

THESE MINUTES ARE SUBJECT TO APPROVAL BY THE PUBLIC BUILDING AND SITE COMMISSION.

Minutes of the regular meeting of the Public Building and Site Commission held on Tuesday, April 22, 2014. Chairman Robert Mitchell called the meeting to order at 7:00 p.m.

Present: Robert Mitchell, Anthony D'Angelo, Peter Samoskevich, Thomas Catalina, Joseph Borst, Rick Matschke, Roger Letso. **Absent:** James Juliano. **Also Present:** Clerk of the Works William Knight, Jay Brotman, Julia MacFadden and Elana Konefal from Svigals and Partners, LLC, Aaron Kruger from Consigli, Geralyn Hoerauf and Mark DuPre from Diversified Project Management, Charles Boos principal of Kaestle-Boos, Board of Ed Director of Facilities Gino Faiella, James Daylor from Ameresco and Agostino Dell'Oso from Celtic Energy.

Public Participation. None noted.

Minutes. Upon motion of Mr. Samoskevich, the minutes of the regular meeting of March 25, 2014 were unanimously accepted as presented.

Review of Town Initiated Projects - ESCO Status and role of PB&S. Mr. Matschke reported that the selected projects will be amortized over 15 years. The funding will be explained by Mr. Daylor. The construction program pays for itself through the energy savings. Mr. Daylor distributed and discussed "Ameresco Investment Grade Audit Executive Summary dated April 22, 2014" (Attachment A).

- The Town will run capital improvements through the energy savings realized. Most of summer and fall of 2013 discussions led to consensus building with the town officials and boards.
- Ameresco and Celtic worked with Mr. Faiella for the Board of Ed and Mr. Hurley for the Town and Sustainable Energy Commission. Preliminary energy audit was done.
- Generated 25% schematic designs and sought construction contract pricing for these designs.
- Include projects from CIP list that have energy components even if the payback period is extended.
- Identified \$10.7 m aggregate project to remove projects from CIP. High and low payback items balance to cover the costs.
- Package pays for construction, debt service and fees in 15 years.
- Mr. Mitchell noted there are projects with 40-50 year paybacks and some items would need to be replaced before the payback date. Further explanation of why some items were selected will be required.
- Gas conversions contemplated where practical.
- Celtic conducting technical review of Ameresco's energy saving calculations and scope of work.
- Mr. Dell'Orso noted there is more data forthcoming.
- Ameresco will be the Contract Manager, selecting the delivery method and choosing contractors.

- Waiting for feedback from staff.
- It will require a month for technical review of that document (June 1) by Celtic.
- Mr. Matschke noted that the Ad Hoc Subcommittee of he and Mr. Letso was not advised about the final decision about the items to be removed from the CIP. Mr. Faiella clarified.
- Net savings may be realized sooner when CIP items are paid for out of the project.
- Items on the CIP with operational energy components can be included.
- Items that may need to be repaired when energy items are installed are not included in the project. For instance, should life safety work need to be provided to allow an energy update to be completed, who pays for the non-energy related costs.
- Mr. Mitchell asked if the audit picked up these items or will the Town have to carry a contingency for the balance of the cost. If the Town needs to cover the costs, this may need to go to a referendum or bond costs.
- Town should dictate a contingency in the contract if they want. Neither Ameresco nor Celtic provided any guidance on the amount of contingency the Town should provide.
- PCB remediation and HAZMAT are not included in the project costs.
- Very little window work will be done.
- This is a fixed price contract per Mr. Dell'Oso. Mr. Mitchell asked how the costs will be verified and validated. No answer was made.
- Mr. Daylor said that the project does not follow the public bidding process. The entire list of energy projects will be commenced at one time. Open process or closed cost plus process to be determined.
- Subcommittee will meet with staff to provide feedback.

High School Project (roof issues). Mr. Knight is waiting for a report from Sonofil. Not aware of where the primary leak is yet. Possibly on the window wall.

Hawley School Project. Mr. Boos reported that Kaestle Boos

- Signed final application for payment
- Sent out Certificate of Substantial Completion.

Invoices for Payment.

Mr. Borst moved to recommend approval of Gennarini Construction Company invoice #8 in the amount of \$8,396.54. Second by Mr. D'Angelo and unanimously carried.

Mr. Mitchell moved to accept the project as completed. Second by Mr. Borst and unanimously carried.

Sandy Hook Elementary School. Ms. Hoerauf distributed "Sandy Hook Elementary School, Newtown, CT., Monthly Report to the Public Building and Site Commission April 22, 2014" (Attachment B).

- Schematic design phase completed. No major revisions.
- Design development is the next phase.
- Budget Tracking Report included. FF&E will be based on all brand new. All items reimbursable by the State. May see a reduction in Moving Costs.

Mr. Brotman discussed the site:

- Plan to increase contingency by deferring selected items (stone walls etc.) that do not affect the design.
- Mechanical systems priced, now looking at two systems. Geo-thermal has been removed due to cost and inefficiency of the site conditions.
- Types of interior and exterior walls have been determined.
- Looked at efficiencies of design to lower costs and concentrate funds.
- Riverside Road widened is within project scope. Sidewalks to town center are not.
- Town will pay for sidewalks to Sandy Hook Center.
- Concrete curbing rather than asphalt may be an add alternate.
- Retaining walls. Buffer at roadway may need to be moved in for snow plowing.

Ms. MacFadden discussed the building:

- Building storage removed from basement, so basement is mechanical space only. Storage is spread through building.
- Basement has boiler centrally located and chiller is relocated over the top of a wing.
- Refined entrance vestibule areas were tightened up for better security.
- Art room extra square footage was eliminated.
- Gym bleacher area eliminated.
- Mr. Mitchell wants to keep the treehouses. Bulge at the end of the corridors is not sufficient. Go back to having a second floor treehouse examined for cost issues.
- Second story central corridor shortened.

Ms. Konefal discussed program changes:

- Pre-K wing. Classroom size reduced to 14 per the staff. OT/PT room created.
- Computer lab. Another laptop port was created instead of adding another computer lab.
- Admin area more efficient. Some storage filled out.

Also discussed:

- The Board of Ed must approve the final schematic design plans as meeting the Ed Spec before the PB&S approves them.
- Total square footage inside exterior walls is 88,800. Walls are thicker than the old school for safety concerns.
- Mr. Faiella asked where equipment and custodian storage will be. Will be shown on the furniture plan.
- Cleaning supplies, etc., are located in a room off the loading dock area. No storage downstairs, just on second floor, which Mr. Faiella said does not make sense to bring all the heavy items to the second floor.

- Mr. Mitchell suggested looking at storage in the basement again and determine the cost impact.
- Geo thermal not practical because of soil conditions would need more wells. This produces a non-cost effective item.
- Considering solar. This would be a future addition. The structure should be designed to accept the potential loads.
- There is a generator for emergency purposes, covering the life safety items.
- School Security and Safety Design Committee is being formed. SSIT. Mr. Mitchell suggested the Committee meet with PB&S.
- Security – physical and technology. Mr. Faiella requested separate entrance and egress for outside groups that use the building, typically the gym and cafetorium, so that the major portions of the school can be secured.
- Material options being priced for glass, entry ways.
- Goal is to have a design presentation joint with the Board of Ed in mid-May, probably May 14, 2014.
- Meeting with immediate neighbors Wed April 30.
- There will be a presentation of the design to the Town on May 15, 2014.

Invoices for Payment

Mr. Borst moved to recommend payment of Svigals and Partners invoice #1360-06 in the amount of \$197,694.72. Second by Mr. D'Angelo and unanimously carried.

