

EXISTING CONDITIONS

Evaluate + Confirm Assets

- Lot Size –Acres
- Grade 5-8 Educational Facility
- Residential Neighborhood – R-15
- Proximity of Residences
- Confirm Site Circulation
- Bus Loop
- Parent Pickup/Drop-off
- Parking Adequacy
- Identify Utilities – Public
- Aquifer Protection
- Flood Zone
- Traffic Study + Report
- Wetland + Neighborhood Impact
- Wildlife Habitats
- Recreational Fields
- Pedestrian Access
- Identify Location for Potential Construction
- Construction Phasing – Site

Construction Phasing

- Separation Construction + School Traffic
- Construction Staging Areas
- Continuity of Utilities + Services

Constructability + Site Logistics

- Construction Access
- Demolition Impact
- HAZMAT Management
- Erosion + Sedimentation Control



HALL BUILDING ASSESSMENT

EXISTING CONDITIONS

Evaluate + Confirm Assets

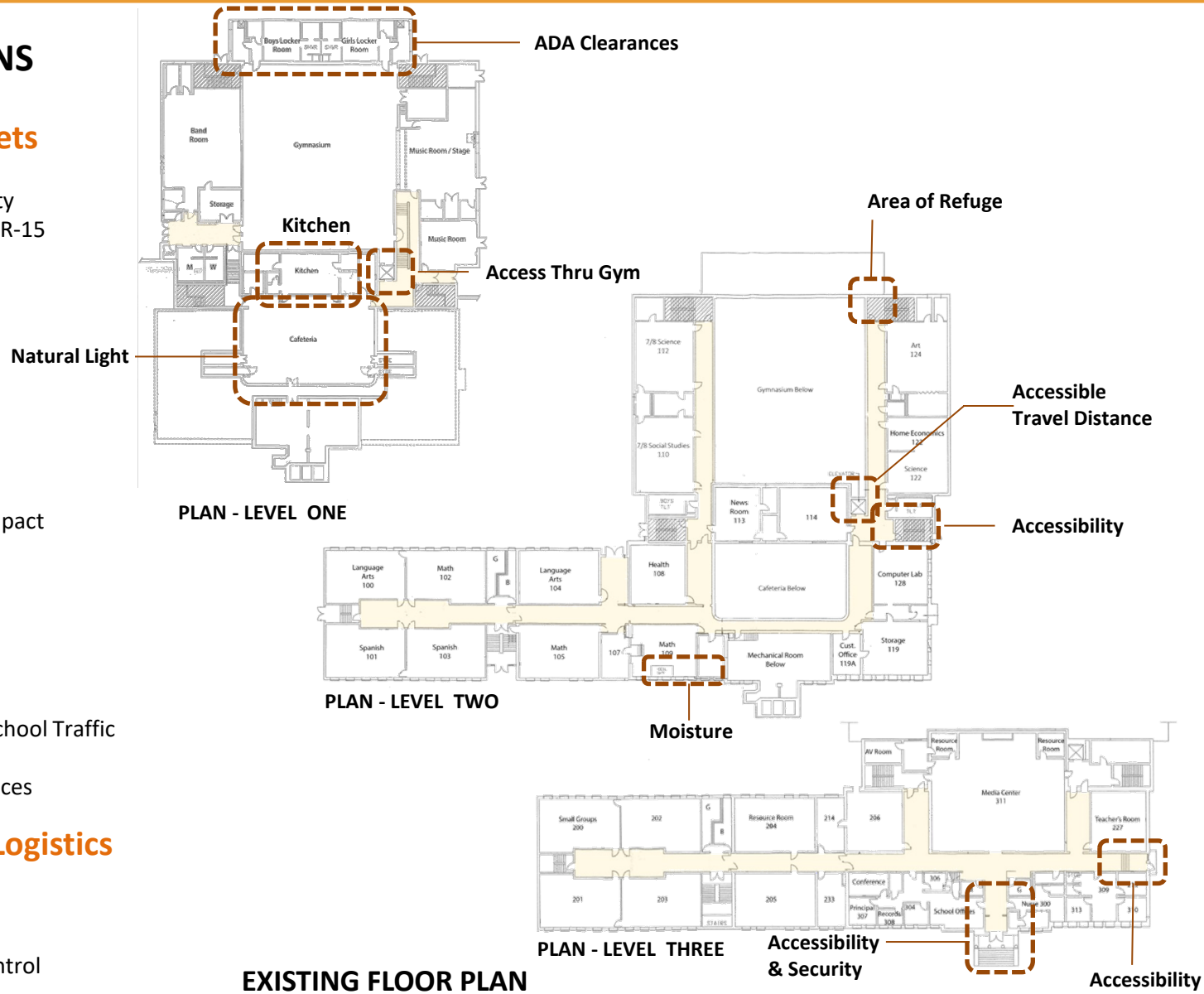
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EXISTING FLOOR PLAN

HALL PRIORITIZATION + BUDGET

HALL MEMORIAL SCHOOL WILLINGTON CT.

