3 PRIMROSE STREET
NEWTOWN, CT 06470
TEL. (203) 270-4221

BOARD OF FINANCE
MINUTES
REGULAR MEETING
Monday, November 23, 2020 at 7:30 p.m.

These minutes are subject to approval by the Board of Finance

Present: Sandy Roussas, Keith Alexander, Ned Simpson, Chris Gardner, John Madzula and Matthew Mihalcik

Also Present: First Selectman Dan Rosenthal, Finance Director, Bob Tait, Superintendent, Dr. Lorrie Rodrigue, BOE Chair, Dr. Michelle Ku, Director of Facilities, Bob Gerbert, BOE Member, Deb Zukowski, BOE Member, Dan Delia and three members of the Public.

Sandy Roussas called the meeting to order at 7:31 p.m. Attendees saluted the American Flag.

Voter Comments
None

Communications
Chair Roussas received the BOE monthly financial report for the month of October (see attached).

Chair Roussas shared correspondence with the Board regarding the Hawley HVAC Project from Dr. Rodrigue (see attached).

Chair Roussas shared correspondence with the Board regarding the Hawley HVAC Project from Aaron Cox (see attached).

Chair Roussas shared correspondence with the Board regarding the Hawley HVAC Project from Aaron Carlson (see attached).

Minutes
Keith Alexander moved to approve the minutes of November 9, 2020. Chris Gardner seconded. All in favor and motion passes.

First Selectman's Report
First Selectman Rosenthal reported the Police are almost fully operational in the new building. Road paving has completed for the season with a few drainage projects and some paving that will be finished in the Spring. The next BOS meeting will discuss the Fairfield Hills Housing item that passed on November 3rd.

Finance Director's Report
Finance Director, Bob Tait, spoke regarding assessments and how it relates to property taxes that will be discussed further at the next meeting (see attached).

Unfinished Business
BOE CIP
Chair Roussas recommended the Board wait for Public Building and Site (after their scheduled meeting being held Tuesday, November 24th) for their input to further discuss the Hawley HVAC project.

Mr. Simpson asked the general scope of the Hawley HVAC project. Mr. Gerbert shared the scope is to improve indoor air quality to the building by installing equipment to achieve this goal. There are three areas of the Hawley building (see attached). The Board discussed cost estimations and moving the project into a different year of the CIP.

Matt Mihalcik commented that it's not the full project that the BOF wants to delay, but the idea of getting a more revised number.

BOS CIP
Mr. Simpson commented there may be some savings in LED lighting for the Library in the amount of $100,000 from Eversource rebates.

New Business
Neglected Cemetery Grant Resolution
Keith Alexander moved to approve the Neglected Cemetery Grant Resolution. John Madzula seconded. All in favor and motion passes.

Voter Comments
Deb Zukowski, 4 Cornfield Ridge Road, asked Mr. Tait about clarifying the CIP bonding process. Mrs. Zukowski asked if one can get a bid knowing an appropriation match may fail. Mr. Tait said the Town has done it both ways. The construction manager would help where the bids are concerned.

Kiley Morrison Gottschalk, 9 Knollwood Drive, would like to speak on behalf of the parents of the children that attend Hawley School. She was not planning to speak tonight because she had faith in this Board in accepting this project on the current recommended year on the CIP. She reminded the Board this is an air quality issue that the Town has neglected for several years. She also would like to remind this Board that due to Dan and Bob's financial expertise, this Town is fiscally responsible—as mentioned in Bob Tait's explanation of how he has it laid out in the CIP. Let's remember Bob Gerbert and his team, Public Building and Site and the Sustainable Energy Commission have done their due diligence in rounding up the pertinent information in regards to cost estimation thus far. Please remember this is *the* high priority and time sensitive project. While you are thinking to push to Year 2, this in my opinion is history repeating itself with the possibility to be pushed off yet again. I implore you to think of the children that attend this school.

Aaron Cox, 31 Pond Brook Road, commented that the presented CIP should be followed regarding the Hawley HVAC project. He spoke regarding the stale, unfiltered air that the children and teachers are subjected to and then adding a mask on top of this issue exponentially exacerbates the problem. He implored the Board to consider keeping this project as is on the CIP. He thanked the Board for all of their work and efforts.

Announcements
None

Adjournment
Keith Alexander made a motion to adjourn. Matt Mihalcik seconded. All members were in favor and the meeting was adjourned at 8:34 pm.

Respectfully submitted,
Kiley Morrison Gottschalk, Clerk

Attachments

Correspondence re Hawley HVAC Project
Neglected Cemetery Grant Resolution
Government Funds - General Funds Revenue

--------- Forwarded message ---------
From: **Rodrigue, Lorrie** <rodriguel@newtown.k12.ct.us>
Date: Sat, Nov 21, 2020 at 4:09 PM
Subject: Fwd: Hawley School HVAC
To: Sandy Roussas <sandyroussasbof@gmail.com>

Hi Sandy,

The **attached information** is from the architects with the latest cost estimate for the Hawley HVAC. The Hawley upgrade attachment has the cost estimate at 7,268,537. I am also sending you our proposal for the potential phases to the project, which would not add anything to this year's CIP. I will send the forwarded plan from Bob Gerbert in a subsequent email so as not to confuse. If you have any questions, please let me know.