Mr. Borst moved to recommend approval of Consigli invoice #6 in the amount of \$12,957.00. Second by Mr. and unanimously carried.

Mr. Borst moved to recommend approval of Diversified Project Management invoice #2024090 in the amount of \$20,108.91. Second by Mr. and unanimously carried.

Bestech invoice #006749 from February, 2014 is still being held. R. W. Bartley Associates has sent the breakdown of demolition and abatement for the project. However, the total amount of this invoice has not been clarified. DPM will confirm the correct invoice amount.

Motion:

The Public Building and Site Commission, acting in its capacity as the Sandy Hook Elementary School Building Committee, has reviewed and approved the scope and progress of the Schematic Design Phase of the project, as presented by Svigals+Partners and Consigli Construction. Minor revisions that were discussed will be incorporated into the Design development documents for further review. This approval is contingent on the Board of Ed acceptance of the design as meeting the requirements of the Ed Spec.

Mr. D'Angelo moved to approve the schematic design package as presented tonight contingent upon approval by the Board of Education. Second by Mr. Borst and unanimously carried. Mr. Mitchell requested that a full set of the schematic design documents and cost analysis be delivered to Ms. Mazur for the record.

Unfinished Business.

Community Center. The Board of Selectmen is expected to refer the project to the Public Building and Site Commission at its May 19th meeting.

Executive Session. Upon motion of Mr. Borst, executive session was entered at 9:40 p.m. to discuss a potential legal matter. At this time the clerk left the meeting. The Executive Session was adjourned at 9:55 p.m.

The regular PB&S meeting was adjourned by unanimous vote at 9:55 p.m.

The next regular meeting will be on May 27, 2014. (This is the day after Memorial Day).

Ann M. Mazur, Clerk

Att. A Ameresco Investment Grade Audit Executive Summary
Att. B DPM Monthly Report

Executive Summary

Ameresco is pleased to offer this Investment Grade Audit (IGA) that was produced in close partnership with various Town staff, technical advisors, and community volunteers. The following executive summary is intended to provide a high level overview on the results of the IGA process and fundamentally describe the project to be constructed. Additional information and specific project details are contained within the individual sections of the IGA.

Ameresco conducted an Investment Grade Audit of approximately 1,054,860 sqft of municipal facilities, inclusive of eighteen (18) facilities, traffic lights, and pump stations. After initial review of these eighteen facilities, improvements will be made to twelve (12) select municipal facilities. A wide-range of energy conservation measures (ECMs) were identified, evaluated, and presented for consideration in the form of a project selection sheet during the Preliminary Energy Audit (PEA). The project selection sheet chronicled over thirty- four (34) potential energy conservation projects across the facility portfolio with estimated energy consumption, implementation cost, energy savings, prescriptive rebate / incentives, and payback threshold values calculated for each individual activity chronicled. This selection sheet was reviewed, discussed, vetted, and updated multiple times. The result was a distinct sub-set of twenty-three (23) ECMs selected by Newtown representatives for which Ameresco was charged with developing final construction level pricing. The complete and final findings of Ameresco's charge resulted in the production of the IGA Document.

In summary, Ameresco has recommended a \$10.7M project that will be self-funded via a combination of energy savings and utility incentives. Importantly, this project doesn't require any direct capital contribution from the Town. Should there be any interest rate benefit realized during procurement for financing, those additional monies can be applied to more projects or a shorter term. The overall financial parameters are summarized herein as:

Financing Term (after construction)	15 years
Estimated Tax-Exempt Interest Rate	3.25%
Total Project Cost	\$10,732,003
Town Capital Contribution	\$0
Estimated Utility Incentives	\$609,610
Net Assumed Financed Amount	\$10,302,393
Guaranteed Cost Savings / Year 1	\$768,033
Assumed Utility Escalation Rate	3.00%
Net Excess Cumulative Cash Flow	\$33,630

As stated previously, the recommended project is a defined subset of the total potential energy conservation projects. Moreover, and most importantly, this project implements and funds several projects on the Town CIP. These projects are renovations at Edmond Town Hall, Hawley School HVAC Phase II and Phase III Improvements, and mechanical renovations at the Middle School. The project's ability to self-fund these measures is derived from a completed utility baseline reflective of current operating year performance, updated overall measure

pricing, and better than anticipated contractor pricing.

The following executive summary contains various project tables illustrating the overall project economics and brief descriptions of the individual energy conservation measures. Full descriptions of each can be found within the IGA Document for additional information.

Summary of Project Economics by Measure

Town of Newtown, CT

Selected Scope by ECM

ECM #	ECM Name	Measure Costs	KW	kWh	CCF	Gas, #2	Gas, LPG	kGallon (water)	kGallon (sewer)	O&M Savings	Savings	Rebates	Measure Cost After Rebates	Simple Payback (years)	Median Service Life (years)	Life Cycle Comment
1	Lighting System Improvements - Base Project	\$ 489,445	980	340,569	(2,460)	(611)				\$ 3,109	\$ 51,382	\$ 135,972	\$ 324,424	6.86	12	1-5 Luminaire, 10-12 ballasts
2A	Additional Lighting System Improvements - Option A, Standard Technology Retrofits	\$ 620,714	1,203	348,552	(2,551)	(824)				\$ 9,229	\$ 54,508	\$ 139,210	\$ 481,004	8.82	12	1-5 Luminaire, 10-12 ballasts
3	Lighting Controls	\$ 13,832	-	17,792	(131)	(61)				\$ -	\$ 1,673	\$ 4,274	\$ 9,558	5.71	10	US Controls, 10-12 ballasts
4	EMS Commissioning, Expansion, & Upgrade	\$ 362,807	-	1,194,924	105,654	31,659				\$ -	\$ 296,315	\$ 110,186	\$ 242,721	9.02	15	
5	Convert Heat to Natural Gas	\$ 1,419,523	-	-	(82,611)	74,961				\$ (4,290)	\$ 156,136	\$ -	\$ 1,419,523	9.09	24	
6	Downsize DHW Storage Capacity	\$ 29,724	-	-	873	-				\$ -	\$ 526	\$ -	\$ 29,724	66.50	20	
7	Steam Trap Replacements	\$ 101,103	-	-	4,426	3,404				\$ -	\$ 14,006	\$ 15,450	\$ 86,613	6.11	8	
8	Premium Efficiency Motors	\$ 29,329	19	8,014	(1,616)	(605)				\$ -	\$ 1,086	\$ 3,206	\$ 26,124	24.05	18	
9	Computer Power Management	\$ 25,094	-	112,165	644	169				\$ -	\$ 9,065	\$ 10,038	\$ 15,057	1.66	15	
10	Water Conservation	\$ 219,530	-	-	9,498	4,991		1,142		\$ -	\$ -	\$ -	\$ 219,530	19.41	20	
11	Reduce Infiltration	\$ 145,326	-	3,903	3,438	4,991				\$ -	\$ 24,427	\$ -	\$ 145,326	6.20	20	
12	Convert Kitchen Equipment to Natural Gas	\$ 102,811	41	22,711	(3,459)	4,991				\$ -	\$ 6,984	\$ 2,233	\$ 102,811	15.41	15	Natural Gas Service line much longer
13	Convert Laundry to Natural Gas	\$ 178,668	120	19,120	427	(129)				\$ -	\$ 231	\$ -	\$ 178,668	77.16	25	15 Year Warranty
14	Replace Radiator Units	\$ 131,160	-	30,699	-	-				\$ -	\$ 3,682	\$ 12,280	\$ 118,880	32.28	15	
15	Upgrade Boilers	\$ 1,264,684	-	-	25,552	5,387				\$ -	\$ 31,590	\$ 89,432	\$ 1,175,262	37.20	24	
16	Convert DHW Systems to Natural Gas	\$ 297,562	120	53,619	(10,135)	8,481				\$ -	\$ 28,324	\$ 12,651	\$ 297,562	10.51	24	
17	Install and Repair Variable Frequency Drives	\$ 25,303	-	36,646	-	-				\$ -	\$ 3,284	\$ 12,651	\$ 12,651	3.85	20	
18	Replace Dry-Cycle Transformers	\$ 426,357	331	239,562	1,629	3,092				\$ -	\$ 26,635	\$ 71,869	\$ 384,489	13.31	25	
19	Improve Building Insulation	\$ 112,433	-	345	731	654				\$ -	\$ 11,401	\$ -	\$ 112,433	9.86	20	
20	Pipe Insulation	\$ 319,822	-	86	792	654				\$ -	\$ 426	\$ 2,771	\$ 319,822	750.91	20	
21	Replace Windows	\$ 20,098	-	-	792	654				\$ -	\$ 2,675	\$ -	\$ 17,327	6.48	24	
22	VFDs at Wastewater Pump Stations	\$ -	-	-	-	-				\$ -	\$ 5,615	\$ -	\$ -	-	19	
23	Waste-oil Recovery	\$ 4,100,085	(3)	(34,427)	(1,383)	5,941				\$ -	\$ -	\$ -	\$ 4,100,085	613.92	19	Boiler #1, TRV System #20
24	Install TRV Controls	\$ 260,000	-	-	-	-				\$ -	\$ -	\$ -	\$ 260,000	N/A	N/A	
25	AVail' Fee	\$ 53,424	-	-	-	-				\$ -	\$ -	\$ -	\$ 53,424	-	N/A	
Totals		\$ 10,732,003	2,661	2,494,574	35,439	136,438	2,856	1,142	1,142	\$ 6,047	\$ 745,663	\$ 803,610	\$ 10,122,363	13.58		