April 2, 2024

			Priority Ranking	Corrective Action	Estimated Cost	State Reimbursement	Priority One	Priority Two	Priority Three	Priority Four	Priority Five
1.0	Site & Utilities										
1.1	Parking	1	Additional parking & ADA loading for the school	\$ 175,000.00		\$ 175,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
1.1A	Repave and stripe overflow parking lot	1	Update Paving, Curbs, striping and Signage			\$ 360,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
1.2	Paving Main Parking	2	Replace in 3 to 5 years - Implement an ongoing maintenance plan	\$ 671,250.00		\$ -	\$ 671,250.00	\$ -	\$ -	\$ -	\$ -
1.3	Site Circulation	1	New Bus and Car/Parent Circulation	\$ 650,000.00		\$ 650,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
1.4	Sidewalks/ Pathways	1	Provide pedestrian access to the rear of the school.	\$ 20,000.00		\$ 20,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
1.5	Site Accessibility	1	Van Parking	\$ 60,000.00		\$ 60,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
1.6	Emergency Access around Bldg.	1	Provide access for emergency vehicles	\$ 125,000.00		\$ 125,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
1.7	Site Exterior Lighting	1	Provide additional site pole lighting	\$ 100,000.00		\$ 100,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
1.8	Playfields/ Playscapes	1	Update equipment for ADA & Provide rubber surface. Add an accessible path to the baseball diamond.	\$ 100,000.00		\$ 100,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
1.9	Site Stairs	1	Repair & Replace Stairs	\$ 112,500.00		\$ 112,500.00	\$ -	\$ -	\$ -	\$ -	\$ -
1.10	Site Ramps	1	Provide new ramps & Update existing for ADA	\$ 450,000.00		\$ 450,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
1.11	Fencing	1	Repair & Replace	\$ 112,500.00		\$ 112,500.00	\$ -	\$ -	\$ -	\$ -	\$ -
1.12	Site Signage	1	Add and Update Signage	\$ 35,000.00		\$ 35,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
1.13	Site Drainage	1	Storm Drainage and Retention	\$ 550,000.00		\$ 550,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
1.14	Service Area Upgrades	3	Update Delivers and Site Services Area	\$ 50,000.00		\$ -	\$ -	\$ 50,000.00	\$ -	\$ -	\$ -
1.15	Remove & Replace Oil Tanks	1	Replce Oil Tank (Includes Contaminated Soil)	\$ 450,000.00		\$ 450,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
1.16	Water & Fire Service	1	A fire service line will be required for the Sprinkler system,	\$ 125,000.00		\$ 125,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
1.17	Gas Service	0	NA	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1.18	Sanitary Service	1	Remove and replace Septic System & Fields	\$ 500,000.00		\$ 500,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
2.0	Building Envelope										
2.1	Exterior Walls - Brick	3	Repoint, Caulk, Repair Brick	\$ 437,500.00		\$ -	\$ -	\$ 437,500.00	\$ -	\$ -	\$ -
2.2	Exterior Walls - Brick	2	Partial Replacement of Masonry	\$ 425,000.00		\$ -	\$ 425,000.00	\$ -	\$ -	\$ -	\$ -
2.3	Exterior Walls - Block	1	Partial Replacement of Masonry at Chimney	\$ 10,625.00		\$ 10,625.00	\$ -	\$ -	\$ -	\$ -	\$ -
2.4	Exterior Walls - Concrete	2	Concrete Foundation Walls	\$ 187,500.00		\$ -	\$ 187,500.00	\$ -	\$ -	\$ -	\$ -
2.5	Doors/ Hardware Exterior	1	Replace all doors	\$ 45,000.00		\$ 45,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
2.6	Secure Vestibules	1	Provide two secure vestibules & a Ramp	\$ 800,000.00		\$ 800,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
2.7	Windows 1954	2	Replace	\$ 266,625.00		\$ -	\$ 266,625.00	\$ -	\$ -	\$ -	\$ -
2.8A	Roofs Shingle	1	Replace	\$ 300,000.00		\$ 300,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
2.8B	Roofs Membrane	1	Replace	\$ 1,068,750.00		\$ 1,068,750.00	\$ -	\$ -	\$ -	\$ -	\$ -
2.9	Hazmat Allowance	1	Remove all Hazmat Caulking, Masonry Work	\$ 225,000.00		\$ 225,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
2.10	Thermal Performance	NA	Improved with window / roof replacement	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2.11	Solar Panels	5	State Reimbursable	\$ 250,000.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000.00
2.12	Canopies at Entrance Ramps	1	State Reimbursable	\$ 250,000.00		\$ 250,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
2.13	Canopies at Bus Dropoff/Pickup	5	State Reimbursable	\$ 525,000.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 525,000.00

HALL PRIORITIZATION + BUDGET

HALL MEMORIAL SCHOOL WILLINGTON CT.