Lorrie

Lorrie,
Here is the latest estimate. This one has total cost and also phased cost (1921 section, 1948 section). I think these numbers fit in line with what we discussed with Allen and Gordon. Also, based on this estimate, we might be able to do the 1921 and 1997 sections, which together, total $4.2M.

---------- Forwarded message ---------
From: **Chris Williams** <CWilliams@cwarchitectsllc.com>
Date: Fri, Nov 20, 2020 at 1:24 PM
Subject: Hawley School HVAC
To: Gerbert, Bob <gerbertr@newtown.k12.ct.us>
Cc: Ilona Prosol <ilonaP@bvhis.com>

Bob:

See attached.
I am sending separate files this time.
Let me know if the Meeting Notes are too detailed. I intended to capture the 2 previous meetings with Allen, etc..
Let me know if you need anything else.

Christopher Williams AIA
Principal

CHRISTOPHER WILLIAMS ARCHITECTS LLC
85 Willow Street, New Haven, CT 06511
203 776 0184 c. 203 530 4235
CWARCHITECTSLLC.COM

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Bob Gerbert, PE
Director of Facilities
Newtown Public Schools
3 Primrose St, Newtown CT 06470
Office: 203-426-7615 / Cell: 203-914-9385

---------- Forwarded message ---------
From: **aaron j cox via Newtown CT** <cmsmailer@civicplus.com>
Date: Mon, Nov 23, 2020 at 5:02 PM
Subject: Form submission from: Contact the entire Board of Finance
To: <sandyroussasBOF@gmail.com>

Submitted on Monday, November 23, 2020 - 5:02pm
Submitted by user: Anonymous
Submitted values are:

Your Name: aaron j cox
Your e-mail address: Acox134957@aol.com
Subject: Hawley HVAC
Message:
Dear Members of the Board of Finance,

I am writing to ask that you vote in favor of the BOE CIP plan that includes the Hawley HVAC upgrade. I believe that HVAC is needed for the safety and increased learning capacity of our students. Not just comfort. Although recent tests have shown that the air quality in Hawley is barely acceptable, HVAC is still needed.

The HVAC project not only improves air quality, but it is also critical to the proper exchange of indoor and outdoor air, helps address oppressive heat by providing air conditioning, as well as assisting with noise (it is loud when you open windows in the main building overlooking Church Hill).

As I am sure you are aware students are required to wear masks. Imagine being in a classroom with stale air, the only way to get fresh air is by opening the window, and not being able to follow along with the lesson because of the increased noise in class due to Church Hill Road. Schools have been disrupted enough, it is time to allow students some measure of normalcy.

I can also think of two major corporations that have changed their HVAC systems to exchange a large portion of the air inside with fresh air to continue to better indoor air quality during the pandemic. This would seem logical to me...

I hope you can support the continued well being of our students.

Aaron Cox
father 8th-grade middle schooler
4th-grade Hawley student
incoming Kindergartener

---------- Forwarded message ---------
From: **Aaron Carlson via Newtown CT** <cmsmailer@civicplus.com>
Date: Mon, Nov 23, 2020 at 5:43 PM
Subject: Form submission from: Contact the entire Board of Finance
To: <sandyroussasBOF@gmail.com>

Submitted on Monday, November 23, 2020 - 5:43pm
Submitted by user: Anonymous

Submitted values are:

Your Name: Aaron Carlson
Your e-mail address: acarlson2816@yahoo.com
Subject: Hawley HVAC
Message:
Dear Board of Finance team -
Thank you for your service to Newtown.
As a previous BoF member myself, I fully respect the challenges of balancing our budget and long term capital planning. With that said, I urge you to support executing the Hawley HVAC project as soon as possible. It is very important that we continue with our commitments and avoid kicking the can down the road, which we all know has a multiplying cost impact that is detrimental to our town financials in the long run. It is also essential that we show our support of the health of our children through clean air systems within our schools.
Thanks for your consideration

Kindly
Aaron Carlson

NEWTOWN BOARD OF EDUCATION
MONTHLY FINANCIAL REPORT
OCTOBER 31, 2020

SUMMARY

The fourth report of the 2020-21 school year now provides a majority of "anticipated obligations" as we have begun to forecast expenses, in addition to the actual YTD expenditures and active encumbrances. Many of the accounts within purchased property services, other purchased services and supplies have been forecasted as anticipated full budget spend in order to determine an estimated full year position. These balances will be monitored and are subject to change throughout the year.

During the month of October, the Board of Education spent approximately $8.8M; $4.1M on salaries; $2.2M for employee benefits (the second $2M deposited to the self-insurance fund); and approximately $2.5M on all other objects.