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Investment Grade Audit

Summary of Project Economics by Building

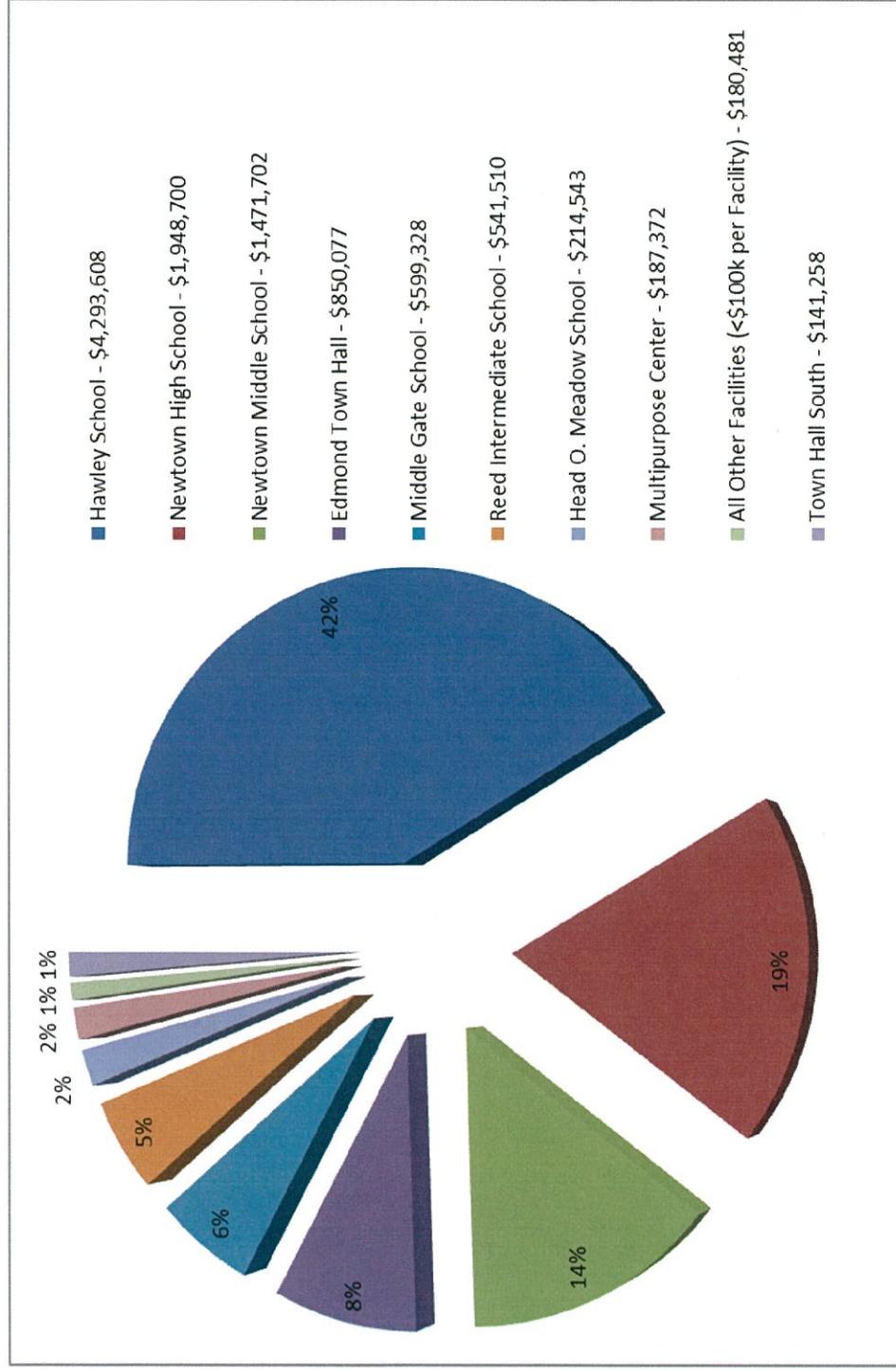
Town of Newtown, CT

Selected Scope by Building

Building	Measure Costs	KW	kWh	CCF	Gals, #2	Gals, LPG	kGallon (water)	kGallon (sewer)	O&M Savings	Savings	Rebates	Measure Cost After Rebate	Simple Payback (years)	Baseline	Percent Saved
Municipal Building	\$ 42,522	25	80,161	6,435	-	-	-	-	\$ 38	\$ 14,877	\$ 9,993	\$ 32,529	2.19	\$ 96,018	15.2%
Public Works	\$ 79,496	16	22,362	-	2,132	-	-	-	\$ 284	\$ 10,223	\$ 8,190	\$ 71,306	6.98	\$ 39,782	25.7%
Town Hall South	\$ 141,258	55	46,403	818	-	-	-	-	\$ 614	\$ 6,518	\$ 20,486	\$ 120,772	18.53	\$ 45,783	14.2%
Multipurpose Center	\$ 187,372	27	15,809	(4,365)	4,677	-	-	-	\$ (395)	\$ 12,305	\$ 6,172	\$ 181,200	14.73	\$ 32,130	36.3%
Edmond Town Hall	\$ 890,077	84	27,284	10,106	-	-	-	-	\$ 345	\$ 10,327	\$ 35,894	\$ 814,083	78.83	\$ 49,499	20.9%
CJ Booth Library	\$ 58,461	118	47,139	(257)	-	-	-	-	\$ 658	\$ 7,455	\$ 18,446	\$ 40,014	5.37	\$ 67,132	11.1%
Wastewater Treatment Plant	\$ -	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	\$ -	-	\$ 85,803	0.0%
Newtown High School	\$ 1,948,700	1,077	1,044,112	81,921	8,195	2,118	594	306	\$ 3,527	\$ 202,904	\$ 244,368	\$ 1,704,331	8.40	\$ 856,531	23.7%
Newtown Middle School	\$ 1,471,702	413	230,411	(57,373)	73,130	-	306	33	\$ (606)	\$ 221,212	\$ 86,752	\$ 1,384,950	6.26	\$ 392,445	56.4%
Reed Intermediate School	\$ 541,510	468	623,768	25,673	4,968	-	33	33	\$ 1,634	\$ 108,209	\$ 98,958	\$ 442,652	4.09	\$ 365,814	29.6%
Head O. Meadow School	\$ 214,543	211	167,117	-	7,662	-	-	-	\$ 683	\$ 48,757	\$ 37,806	\$ 176,737	3.62	\$ 183,172	26.6%
Middle Gate School	\$ 599,328	78	53,871	(21,037)	25,766	838	185	24	\$ (885)	\$ 69,789	\$ 17,710	\$ 581,618	8.33	\$ 133,826	52.1%
Hawley School	\$ 4,293,608	89	46,338	(6,481)	9,908	-	24	-	\$ 489	\$ 33,086	\$ 24,845	\$ 4,268,763	129.02	\$ 151,578	21.8%
Taunton Lake PS	\$ -	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	\$ -	-	\$ 3,938	0.0%
Hanover Road PS	\$ -	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	\$ -	-	\$ 4,269	0.0%
Baldwin Road PS	\$ -	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	\$ -	-	\$ 2,257	0.0%
Sandy Hook PS	\$ -	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	\$ -	-	\$ 7,426	0.0%
Hawleyville PS	\$ -	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	\$ -	-	\$ -	0.0%
Site Wide Work	\$ -	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	\$ -	-	\$ -	0.0%
Audit Fee	\$ 53,424	-	-	-	-	-	-	-	\$ -	\$ -	\$ -	\$ 53,424	-	\$ -	-
Totals	\$ 10,482,003	2,661	2,404,574	35,439	136,438	2,956	1,142	1,142	\$ 6,047	\$ 745,663	\$ 609,610	\$ 9,872,393	13.24	\$ 2,519,364	29.6%

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Summary of Project Investment by Building



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Project Proforma

Project Pro-Forma

Initial Project Costs:	
Investment Grade Audit Fee	\$ 53,424
Implementation costs	\$ 10,678,579
Total Initial Project Costs	\$ 10,732,003
Rebates	\$ 609,610
Customer contributions / Unassigned Rebates	\$ -
Celtic IGA Review Fee @ 2% of Project Cost	\$ 180,000
Net Project Costs after rebates	\$ 10,302,393

Financial Assumptions	
Term of Project (yrs)	15.0 Yrs