April 2, 2024

Priority Ranking	Corrective Action	Estimated Cost	State Reimbursement	Priority One	Priority Two	Priority Three	Priority Four	Priority Five
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3.0 Building Interior								
3.1	Floors	3	Replace with VET and Carpet	\$ 825,000.00	\$ -	\$ -	\$ 825,000.00	\$ -
3.2	Walls	1	Allowance for Repair of all damaged walls	\$ 35,000.00	\$ 35,000.00	\$ -	\$ -	\$ -
3.3	Ceilings	2	Repair damaged Plaster ceilings Replace ACT	\$ 825,000.00	\$ -	\$ 825,000.00	\$ -	\$ -
3.4	Doors/ Hardware Interior	1	Replace & Add privacy Shutters	\$ 218,750.00	\$ 218,750.00	\$ -	\$ -	\$ -
3.5	Lavatories Classrooms & Toilets	ALL	Monitor & Replace	\$ 125,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
3.6	Natural Light	1	Provide natural light	\$ 100,000.00	\$ 100,000.00	\$ -	\$ -	\$ -
3.7	Acoustics	2	Meet State OGA Acoustical requirements	\$ 275,000.00	\$ -	\$ 275,000.00	\$ -	\$ -
3.8	Millwork/ Cabinets ADA	1	Replace for ADA Compliance	\$ 78,000.00	\$ 78,000.00	\$ -	\$ -	\$ -
3.9	Millwork/ Cabinets	2	Replace poor condition	\$ 487,500.00	\$ -	\$ 487,500.00	\$ -	\$ -
3.10	Gymnasium	3	General Repair for PE Use	\$ 25,000.00	\$ -	\$ -	\$ 25,000.00	\$ -
3.11	Locker Rooms	2	General Repair Update finishes and layout for ADA	\$ 187,500.00	\$ -	\$ 187,500.00	\$ -	\$ -
3.12	Gymnasium	2	Lighting, Sound and acoustics for Assembly Use	\$ 350,000.00	\$ -	\$ 350,000.00	\$ -	\$ -
3.13	Assembly Media Center	2	General Repair (See Ceiling & Wall for repair cost)	\$ 25,000.00	\$ -	\$ 25,000.00	\$ -	\$ -
3.14	Cafeteria/ Kitchen	2	Provide Natural Light and address Acoustics	\$ 150,000.00	\$ -	\$ 150,000.00	\$ -	\$ -
3.15	Cafeteria/ Kitchen	2	Reorganize the space to meet current Health Code and ADA requirements	\$ 350,000.00	\$ -	\$ 350,000.00	\$ -	\$ -
3.16	Hazmat (Includes Floor Replacement)	1	Remove all Hazmat Caulking, Tile and Mastic	\$ 500,000.00	\$ 500,000.00	\$ -	\$ -	\$ -
3.17	Fire/ Smoke Ratings	1	Sprinkler system addresses some requirements , provide rated enclosure for open stair	\$ 75,000.00	\$ 75,000.00	\$ -	\$ -	\$ -

4.0 Interior ADA Accessibility								
4.1	Lavatory / Sink Toilet Accessibility	1	Renovate and make accessible	\$ 296,875.00	\$ 296,875.00	\$ -	\$ -	\$ -
4.2	Childrens Fixtures & Unisex Toilets	2	General Maintenance - Add toilet rooms	\$ 100,000.00	\$ -	\$ 100,000.00	\$ -	\$ -
4.3	Drinking Fountains	1	Add additional fountains	\$ 9,000.00	\$ 9,000.00	\$ -	\$ -	\$ -
4.4	Door and Millwork Hardware	2	Upgrade millwork hardware	\$ 45,000.00	\$ -	\$ 45,000.00	\$ -	\$ -
4.5	Interior Signage	2	Update Signage	\$ 75,000.00	\$ -	\$ 75,000.00	\$ -	\$ -
4.6	Elevator	1	Upgrade for ADA	\$ 25,000.00	\$ 25,000.00	\$ -	\$ -	\$ -
4.7	Stairs	1	Provide an area of refuge and update stairs	\$ 200,000.00	\$ 200,000.00	\$ -	\$ -	\$ -
4.8	Ramps	2	Update Ramp	\$ 131,250.00	\$ -	\$ 131,250.00	\$ -	\$ -
4.9	Gymnasium/ Locker Rooms/Stage	3	General Maintenance and update finishes	\$ 250,000.00	\$ -	\$ -	\$ 250,000.00	\$ -
4.10	Typical Classrooms	4	General Maintenance	\$ 137,500.00	\$ -	\$ -	\$ -	\$ 137,500.00
4.11	Accessible Exits	1	Regrade to make accessible / Thresholds / Windows	\$ 67,500.00	\$ 67,500.00	\$ -	\$ -	\$ -
4.12	Site Accessibility	1	Addressed in other categories	\$ -	\$ -	\$ -	\$ -	\$ -

HALL PRIORITIZATION + BUDGET

HALL MEMORIAL SCHOOL WILLINGTON CT.

April 2, 2024

Priority Ranking	Corrective Action	Estimated Cost	State Reimbursement	Priority One	Priority Two	Priority Three	Priority Four	Priority Five
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5.0 Building Systems										
5.1	Plumbing	3	General maintenance	\$ 140,000.00		\$ -	\$ -	\$ 140,000.00	\$ -	\$ -
5.2	Plumbing	3	Water Conservation Fixtures	\$ 487,500.00		\$ -	\$ -	\$ 487,500.00	\$ -	\$ -
5.3	Plumbing	1	Emergency Eyewash	\$ 20,000.00		\$ 20,000.00	\$ -	\$ -	\$ -	\$ -
5.4	Plumbing	1	Insulate Existing Water and Heating pipes	\$ 472,500.00		\$ 472,500.00	\$ -	\$ -	\$ -	\$ -
5.5	Fire Protection	1	Install sprinkler system	\$ 787,500.00		\$ 787,500.00	\$ -	\$ -	\$ -	\$ -
5.6	Fire Alarm/ Smoke Detection	5	Updated in 2023 - General Maintenance	\$ 157,500.00		\$ -	\$ -	\$ -	\$ -	\$ 157,500.00
5.7	Heating - Building	1	Replace with a New Energy Efficient HVAC System	\$ 250,000.00		\$ 250,000.00	\$ -	\$ -	\$ -	\$ -
5.8	Heating - Localized	2	Install local controls upgrade systems	\$ 630,000.00		\$ -	\$ 630,000.00	\$ -	\$ -	\$ -
5.9	Ventilation	1	Replace, and standardize systems	\$ 945,000.00		\$ 945,000.00	\$ -	\$ -	\$ -	\$ -
5.10	Air Conditioning	2	Add air conditioning	\$ 1,260,000.00		\$ -	\$ 1,260,000.00	\$ -	\$ -	\$ -
5.11	HVAC Controls	2	Upgrade system for more control	\$ 945,000.00		\$ -	\$ 945,000.00	\$ -	\$ -	\$ -
5.12	Electrical Service	3	General maintenance	\$ 100,000.00		\$ -	\$ -	\$ 100,000.00	\$ -	\$ -
5.13	Electrical Distribution	2	General maintenance	\$ 315,000.00		\$ -	\$ 315,000.00	\$ -	\$ -	\$ -
5.14	Lighting - Interior	3	Replace all lighting with energy efficient fixtures	\$ 1,102,500.00		\$ -	\$ -	\$ 1,102,500.00	\$ -	\$ -
5.15	Lighting - Exterior	2	Exterior Building Lighting	\$ 50,000.00		\$ -	\$ 50,000.00	\$ -	\$ -	\$ -
5.16	Lighting - Emergency	1	General Maintenance. Full Building Recommended	\$ 50,000.00		\$ -	\$ -	\$ 50,000.00	\$ -	\$ -
5.17	Generator	4	General Maintenance	\$ 10,000.00		\$ -	\$ -	\$ -	\$ 10,000.00	\$ -

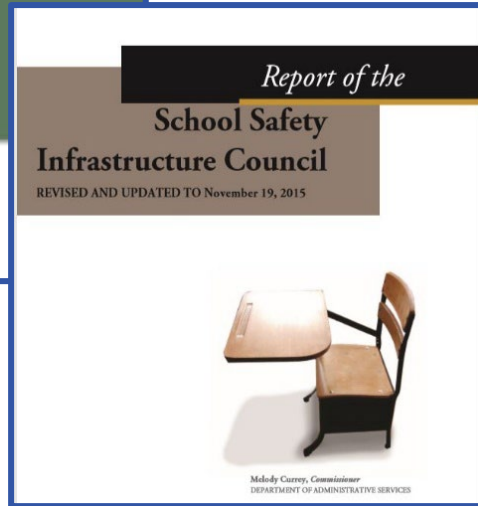
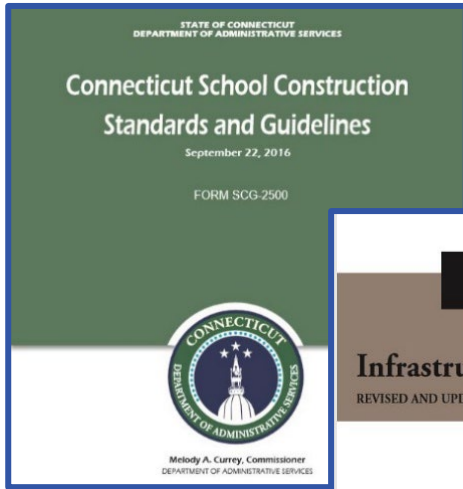
6.0 Technology										
6.1	Classroom Technology	5	General Maintenance Update Systems	\$ 157,500.00		\$ -	\$ -	\$ -	\$ -	\$ 157,500.00
6.2	Assembly Technology	N/A		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
6.3	Building WiFi	5	General Maintenance Update Systems	\$ 50,000.00		\$ -	\$ -	\$ -	\$ -	\$ 50,000.00
6.4	Intercom/ Public Address	3	Upgrade system	\$ 315,000.00		\$ -	\$ -	\$ 315,000.00	\$ -	\$ -
6.5	Clocks/ Bells	3	Upgrade system	\$ 472,500.00		\$ -	\$ -	\$ 472,500.00	\$ -	\$ -
6.6	Phones/ Data	3	Upgrade system	\$ 150,000.00		\$ -	\$ -	\$ 150,000.00	\$ -	\$ -

7.0 Building Security										
7.1	Secured Entrance Vestibule	1	Create secure entry vestibule	\$ 150,000.00		\$ 150,000.00	\$ -	\$ -	\$ -	\$ -
7.2	Secured Building Exits	1	Add monitoring to prevent propped doors	\$ 30,000.00		\$ 30,000.00	\$ -	\$ -	\$ -	\$ -
7.3	Operable Windows	NA	Addressed with window replacement	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
7.4	Security Cameras - Interior	5	General Maintenance & Updates	\$ 50,000.00		\$ -	\$ -	\$ -	\$ -	\$ 50,000.00
7.5	Security Cameras- Exterior	5	General Maintenance & Updates	\$ 50,000.00		\$ -	\$ -	\$ -	\$ -	\$ 50,000.00