Term of Financing (yrs)	15.0 Yrs
Estimated Financing Rate	3.25%
Payments per Year (frequency)	4
Discount Rate	3.25%
Project Simple Payback	13.82

Pro-forma	Initial Values	Year									
		1	2	3	4	5	6	7	8	9	10
3 Annual energy cost savings (1-2)	\$ 739,616	\$ 784,659	\$ 808,198	\$ 832,444	\$ 857,418	\$ 883,140	\$ 909,634	\$ 936,924	\$ 965,031	\$ 993,982	
4 O&M Savings	\$ 6,047	\$ 6,415	\$ 6,808	\$ 7,221	\$ 7,655	\$ 8,119	\$ 8,613	\$ 9,137	\$ 9,691	\$ 10,275	
5 Total Project Savings	\$ 745,663	\$ 791,074	\$ 814,806	\$ 839,251	\$ 864,428	\$ 890,361	\$ 917,072	\$ 944,584	\$ 972,921	\$ 1,002,109	
6 Payments for financing equipment	\$ 732,528	\$ 755,021	\$ 778,189	\$ 817,052	\$ 841,631	\$ 866,947	\$ 893,023	\$ 919,881	\$ 947,545	\$ 976,038	
7a Payments for Ongoing Services	\$ 18,283	\$ 18,811	\$ 19,375	\$ 19,956	\$ 20,555	\$ 21,172	\$ 21,807	\$ 22,461	\$ 23,135	\$ 23,828	
7b Payments for Maintenance Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
7c Celtic M&V Review Fee	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	
8 Net annual benefits	\$ 2,242	\$ 2,242	\$ 2,242	\$ 2,242	\$ 2,242	\$ 2,242	\$ 2,242	\$ 2,242	\$ 2,242	\$ 2,242	
9 Cumulative cash flow	\$ 2,242	\$ 4,484	\$ 6,726	\$ 8,968	\$ 11,210	\$ 13,452	\$ 15,694	\$ 17,936	\$ 20,178	\$ 22,420	
10 Net Present Value of cash flow	\$ 26,287										
11 Interest Rate	3.25%										
12 Discount Rate	3.25%										

Line #	Year										Totals
	11	12	13	14	15	16	17	18	19	20	
3	\$ 1,023,802	\$ 1,054,516	\$ 1,086,151	\$ 1,118,736	\$ 1,152,298	\$ 1,186,836	\$ 1,222,341	\$ 1,258,813	\$ 1,296,252	\$ 1,334,659	\$ 14,168,737
4	\$ 8,371	\$ 8,622	\$ 8,880	\$ 9,147	\$ 9,421	\$ 9,701	\$ 10,000	\$ 10,317	\$ 10,651	\$ 11,001	\$ 115,844
5	\$ 1,032,172	\$ 1,063,137	\$ 1,095,032	\$ 1,127,883	\$ 1,161,719	\$ 1,196,531	\$ 1,232,311	\$ 1,269,061	\$ 1,306,781	\$ 1,345,471	\$ 14,284,582
6	\$ 1,065,387	\$ 1,035,615	\$ 1,066,751	\$ 1,098,821	\$ 1,131,863	\$ 1,165,874	\$ 1,200,845	\$ 1,236,776	\$ 1,273,667	\$ 1,311,518	\$ 13,866,284
7	\$ 24,544	\$ 25,280	\$ 26,038	\$ 26,820	\$ 27,624	\$ 28,453	\$ 29,307	\$ 30,186	\$ 31,090	\$ 32,019	\$ 339,668
7a	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7b	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8	\$ 2,242	\$ 2,242	\$ 2,242	\$ 2,242	\$ 2,242	\$ 2,242	\$ 2,242	\$ 2,242	\$ 2,242	\$ 2,242	\$ 45,000
9	\$ 24,662	\$ 26,904	\$ 29,146	\$ 31,388	\$ 33,630	\$ 35,872	\$ 38,114	\$ 40,356	\$ 42,598	\$ 44,840	\$ 33,630
10											
11											
12											

Notes:
 1 This Proforma Cash Flow reflects an estimated tax exempt lease rate of 3.25%. The actual rate will increase or decrease based on market conditions and customer credit rating at the time of lease funding.
 2 Savings are based on current utility rate structures and usage information provided for purposes of this project.

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Summary of Recommended ECMs

ECM 1: Premium Efficiency Lighting

Ameresco will install a state-of-the-art lighting system to benefit the building occupants of the Town of Newtown, Connecticut. Your project replaces or upgrades approximately 8,743 existing fixtures and will enhance the quality, consistency, and color rendering of the lighting system, while meeting all applicable codes and standards.

Our in-house lighting experts completed a detailed survey of your facilities. Ameresco has eliminated the middle-man, and having implemented projects at hundreds of facilities with similar needs, is fully capable and responsible for meeting your lighting needs.

Ameresco will standardize the lighting system where practical, reducing the number of different products that Newtown must purchase, stock, and maintain. Most fixtures replaced or retrofitted with 4' T8 lamps will receive 28-watt "energy-efficient" lamps and instant-start ballasts. This premium combination yields maximum energy savings without sacrificing light output or quality. These 28-watt lamps use a superior mix of phosphors that allow them to consume less energy while matching the light output of standard T8's. The 28-watt lamp also maintains light output better than T12 and typical T8 lamps. Ballast outputs will be tailored to deliver optimum light levels in each area. The new lighting system will be designed to maintain lighting levels. All recommendations are made with the intent to optimize energy savings without compromising the quality and the level of light output.

Existing linear fluorescent fixtures will receive T8 lamps, electronic ballasts, and reflectors designed to increase the fixture efficiency.

New linear fluorescent fixtures will be installed where existing fixtures are damaged or at the end of their useful life.

New LED high-bays will be installed in spaces using HID fixtures. These high-performance fixtures will improve light levels & distribution, reduce shadowing and "hot spots", while savings substantial energy. Additional benefits over HID sources are better lumen maintenance and reduced color shift over lamp life. Further, HID's require time to re-strike when hot, whereas LED fixtures are instant on.

LED screw-ins are intended to replace standard fluorescent or halogen incandescent light bulbs. To minimize heat buildup and protect their electronic drivers, these lamps incorporate heat dissipation methods. They feature long lifetimes (75,000 hours), and are available in a variety of sizes and light colors (warm, cool).

All exit signs not containing LED technology will be replaced with new LED signs with battery backup, thereby ensuring the sign will illuminate in the event of a power outage and/or generator failure.

Ameresco proposes to replace existing exterior HID fixtures with latest LED fixtures, which offer vastly improved product lifetimes, while providing optimum light levels with minimal wasted light & trespass. LED fixtures produce light efficiently, and then effectively direct that light onto the target areas. Considering lifetime ratings of LED fixtures are 2 to 3 times greater than the HID's they replace, service intervals are greatly extended. Where HPS lamps exist, the change from "yellow" to "white" light will make the exterior appear much brighter, although future light readings taken with standard photopic meters may indicate non-compliance with IESNA recommendations.

New LED wall packs and flood lights will be installed in place of existing HID fixtures on building exteriors across the complexes.

Existing HID fixtures on poles will receive new LED shoebox fixtures.

ECM 3: Lighting Controls

The existing lighting controls are standard toggle style switches and many existing occupancy sensors.

Ameresco proposes to install new lighting controls throughout the Town of Newtown buildings. Automated lighting controls ensure that lighting does not operate unnecessarily. Energy waste occurs when a fixture is energized but the space is unoccupied and/or when light levels exceed what is necessary for task performance. Ameresco noted many occupants are not careful about turning off lights when they leave the room, making automated controls advantageous.

Project wide, Ameresco will install 119 local lighting controls employing a variety of strategies, each of which was customized to the unique space. We selected appropriate areas that contain several controllable fixtures, which have intermittent occupancy, and where a safety hazard will not be created if the sensor inadvertently turns the lights off. Applicable areas include classrooms, offices, baths, the cafeteria, and the library. Bathrooms or other areas without direct line-of-sight to the sensor, will receive dual-technology sensors that “listen” for activity in addition to “looking” for motion. The photocell option can also prevent fixtures from operating when ample daylight is available, if desired.

ECM 4: EMS Commissioning, Expansion, & Upgrade

Ameresco proposes to improve control of zone temperature and equipment operation by installing new energy management systems (EMS) or communicating thermostats and digital boiler controllers at various Town of Newtown facilities. Additionally, Ameresco proposes to recommission the existing energy management systems.

Ameresco proposes to upgrade and expand the existing Energy Management Control Systems at the Municipal Building, Newtown High School, Newtown Middle School, Reed Intermediate School, Head O. Meadow School, Middle Gate School, and the Hawley School. Ameresco also proposes to install a completely new energy management system to control the Public Works, Town Hall South, Multipurpose, and Edmond Town Hall buildings.

Energy management systems offer many benefits to the Town and Schools, foremost among them the ability to schedule the operation and control the setpoints for HVAC equipment to match actual building occupancy. These schedules can include multiple occupied and unoccupied periods per day and have the ability to program special event occupancy schedules for after-hours meetings or after-school activities. With web-enabled systems, these schedules and setpoints can be modified remotely. The EMS will also have the ability to track or “trend” the operation of connected equipment to provide performance information that the Town can use to make better decisions about how to operate its facilities. Additionally, alarm points will provide the Town with information about equipment failures as soon as they occur, shortening equipment downtime and simplifying maintenance troubleshooting.

Ameresco proposes to network the new EMS using the Town/School District existing WAN. Edmond Town Hall is reportedly not currently connected to the Town WAN, but Newtown IT staff stated that the building could be added without much difficulty and as such Ameresco has not carried any costs related to extending the WAN to these sites. New control system interface equipment will be connected to the existing communications infrastructure. An Internet interface built into the new EMS will allow an authorized and authenticated operator to access EMS information through standard web browser software from any computer connected to the WAN. An on-site operator will connect to this secure server by using the web browser on any personal computer connected to the WAN. The new Internet Web Server will sit on the existing WAN, behind existing firewalls. Access to the Web Server will be secured through password gateways and existing Town/ School District security systems. Communications between the field controllers will take place on a dedicated network. The existing WAN network will be used for remote access to the system. A new DDC workstation computer will be provided at the High School Facilities office and at Public Works, or in another location as directed by the Town / School District. This new workstation will reside on the WAN and will provide a central access point to all of the new and existing DDC systems for the Town and School facilities. The new workstations will automatically monitor all of the DDC systems to collect all alarms on a live basis rather than a user having to manually dial into each building to check for alarms. Access to the control systems from within the facilities will be provided through computers using the existing WAN network.

ECM 5: Convert Heat to Natural Gas

Ameresco proposes converting the oil fired boilers found at the Multipurpose Center, Newtown Middle School, and Middle Gate School to natural gas-fired equipment. The new high efficiency gas burning equipment will lower energy costs at each building and also burn cleaner when operating with natural gas.

ECM 6: Downsize DHW Storage Capacity

Ameresco proposes to eliminate the existing, oversized and inefficient domestic hot water (DHW) storage tank in the mechanical room under the kitchen at Newtown Middle School, and replace the existing gas-fired water heater serving the existing tank with a new, high efficiency water heating tank. The new water heater will provide high output water heating with a much smaller storage capacity.

There are two potable hot water heating systems at Newtown Middle School. The first, an oil-fired Boch 32 gallon storage hot water heater, feeds an approximately 2,000 gallon storage tank located in the main boiler room that primarily serves lavatory hot water in the A and D wings. The second system is a conventional efficiency, gas-fired A.O. Smith BT-65-200, 65 gallon storage hot water heater located in a mechanical closet off the kitchen and which feeds into an approximately 3,000 gallon storage tank that serves kitchen hot water loads and lavatory loads in the B and C wings. These tanks are not well insulated and are significantly oversized for the building's needs, and radiate and waste heat 24 hours a day, 356 days per year.

Ameresco proposes to install a new condensing storage hot water heater in place of the existing gas-fired storage water heater in the kitchen mechanical closet. The existing storage tank shall be abandoned in place and the domestic hot water supply piping shall be reworked to bypass the tank. Energy cost savings will result from eliminating the oversized storage tank and also by virtue of the new water heater's improved efficiency.