Rank	Description	Priority One										Priority Two										Priority Three										Priority Four										Priority Five									
		Construction Start Year	2025 (1 Year)	2025 (1 Year)	2026 (2 Year)	2027 (3 Year)	2029 (5 Years)	2034 (10 Year)	2025 (1 Year)	2026 (2 Year)	2027 (3 Year)	2029 (5 Years)	2034 (10 Year)	2025 (1 Year)	2026 (2 Year)	2027 (3 Year)	2029 (5 Years)	2034 (10 Year)	2025 (1 Year)	2026 (2 Year)	2027 (3 Year)	2029 (5 Years)	2034 (10 Year)	2025 (1 Year)	2026 (2 Year)	2027 (3 Year)	2029 (5 Years)	2034 (10 Year)																							
	Total Construction Cost	\$ 24,193,625.00		\$ 10,909,500.00	\$ 7,776,625.00	\$ 4,430,000.00	\$ 172,500.00	\$ 1,265,000.00																																											
	Estimated Escalation Per Year	\$ 1,209,681.25	5.00%	\$ 545,475.00	\$ 777,662.50	\$ 664,500.00	\$ 43,125.00	\$ 632,500.00																																											
	Construction Contingency	\$ 1,814,521.88	7.50%	\$ 818,212.50	\$ 583,246.88	\$ 332,250.00	\$ 12,937.50	\$ 94,875.00																																											
	Design & Estimate Contingency	\$ 2,419,362.50	10.00%	\$ 1,090,950.00	\$ 777,662.50	\$ 443,000.00	\$ 17,250.00	\$ 126,500.00																																											
	Project Development	\$ 4,233,884.38	17.50%	\$ 1,909,162.50	\$ 1,360,909.38	\$ 775,250.00	\$ 30,187.50	\$ 221,375.00																																											
	Budget Total	\$ 33,871,075.00		\$ 15,273,300.00	\$ 11,276,106.25	\$ 6,645,000.00	\$ 276,000.00	\$ 2,340,250.00																																											
	Project Cost Per SF	\$ 537.64	63,000	\$ 242.43	\$ 178.99	\$ 105.48	\$ 4.38	\$ 37.15																																											

OGA / OSCG+R EXPERIENCE

WILLINGTON 2024 REIMBURSEMENT RATE 63.93%



GRANT →

LAW ↓

GUIDELINE ↓

**FORM ED040, Schedule 6
SPACE STANDARDS DATA**
State project #: TMP-017-XMLM Facility: Memorial Boulevard Arts Magnet School

Schedule Status: Complete

Update Changes | Cancel Update

a. YEAR OF ORIGINAL CONSTRUCTION (4 digit; optional if New Construction)

b. Total facility floor area prior to this project: sqft.

c. Existing floor area which will be removed from service as part of this project (Please enter zero if no area will be removed) sqft.

d. Updated existing floor area (b-c): sqft.

e. New floor area to be added as part of this project (Please enter zero if no area will be added) sqft.

f. Total facility floor area at the completion of this project: sqft.

g. Portion of the total facility floor area constructed prior to 1990 (occure year; Please enter zero if facility built after 1990) sqft.

h. Highest projected enrollment for this facility during the 5 year period starting with the next October 1 following the date of this application:

SPACE STANDARDS WORKSHEET

A worksheet should be completed and submitted with the application for any NEW, E (extension), REVISION or RENOV (renovation) project, or combination of such types of project.

State Standard Base Specifications (SIZES)

GRADE	PK-6	7	8	9	10	11	12
PK-6	124	124	124	124	124	124	124
7	140	130	130	130	130	130	130
8	150	140	140	140	140	140	140
9	150	140	140	140	140	140	140
10	150	140	140	140	140	140	140
11	150	140	140	140	140	140	140
12	150	140	140	140	140	140	140

Under the column headed "Projected Enrollment", enter the average which your school's highest projected 5 year enrollment falls into the "Space on that line, complete the grid below for each grade housed within the school.

PK-6	7	8	9	10	11	12
4	32					
7	37					
8	37					
9	37					
10	37					
11	37					
12	37					

3. Total square footage at completion of project: sqft.

a. Existing area to remain constructed per SSC sqft.

b. Multiple "a" by 80% sqft.

c. Area at completion of project constructed per SSC sqft.

d. Square footage for space standards computation (b-c) sqft.

Space Standard Reduction impact on small schools

+ Priority Projects and Non-Priority Projects

WILLINGTON 2022 REIMBURSEMENT RATE 63.93%

State OSCGR Project – AREA CALCULATIONS



DEPARTMENT OF ADMINISTRATIVE SERVICES (DAS)
Office of School Construction Grants & Review (OSCG&R)

PROJECT TYPE LIST

FORM SCG-002

The following list indicates the Project Types available for grant reimbursement:

- A – alteration of existing facility
- AA – asbestos abatement
- CV – code violation
 - CW – contaminated water
- E/A – combined extension & alteration (existing site)
 - E – extension (existing site)
- EC – energy conservation
- EM – emergency repairs
- FC – fire code
- HC – handicapped codes
- IAQ – indoor air quality
- LA – lead abatement
- N – new construction (new site)
- O – outdoor athletic facilities
- OT – oil tank replacement
- P – purchases of facility and/or site
- PF – facility purchase
- PS – site acquisition
- RE – relocatable classrooms
- RR – roof replacement
- RNV – renovation
 - Replacement - within new areas of an existing school property and/or site improvements (existing site)
- SD – sewage disposal
- SI – site improvement
- THSS – technical high school system project
- VE – Vo-Ag equipment purchase

**Maximize State
Reimbursement For
Lowest Net Cost To The
Town Of Willington**

Project Number TBD												LEA CODE:		
School Name Middlefield Memorial School														
LEA Name Regional District 13														
SPACE STANDARDS WORKSHEET														
This worksheet should be completed and submitted with the application for any N (new), E (extension), A (alteration, or RNV (renovation) project, or combination.														
State Standard Space Specifications Grades														
Projected Enrollment	Pre-K & K	1	2	3	4	5	6	7	8	9	10	11	12	
														Allowable Square Footage per Pupil
0 - 350	124	124	124	124	124	124	156	156	180	180	180	194	194	194
351 - 750	120	120	120	120	120	120	152	152	176	176	176	190	190	190
751 - 1500	116	116	116	116	116	116	148	148	170	170	170	184	184	184
Over 1500	112	112	112	112	112	112	142	142	164	164	164	178	178	178

Steps for completing Section 1:

- In the field labeled "Projected Enrollment," enter your school's highest projected 8 year enrollment.
- Select "Yes" for each grade served or to be served in your school.
- Answer whether there is 1% additional space claimed for HVAC.
- Enter the existing square footage of your school constructed before 1959 remaining in completed project.
- Enter the square footage of the school built 1959 or later, as of the completion of construction.
- Note that all square foot calculations are measured to inside face of exterior walls.

Section 1.
Highest Proj Enrollment: _____
Pre-K and/or _____

SPACE STANDARDS

Allowable Area per Student – 124 SF

Allowable Building Area = Area x Max Student Enrollment

Existing Area 0 SF (Portables Demolished)

Proposed Addition 0 SF

Total Building Area 0 SF

Credit For Pre 1959 Construction 0 SF

Area Over Allowable 0 SF

IMPACT ON REIMBURSEMENT RATE 0%

Section 2.

ESTIMATED COST \$0 M

ESTIMATED 2024 REIMBURSEMENT RATE 52.14%

ESTIMATED STATE FUNDING \$0 M

NET COST TO REGION 13 = \$0 M

Section 3.

If line 2(e) is greater than line 2(e), there is no grant reimbursement.

If line 3(e) is greater than line 2(e), divide line 2(e) by line 3(e) 0.00%*

*This factor will be used to reduce total eligible costs because of space in excess of the maximum eligible for reimbursement. If a project exceeds the standards solely as the result of extraordinary programmatic requirements, the superintendent may submit a request to the Commissioner for a waiver. A detailed list of space allocations for all extraordinary programs with explanations must be included with the request.

Fire Protection: Provide new sprinkler system per NFPA 13. Provide new sprinkler main from street and sprinkler heads throughout the building area.

HVAC: Provide new roof mounted dedicated outdoor air units to provide ventilation air to classroom spaces. Distribution ductwork from the roof mounted units to be located in corridors and sidewall ducted into each classroom. Variable Refrigerant Flow (VRF) units would be provided in each classroom for cooling/ backup heating. The original boilers would be removed and replaced with high efficiency gas fired boilers with hydronic perimeter radiation, which would replace the existing steam radiators. Provide new insulation and controls.

Electrical: Replace existing switchgear with new, sized to accommodate the added HVAC load for the building. Provide new electrical secondary service from new utility transformer to new switchgear within building. Provide additional panelboard distribution throughout the building, as required to serve new HVAC equipment. Existing branch panelboards shall remain. Provide branch circuits for new HVAC equipment. Remove existing lighting and replace with new LED lighting. New LED lighting shall be wired to existing to remain branch circuitry. Provide additional fire alarm devices for HVAC upgrades, such as duct smoke detectors, control modules for air handling unit shutdown, etc. Provide additional fire alarm devices for new sprinkler system, such as tamper switches, flow switches, etc.

Roof Replacement: Provide a new roof in all areas that have exceeded the twenty-year warranty. The existing roof will be removed down to the deck and the scope will include addressing any roof top utilities, drains, skylights, flashing and equipment.

Building Exterior - Walls: Repair, Patch and replace all exterior wall that are impacted by the demolition of Sprinkler and HVAC work.

Building Interior – Painting and repair: Paint and repair all surface impacted by the demolition process and installation of new work.

Building Interior - Ceilings: Demolish and replace all ACT, Plaster or Gyp ceilings to accommodate the Sprinkle and HVAC work.

Building Interior - Hazmat: Remove all Hazmat encountered during construction.