ECM 7: Steam Trap Replacements

Ameresco proposes to replace or rebuild steam traps at the Newtown Middle School and Edmond Town Hall. The proposed work will improve the steam distribution efficiency by eliminating failed or failing traps. This measure will address approximately 75 existing steam traps, and the improvement will result in energy and maintenance cost savings for the Town.

The B and C wings of Newtown Middle School utilize steam directly to heat the building, as does the entirety of Edmond Town Hall. As part of the steam distribution system, steam traps prevent live steam from entering the steam condensate return system. Steam entering the condensate return system must be vented to the atmosphere, wasting both energy and water.

Leaking or failed-open steam traps typically go unnoticed because they have little effect on the terminal heating units. A typical problem report is for a failed-closed, or cold, steam trap, which prevents the heating unit from operating. Leaking and failed-open traps result in steam loss to the atmosphere.

Properly functioning steam traps pass air and drain condensate formed in the steam distribution systems and prevent live steam from exiting. The condensate is trapped and removed via various types of steam traps, each with a specific function and range of applications. Steam traps of differing design perform the task of removing condensate from various components such as drip legs, heating coils and converters. These traps require periodic maintenance to assure proper operation.

Ameresco proposes to replace or rebuild the steam traps at the Newtown Middle School to improve the overall steam distribution and heating system efficiencies. The scope of work will consist of rebuilding approximately 25 thermostatic radiator traps using new drop-in elements while maintaining the existing housing and replacing approximately 40 float and thermostatic (F&T) traps. If repairs to the existing thermostatic traps are not feasible, at Ameresco's discretion, the trap will be replaced with a new trap.

Excluded from the scope of work is any asbestos abatement and repair of existing steam/condensate piping. This energy conservation measure will substantially improve the overall efficiency of the steam heating systems as well as improve the comfort level of occupants.

Please Note: Ameresco is expanding the scope at the Middle School to remove all steam. If this expansion fits into the project, the steam trap scope at the Middle School will be removed from the project.

ECM 8: Premium Efficiency Motors

Ameresco proposes to replace thirteen (13) existing standard efficiency motors, identified during the energy audits with premium efficiency equivalents. Motors of at least three (3) horsepower in size that have significant annual usage were considered for replacement. The new motors will contribute to a reduction in electricity use and electrical demand. In addition to reduced energy consumption the new motors will provide a necessary upgrade to HVAC system components.

ECM 9: Computer Power Management

Ameresco proposes to install a software tool that will allow measurement, management, and reduction of the power used by the Town of Newtown's personal computers. This software will save energy consumed by computers during unoccupied periods. The software is fully configurable by Information Technology (IT) personnel and provides a means to schedule software updates as well as reduce energy and power consumption. The software detects user presence by tracking inputs such as mouse movement or use of the

keyboard. During unoccupied periods the software changes the power use profiles to reduce power consumption after a period of time specified by IT.

ECM 11: Water Conservation

Ameresco found opportunities to reduce water consumption at many facilities. At the Newtown High School, Newtown Middle School, and Middle Gate School, Ameresco proposes to conserve water by replacing 1.6 and 3.5 gallons per flush (gpf) toilet china with high-efficiency 1.28 gpf models. Flushometer-type water closets will be provided with piston-type flush valves. The existing flush valves on the high flow urinals will also be replaced with new valves that have a rating of 0.5 gpf.

Bathroom aerators will be changed to low flow models where possible and showerheads at Newtown High School will be replaced to 1.5 gallon per minute models.

ECM 12: Reduce Infiltration

Ameresco identified opportunities for reducing air infiltration at a number of buildings throughout the Town of Newtown. Exterior doors and windows with large gaps along their perimeter allow unconditioned outside air to infiltrate the building, increasing the heating and cooling load on the HVAC systems. Ameresco proposes to seal the air leaks in the building envelopes through the installation of weather stripping and door sweeps along the perimeters of single and double exterior doors as well as overhead doors. Ameresco also proposes to seal additional miscellaneous sources of air infiltration, including roof/wall joints, and overhangs. The reduction of infiltration will provide greater occupant comfort in addition to energy savings.

ECM 14: Convert Kitchen Equipment to Natural Gas

Ameresco proposes to replace existing electric cooking appliances located in Newtown High School with natural gas-fired equivalent appliances. The existing equipment will be replaced on a one-for-one basis. Additionally the existing propane-fired cooking appliances at both Newtown High School and Middle Gate School shall be converted to fire on natural gas. The existing kitchen exhaust hoods will be reused and fire protection equipment will be reused. All new appliances will be located in place of existing equipment. The new gas appliances will be installed with all associated piping and required connections.

The scope of work includes all mechanical, electrical and demolition work required to replace the existing electric and propane units with a natural gas-fired unit.

ECM 15: Vending Machine Controls

Ameresco proposes to install occupancy sensing, plug load controllers to reduce the unnecessary operation of the Town's vending machines during unoccupied periods. Each vending machine controller will save energy used by the refrigerated vending machine during unoccupied hours without compromising product quality. The controller will use a sensor to detect when the space is unoccupied and turn off the vending machine.

During the site visits, Ameresco noted there were some vending machines with the controls installed. However, we did identify a number of other drink machines and snack machines with no controllers. Vending machines are found in most buildings in Newtown. Machines in schools are typically confined to cafeterias and teacher lounges. The vending machines are typically stocked with soda, juice and sport/energy drinks and are cooled and illuminated year-round regardless of occupancy. Snack vending machines were also found in the schools.

ECM 16: Replace Roofs

Ameresco proposes to replace the existing flat roof over the Newtown High School entrance lobby up to the expansion joint with a elastomeric rubberized asphalt roof system with white limestone gravel covering. This area is frequently subject to heavy snow drift build-up and must be shoveled after every storm. Repeated shoveling has caused heavy damage to the relatively fragile existing membrane roof material and the insulation material underneath has been compromised by leaking water. The proposed roofing system should be more durable and help to prevent further damage and reduce maintenance costs and risks of catastrophic roof leaks. Additionally the new roofs will have a higher insulating value than the existing roofs and reduce building heat loss. In addition, aging skylights over the lobby shall be removed and covered over.

Please Note: Ameresco is expanding the scope at the High School to replace additional roof areas.

ECM 17: Replace Rooftop Units

Ameresco proposes to replace all five of the aging rooftop HVAC units serving the E-wing library, administrative offices, B-Wing offices, and computer labs of the Newtown Middle School with more efficient units. The proposed upgrade will provide the Town with a needed capital improvement and electric energy savings.

ECM 18: Upgrade Boilers

Ameresco proposes to replace the aging, inefficient boilers at Newtown High School, Town Hall South and Edmond Town Hall. The proposed measure will provide the buildings with new equipment that will save thermal energy and reduce ongoing maintenance costs, while providing an offset of future capital expenditures.

ECM 19: Convert DHW Systems to Natural Gas

Ameresco identified several opportunities to increase energy and cost efficiency of the DHW systems serving buildings. These included conversions at Newtown High School, Reed Intermediate, and Hawley Elementary.

ECM 21: Install and Repair Variable Frequency Drives

Ameresco proposes to repair or replace the existing variable frequency drives (VFDs) at Newtown High School. Restoring proper function of the VFDs will provide additional energy savings and improve the variable flow control of the existing pumps.