CENTER HVAC BUDGET

Project Budget Estimate	EstNum	Date	4/2/2024
Project Type	IAQ / HVAC & CODE		
Building Area Renovated SF	28,000 SF		
Site Acreage	Acres		
CONSTRUCTION COST ESTIMATE			
		ELIGIBLE COST	INELIGIBLES
DIRECT CONSTRUCTION COST	See Attached Estimate	\$ 5,669,181.25	\$ 245,943.75
DESIGN & ESTIMATE CONTINGENCY	Contingency 7.50%	\$ -	\$ 443,634.38
ESCALATION	5% PER YEAR FOR 12 MONTHS 5.00%	\$ 295,756.25	\$ -
GC GENERAL CONDITIONS, GL INSURANCE	\$125K Per Month for 6 Months 1.50%	\$ 112,500.00	\$ 637,500.00
BONDS	1.25% Payment & Performcne 1.25%	\$ 12,755.66	\$ 75,417.84
STATE EDUCATION FUND	.026% State Fee	\$ -	\$ 62,848.20
GENERAL CONTRACTOR FEE	GC Overhead & Profit 15.00%	\$ 11,090.86	\$ 1,537.93
CONSTRUCTION CONTINGENCY	Contingency 7.50%	\$ -	\$ 443,634.38
TOTAL CONSTRUCTION COST		\$ 6,234,374.33	\$ 2,664,694.92
SOFT COST ESTIMATE			
		ELIGIBLE COST	INELIGIBLES
CONSULTANTS	R1010 Arch & Engineering Fees	\$ 634,058.68	\$ 33,371.51
	R2010 Environmental	\$ 14,250.00	\$ 750.00
	R3010 Commissioning	\$ 33,250.00	\$ 1,750.00
	R5010 Cost Estimator	\$ 11,875.00	\$ 625.00
	R6010 Owners Rep	\$ 71,250.00	\$ 3,750.00
	R9010 Legal	\$ 9,500.00	\$ 500.00
	S5010 Moving	\$ -	\$ 50,000.00
FEES	T1010 District Bonding Cost	\$ -	\$ 150,000.00
	T2010 Builders Risk Insurance Cost 1.50%	\$ 126,811.74	\$ 6,674.30
	T4010 Town Permit Fees	\$ -	\$ -
	T5010 State Permit Fees	\$ -	\$ -
	T6010 Testing & Inspection	\$ 75,000.00	\$ 3,750.00
	T7010 Printing & Mailing	\$ 9,500.00	\$ 500.00
	T8010 Other Costs	\$ -	\$ -
CONTINGENCIES	U1010 Owners Contingency 5.00%	\$ -	\$ 444,953.46
ACQUISITION COST	W1010 Land / Building Purchase	\$ -	\$ -
	W2010 Swing Space / Portables	\$ -	\$ -
	W3010 Site Remediation	\$ -	\$ -
	W4010 Appraisals	\$ -	\$ -
	W6010 Other Acquisitions Costs	\$ -	\$ -
TOTAL SOFT COST		\$ 985,495.42	\$ 696,624.27
TOTAL PROJECT COST		\$ 7,219,869.75	\$ 3,361,319.19
Estimated State Reimbursement	63.93%		\$ 4,615,662.73
NET COST TO THE TOWN OF WILLINGTON			\$ 5,965,526.21

HALL HVAC BUDGET

Construction Budget Estimate	EstNum	Date	4/2/2024
Project Type	IAQ / HVAC & CODE		
Building Area Renovated SF	63,000 SF		
Site Acreage			

CONSTRUCTION HARD COST ESTIMATE	Cost / SF	Area SF	ELIGIBLE COST	INELIGIBLES	TOTAL
HVAC System	\$ 75.00	63,000.00 SF	\$ 4,488,750.00	\$ 236,250.00	\$ 4,725,000.00
HVAC Controls	\$ 15.00	63,000.00 SF	\$ 897,750.00	\$ 47,250.00	\$ 945,000.00
Pipe Insulation	\$ 7.50	63,000.00 SF	\$ 448,875.00	\$ 23,625.00	\$ 472,500.00
Fire Protection - Sprinkler System	\$ 12.50	63,000.00 SF	\$ 748,125.00	\$ 39,375.00	\$ 787,500.00
Additional Fire Alarm Devices - Allowance	\$ 75,000.00	1.00 A	\$ 71,250.00	\$ 3,750.00	\$ 75,000.00
Electrical	\$ 15.00	63,000.00 SF	\$ 897,750.00	\$ 47,250.00	\$ 945,000.00
Ceiling Tile Replacement - New	\$ 15.00	50,000.00 SF	\$ 712,500.00	\$ 37,500.00	\$ 750,000.00
Plaster Ceilings Repair	\$ 15.00	5,000.00 SF	\$ 71,250.00	\$ 3,750.00	\$ 75,000.00
Exterior Wall Repair at Unit Ventilators	\$ 40.00	5,000.00 SF	\$ 190,000.00	\$ 10,000.00	\$ 200,000.00
Remove, Replace and Reinstall Lighting	\$ 12.50	63,000.00 SF	\$ 748,125.00	\$ 39,375.00	\$ 787,500.00
Gyp Ceilings Repair Patch & Paint	\$ 5.00	10,000.00 SF	\$ 47,500.00	\$ 2,500.00	\$ 50,000.00
Window Replacement	\$ -	NA	\$ -	\$ -	\$ -
Roof Replacement - Membrane	\$ 37.50	23,750.00 SF	\$ 890,625.00	\$ -	\$ 890,625.00
Roof Replacement - Shingle	\$ 30.00	10,000.00 SF	\$ 300,000.00	\$ -	\$ 300,000.00
Limited Roof Drains Replacement - Allowance	\$ 50,000.00	1.00 A	\$ 47,500.00	\$ 2,500.00	\$ 50,000.00
Replace Roof Leaders and Piping - Allowance	\$ 50,000.00	1.00 A	\$ 47,500.00	\$ 2,500.00	\$ 50,000.00
Demolish & Removal of GYP Ceilings	\$ 2.00	10,000.00 SF	\$ 19,000.00	\$ 1,000.00	\$ 20,000.00
Demolish & Removal of ACT Ceilings	\$ 1.25	52,500.00 SF	\$ 62,343.75	\$ 3,281.25	\$ 65,625.00
Asbestos / PCB Remediation - Allowance	\$ 150,000.00	1.00 A	\$ 150,000.00	\$ -	\$ 150,000.00
			\$ -	\$ -	\$ -
General HVAC Demolition	\$ 5.00	52,500.00 SF	\$ 249,375.00	\$ 13,125.00	\$ 262,500.00
Misc Repair & Paint	\$ 75,000.00	1.00 A	\$ 71,250.00	\$ 3,750.00	\$ 75,000.00
Project Cleaning	\$ 100,000.00	1.00 A	\$ 95,000.00	\$ 5,000.00	\$ 100,000.00
TOTAL HARD COST			\$ 11,254,468.75	\$ 521,781.25	\$ 11,776,250.00

HALL HVAC BUDGET

Project Budget Estimate	EstNum	Date	4/2/2024	
Project Type	IAQ / HVAC & CODE			
Building Area Renovated SF	65,000 SF			
Site Acreage	Acres			
CONSTRUCTION COST ESTIMATE				
		ELIGIBLE COST	INELIGIBLES	TOTAL
DIRECT CONSTRUCTION COST	See Attached Estimate	\$ 11,254,468.75	\$ 521,781.25	\$ 11,776,250.00
DESIGN & ESTIMATE CONTINGENCY	Contingency 7.50%	\$ -	\$ 883,218.75	\$ 883,218.75
ESCALATION	5% PER YEAR FOR 12 MONTHS 5.00%	\$ 588,812.50	\$ -	\$ 588,812.50
GC GENERAL CONDITIONS,	\$125K Per Month for 6 Months	\$ 112,500.00	\$ 637,500.00	\$ 750,000.00
GL INSURANCE	1.50%	\$ 25,322.55	\$ 150,147.19	\$ 175,469.74
BONDS	1.25% Payment & Performcne 1.25%	\$ 22,080.47	\$ 125,122.66	\$ 147,203.13
STATE EDUCATION FUND	.026% State Fee	\$ -	\$ 3,061.83	\$ 3,061.83
GENERAL CONTRACTOR FEE	GC Overhead & Profit 15.00%	\$ 264,965.63	\$ 1,501,471.88	\$ 1,766,437.50
CONSTRUCTION CONTINGENCY	Contingency 7.50%	\$ -	\$ 883,218.75	\$ 883,218.75
TOTAL CONSTRUCTION COST		\$ 12,268,149.90	\$ 4,705,522.29	\$ 16,973,672.19
SOFT COST ESTIMATE				
		ELIGIBLE COST	INELIGIBLES	TOTAL
CONSULTANTS	R1010 Arch & Engineering Fees	\$ 1,209,374.14	\$ 63,651.27	\$ 1,273,025.41
	R2010 Environmental	\$ 23,750.00	\$ 1,250.00	\$ 25,000.00
	R3010 Commissioning	\$ 71,250.00	\$ 3,750.00	\$ 75,000.00
	R5010 Cost Estimator	\$ 19,000.00	\$ 1,000.00	\$ 20,000.00
	R6010 Owners Rep	\$ 118,750.00	\$ 6,250.00	\$ 125,000.00
	R9010 Legal	\$ 14,250.00	\$ 750.00	\$ 15,000.00
	S5010 Moving	\$ -	\$ 50,000.00	\$ 50,000.00
FEEES	T1010 District Bonding Cost	\$ -	\$ 250,000.00	\$ 250,000.00
	T2010 Builders Risk Insurance Cost 1.50%	\$ 241,874.83	\$ 12,730.25	\$ 254,605.08
	T4010 Town Permit Fees	\$ -	\$ -	\$ -
	T5010 State Permit Fees	\$ -	\$ -	\$ -
	T6010 Testing & Inspection	\$ 95,000.00	\$ 5,000.00	\$ 100,000.00
	T7010 Printing & Mailing	\$ 19,000.00	\$ 1,000.00	\$ 20,000.00
	T8010 Other Costs	\$ -	\$ -	\$ -
CONTINGENCIES	U1010 Owners Contingency 5.00%	\$ -	\$ 848,683.61	\$ 848,683.61
ACQUISITION COST	W1010 Land / Building Purchase	\$ -	\$ -	\$ -
	W2010 Swing Space / Portables	\$ -	\$ -	\$ -
	W3010 Site Remediation	\$ -	\$ -	\$ -
	W4010 Appraisals	\$ -	\$ -	\$ -
	W6010 Other Acquisitions Costs	\$ -	\$ -	\$ -
TOTAL SOFT COST		\$ 1,812,248.97	\$ 1,244,065.13	\$ 3,056,314.11
TOTAL PROJECT COST		\$ 14,080,398.87	\$ 5,949,587.43	\$ 20,029,986.30
Estimated State Reimbursement	63.93%			\$ 9,001,599.00
NET COST TO THE TOWN OF WILLINGTON				\$ 11,028,387.30