ECM 22: Replace Dry-type Transformers

Ameresco proposes to replace aging, standard efficiency step-down electrical transformers at Newtown's Municipal building, Newtown High School, Reed Intermediate School, and Head O. Meadow School with new, high efficiency models of equal capacity.

Low voltage power distribution at the aforementioned Town of Newtown buildings is provided with dry-type transformers. The transformers convert 480-volt power to 208/120-volt service. The low voltage distribution systems typically serve lighting, convenience wall outlets, electric resistance heating, and other like loads.

Plugged loads often include personal computers and refrigerators. Unlike lighting, computers impose non-linear, harmonic loads back on the transformer. Most of the transformers in operation are not selected nor designed to operate under such conditions. The resulting effect of these types of loads is an increase in transformer electrical energy losses, dissipated in the form of heat. These losses result in unnecessary electrical energy consumption, and occasionally, transformer overheating and failure.

All of the transformers are dry-type, indoor transformers that step-down 480 volt power to 208Y/120 volt power. Ameresco proposes to replace these transformers with new premium efficiency units that will reduce the electric losses and lower the cooling load of some of the equipment rooms. The new units shall be selected to meet the federal Energy Star® program requirements for energy efficiency under non-linear load conditions.

ECM 23: Improve Building Insulation

Ameresco proposes to improve building insulation at Edmond Town Hall, Newtown Middle School and Hawley School. Ameresco assumes that there is no active knob and tube wiring in the attic spaces or hazardous materials.

ECM 24: Replace Windows

Ameresco proposes to replace the existing single-glazed windows at a number of buildings in the Town of Newtown. Most of these windows have aluminum frames without thermal breaks. These windows have poor insulating properties and add to occupant discomfort in addition to the building heating and cooling loads. Ameresco will replace these windows with new, double-glazed units having aluminum frames with thermal breaks, low-E coatings, argon fill, and insulated spacers. These will match the previously replaced windows, and will improve comfort as well as save heating and cooling energy.

Windows selected for replacement are at Edmond Town Hall. Ameresco has carried an allowance for hazardous materials testing and assumes that the existing windows are contaminated with lead paint. However, removal or encapsulation of other hazardous materials such as PCBs or asbestos are excluded from the scope and cost of this work.

ECM 26: Pipe Insulation

Ameresco proposes to insulate hot water piping at the Public Works Building, Multipurpose Center, Edmond Town Hall, and Newtown High School where insulation is absent or insufficient. Insulating bare pipes will improve the overall efficiency of each system and alleviate over heating due to heat loss from exposed piping. Cost savings from the reduction of fossil fuel usage will result from the implementation of this measure.

The proposed insulation will be a fibrous glass type with a factory applied fire retardant vapor barrier jacket. The insulation will have a K-factor of at least 0.27 at 75°F mean temperature. Typical manufacturers include Owens-Corning, Certain-Teed, Manville or Knauf.

ECM 34: Hawley School HVAC

Ameresco proposes to perform the work required to meet the goals of the Hawley School HVAC Renovation Plans Phases II & IIIA which are included as part of the Town's Capital Improvement Plan. The purpose of this work is to comply with current building code requirements for fresh air while providing air conditioning to all classrooms, as well as to replace aging heating systems serving the 1921 wing.

The proposed scope of work will expand on the recent modifications made in the 1948 wing and extend the reach of the new hydronic heating system to the 1921 wing. The existing steam fin tube in classrooms, the multipurpose room, and cafeteria will be replaced with hydronic fin tube and/or new convectors as appropriate. A third high efficiency condensing hot water boiler will be installed in the 1948 boiler room to meet the additional heating load, and the existing oil-fired steam boilers in the 1921 boiler room shall be removed.

Tempered fresh air will be provided to all classrooms by a set of three dedicated outdoor air gas-fired rooftop units. These units will be sized to meet current building code ventilation requirements and will provide neutral temperature, low-humidity air to all classrooms in both cold and warm weather. These units will provide the majority of the dehumidification requirements of the classrooms. The additional latent cooling loads and all of the sensible cooling loads in classrooms will be met by new variable refrigerant volume systems with central rooftop condensing units and individual terminal units in each zone. A new variable volume rooftop unit with heat recovery will provide cooling and fresh air to the multipurpose room and the cafeteria.

Ameresco's proposed approach to providing air conditioning and ventilation is a far less costly and far less invasive than the multiple rooftop unit and VAV box approach that the Town's CIP plan is based on. In addition, Ameresco's approach includes equipment that is generally much more efficient in cooling and requires far less fan energy than the type of equipment that would be used under the Town's planned approach.

Ameresco's proposed work does not include any of the structural additions or accessibility upgrades to the 1921 wing proposed under Phase IIIB of the Town's CIP. Phase IIIB is not included in the Town's current CIP through fiscal year ending 2019. However, none of Ameresco's proposed work at Hawley School is expected to interfere with Phase IIIB should the Town elect to undertake those modifications at a later time.

B



**Sandy Hook Elementary School
Newtown, CT**

**Monthly Report
to the Public Building and Site Commission
April 22, 2014**



**Sandy Hook Elementary School
Newtown, CT**

Monthly Report – April 22, 2014

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**Sandy Hook Elementary School
Newtown, CT**

Monthly Report – April 22, 2014

1) Executive Summary

Concurrent with the development of the Schematic Design Cost Estimate and overall Project Budget, the project has moved into the Design Development Phase. The Project Team is satisfied with the schematic cost estimate and the further definition of project scope brought about by continued meetings and review with the end-users and district staff. Current preconstruction activities include site investigations, the design of mechanical and structural systems, selection of building and finish materials, and programming of FF&E, technology and security equipment.

2) Opportunities

Preconstruction phases are on schedule and an Early Site Phase of construction is anticipated to begin in September, pending review and approval at the State level.

The project team in conjunction with the project's School Safety Design Committee, will continue to work with the district to ensure that security planning for all facilities is consistent and cohesive across the district.

The Town continues to work with Northeast Utilities/Yankee Gas on the extension/installation of a natural gas main along Washington Avenue to the project site.

Discussions are ongoing with the State Office of School Facilities regarding the extent that "off-site" improvements to Riverside Road can be included in the grant as eligible costs. This discussion also includes the project-allocated cost of the planned natural gas main to the site. Resolution of both issues has the potential to impact the project budget.

3) **Activities this period (Mar. 25 – Apr. 21, 2014)**

a) **Demolition Close-out**

i. **Cost Reconciliation**

A final accounting of abatement costs has been reviewed by RW Bartley and complete documentation was submitted to the Town on March 25, 2014. RW Bartley has recommended approval of a final abatement cost of \$1,122,841.00.

ii. **Site Restoration**

Riccio Landscaping completed hydro-seeding of all previously disturbed areas of the demolition site during the week of April 14.

b) **Design Phases**

i. **Schematic Design/Design Development**

Consigli Construction submitted a preliminary Schematic Design Cost Estimate on April 4th, based on drawings and specification narratives prepared by the design team. The design and construction team met several times to further define materials, construction methods and building design in an effort to provide a construction estimate for the Schematic Design Phase Project Budget.

The development of the design package is consistent with work performed in the early stages of the Design Development Phase: exterior wall construction has been defined, preliminary building finishes have been selected, site development work has been fully defined, etc.

Additional meetings have been held with school staff, district facilities staff and district IT staff to review design documents and begin specification development.

ii. **Site Investigations**

No site investigations were planned for this period.

iii. **Reviews and Approvals**

State Office of School Facilities – The design team met with the OSF on March 26th to review schematic design progress. At this meeting the team also provided OSF with additional information regarding proposed off-site improvements. As a result of discussions with OSF and legal counsel, the project team has eliminated improvements to sidewalks along Riverside Rd. Still under discussion with OSF is the widening of Riverside Rd; the design team will provide a narrative including safety justifications for the work.

OSF also requested that the architects re-examine and reduce the building square footage to comply with the grant requirement of a “replacement school of approximately the same square footage”. While the architects have worked with the district staff to reduce the size of the building, the architects will also provide OSF with a narrative explaining why specific areas of the building will necessarily be larger than the old school; these areas include security components, technology spaces, standard-size gym with stage, and accessibility clearances.

c) Other Activities

i. Project Website

The project website is active. All current information on the progress of the project can be accessed at www.SandyHook2016.com.

4) Programmed activities next period (Apr. 22 – May. 26)

a) Design Phases

i. Design Development

The Design Development Phase is ongoing with work proceeding on site design, building material details, sustainability features, security components, and construction methods.

ii. Site Investigations

Langan Engineering will be onsite the week of April 21 to complete soil borings and site investigations in the area where the new building will be located.

iii. Reviews and Approvals

Newtown BOE – Current changes in the Ed Spec due to refinement of programming information and due to square footage reductions required by the State will be reviewed with members of the BOE through an email by the Superintendent.

State Office of School Facilities -- The Design Team is scheduled to present a final review of the schematic design documents on April 24th. At this meeting, the project will be transferred to a new Plan Reviewer, as of the retirement of Craig Smith on April 30th.

The following additional meetings are planned for the coming weeks:

Affected Families Group will meet with the design team during the week of April 28 to discuss treatment of the incident area. This meeting is being facilitated by the Superintendent.

Adjacent Neighbors will meet with the design and construction team in early May to review the site plan and construction schedule and discuss potential impact on adjacent properties. This meeting is being facilitated by the First Selectman.

The next meeting of the School Based Building Advisory Committee will be held in early May and will include school staff. This meeting will be a Courtyard Design Workshop and focus on site improvements for the learning environments.

Community Presentation: a public meeting will be planned focusing on the building's exterior aesthetics for mid-May.

b) Other Activities

i. Project Website

The website will continue to be updated as new design information is approved for distribution to the public.

5) Forecast and Cash Flow Analysis

The Project Budget is attached. The current budget is based on the schematic design cost estimate, contracted consultant fees, and project Owner costs to complete the project. The budget also includes expenditures already known and committed such as the costs related to demolition and abatement activities. This budget will be revised as project scope is further refined and as additional project costs become known. The team continues to be committed to producing the project within the \$50 million state grant.

6) Quality and Safety

No report this period, as construction activities are on hold.

7) Approvals Anticipated by PB&SC

Schematic design scope, construction cost estimate, and project budget at the April 22, 2014 regular meeting of the PB&SC.

8) Attachments

a) Current Project Schedule



The current Schematic Design project schedule as developed by Consigli Construction is attached. An Early Site Phase is proposed to commence in the fall of 2014 with building construction starting by January of 2015. Substantial completion is projected for May of 2016, with the balance of the Owner's work completed during the summer of 2016. Full occupancy for the start of the 2016-2017 school year is anticipated for August 2016.

- b) Project Budget – attached**
- c) Cash Flow Analysis – *not provided this period***

**SANDY HOOK SCHOOL 2016
BUDGET TRACKING REPORT
17-Apr-14**



ITEM DESCRIPTION	ORIGINAL BUDGET	CONTRACT VALUE	CHANGE ORDERS	INVOICE TO DATE	TOTAL PROJ'D CAP. COST
Property Acquisition Total	\$0	\$0	\$0	\$0	\$0
Professional Fees					
Owners Rep	\$1,240,000	\$276,416	\$0	\$175,557	\$276,416
OR Reimbursables	\$0	\$0	\$0	\$6,421	\$0
Architect	\$3,300,000	\$3,266,398	\$0	\$350,895	\$3,266,398
Architect Reimbursables	\$100,000	\$0	\$0	\$0	\$100,000
Haz Mat Consultant	\$55,000	\$0	\$0	\$50,120	\$55,000
Environmental Engineers	\$66,500	\$54,829	\$0	\$54,829	\$54,829
TON Expenses	\$125,000	\$0	\$0	\$0	\$125,000
Special Testing	\$150,000	\$0	\$0	\$0	\$150,000
Construction Manager - Preconstruction	\$180,000	\$177,894	\$0	\$63,080	\$177,894
Professional Fees Total	\$5,216,500	\$3,775,537	\$0	\$700,902	\$4,205,537
Construction					
Abatement	\$1,122,841	\$1,122,841	\$0	\$1,122,841	\$1,122,841
Demolition	\$951,697	\$951,697	\$0	\$951,697	\$951,697
Building	\$38,900,000	\$0	\$0	\$0	\$38,900,000
Other Offsite Improvements		\$0	\$0	\$0	\$0
Utility Connection Costs	\$60,000	\$0	\$0	\$0	\$60,000
Security - Demo Phase	\$50,735	\$50,734	\$0	\$50,734	\$50,734
Security - Construction	\$0	\$0	\$0	\$0	\$0
Builders Risk Insurance	\$188,665	\$0	\$0	\$0	\$188,665
Other		\$0	\$0	\$0	\$0
Construction Total	\$41,273,938	\$2,125,272	\$0	\$2,125,272	\$41,273,937
Voice/Data					
ITNetwork Planning		\$0	\$0	\$0	\$0
IT/Network Installation	\$85,000	\$0	\$0	\$0	\$85,000
Academic Technology	\$195,000	\$0	\$0	\$0	\$195,000
AV Equipment	\$240,000	\$0	\$0	\$0	\$240,000
Telcomm System	\$130,000	\$0	\$0	\$0	\$130,000
Generator		\$0	\$0	\$0	\$0
Other		\$0	\$0	\$0	\$0
Other		\$0	\$0	\$0	\$0
Voice/Data Total	\$650,000	\$0	\$0	\$0	\$650,000
Furniture Fixtures & Equipment					
Furnishings	\$635,000	\$0	\$0	\$0	\$635,000
Custodial Equipment	\$65,000	\$0	\$0	\$0	\$65,000
Academic Equipment & Supplies	\$30,000	\$0	\$0	\$0	\$30,000
Health Equipment & Supplies	\$12,000	\$0	\$0	\$0	\$12,000
OT/PT Equipment	\$38,000	\$0	\$0	\$0	\$38,000
Other		\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0
FF&E Total	\$780,000	\$0	\$0	\$0	\$780,000
Specialty					
Baseball Field Improvements	\$30,000	\$0	\$0	\$0	\$30,000
Stage Sound & Lighting	\$50,000	\$0	\$0	\$0	\$50,000
Art/Graphics	\$25,000	\$0	\$0	\$0	\$25,000
Other	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0
Specialty Total	\$105,000	\$0	\$0	\$0	\$105,000
Relocation					
Packing	\$0	\$0	\$0	\$0	\$0
Movers	\$30,000	\$0	\$0	\$0	\$30,000
Post Move Cleaning	\$10,000	\$0	\$0	\$0	\$10,000
Liquidation	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0
Relocation Total	\$40,000	\$0	\$0	\$0	\$40,000
Total of all Categories	\$48,065,438	\$5,900,809	\$0	\$2,826,174	\$47,054,474
Contingency 4%	\$1,922,618			N/A	N/A
Project Total	\$49,988,056	\$5,900,809	\$0	\$2,826,174	\$47,054,474
	\$0	\$0			\$0
Total Capital Cost	\$49,988,056	\$5,900,809			\$47,054,474