The Corona Relief Grant was recently approved by the State for use towards Board of Education expenses. Due to a revision in the grant guidelines, we were able to reallocate a large portion of this funding (over 60%) to cover salary expenses related to student support. For example, additional hours were required for nurses, paraprofessionals and custodial overtime. This report includes the reallocation of the expenses from the Board of Education fund to the Corona Relief Grant fund totaling $384,841.

Salary

The overall salary account is showing a positive balance mainly due to the CRF funding offset. We are still looking to fill approximately 20 paraprofessional positions, which is producing a positive balance in non-certified salaries only to be offset with a deficit in certified salaries as it is proving difficult to achieve the budgeted turnover number.

Benefits

Unemployment costs are beginning to decrease; however, our full year estimate shows a negative balance due to year to date experience and full year projections. We will continue to monitor the incoming claims and activity within this account.

Other Purchase Services

In contracted services, our lunch program is experiencing **extreme stress** as Whitson's revenue offset has been drastically reduced due to lack of participation. The High School will be on the National School Lunch Program beginning November 1st which will *slightly* mitigate the revenue loss as we will now be eligible for federal reimbursements, and it will also allow the High School to serve free lunches under the State funded "Seamless Summer Option". This program is expected to run through June. This report includes year to date expenses for free lunches that were served at the High School as well as the additional costs for the lunch program through October.

Other Purchase Services

Based on the reduction in special education transportation costs along with reduced special educational services, we have lowered the estimated excess cost grant by 10% to more accurately reflect our current condition. These accounts still remain positive and in the event that the grant comes in lower than anticipated, we will be ready to transfer our special education contingency to cover any gaps.

Supplies

We have more information on our virtual net metering account for the high school and have forecasted an annual savings of approximately $200k. It is still too early in the year to accurately predict the full year kilowatt production energy credit and we will need a few more months to analyze the usage of this account.

Property

Technology equipment purchases have doubled over the prior month. Distance learning has been a priority as we began school this year, with our teachers, students and support staff all requiring wireless devices for remote access to online classrooms and in-classroom testing. All of our orders have been filled at this time and we do not anticipate the need for any bulk orders in the near future.

Emergency Repairs

In the month of October there were two emergency repairs with expenditures over $5,000.

- Head O'Meadow required a 100ft. expansion joint repair on the roof resulting in a cost of $7,682.00 The work was performed by Gardland.
- Hawley required repairs to three HVAC rooftop units on the 1997 wing. Components required in this repair included pulleys, blower motors, control boards and actuators. The total cost was $11,212.10 and the work was performed by Trane.

Both vendors are on the U.S. Commodities Purchasing Program; therefore, quotes were not required.

The budget will be closely monitored with important issues identified and communicated in a timely manner.

Tanja Vadas
Director of Business & Finance
November 12, 2020

TERMS AND DEFINITIONS

The Newtown Board of Education's Monthly Financial Report provides summary financial information in the following areas:

- Object Code – a service or commodity obtained as the result of a specific expenditure defined by eight categories: Salaries, Employee Benefits, Professional Services, Purchased Property Services, Other Purchased Services, Supplies, Property, and Miscellaneous.

- Expense Category – further defines the type of expense by Object Code

- Expended 2019-20 – unaudited expenditures from the prior fiscal year (for comparison purposes)

- Approved Budget – indicates a town approved financial plan used by the school district to achieve its goals and objectives.

- Current Budget – adjusts the Approved Budget calculating adjustments (+ or -) to the identified object codes.

- Year-To-Date Expended – indicates the actual amount of cumulative expenditures processed by the school district through the month-end date indicated on the monthly budget summary report.

- Encumbered – indicates approved financial obligations of the school district as a result of employee salary contracts, purchasing agreements, purchase orders, or other identified obligations not processed for payment by the date indicated on the monthly budget summary report.

- Balance – calculates object code account balances subtracting expenditures and encumbrances from the current budget amount indicating accounts with unobligated balances or shortages.

- Anticipated Obligation - is a column which provides a method to forecast expense category fund balances that have not been approved via an encumbrance, but are anticipated to be expended or remain with an account balance to maintain the overall budget funding level. Receivable revenue (i.e., grants) are included in this column which has the effect of netting the expected expenditure.

- Projected Balance - calculates the object code balances subtracting the Anticipated Obligations. These balances will move up and down as information is known and or decisions are anticipated or made about current and projected needs of the district.

The monthly budget summary report also provides financial information on the State of Connecticut grant reimbursement programs (Excess Cost and Agency Placement Grants and Magnet Grant Transportation). These reimbursement grants/programs are used to supplement local school district budget programs as follows:

Excess Cost Grant – (Current Formula) this State of Connecticut reimbursement grant is used to support local school districts for education costs of identified special education students whose annual education costs exceed local prior year per pupil expenditure by 4 ½. Students placed by the Department of Child and Family Services (DCF) are reimbursed after the school district has met the prior year's per pupil expenditure. School districts report these costs annually in December and March of each fiscal year. State of Connecticut grant calculations are determined by reimbursing eligible costs (60%-100%) based on the SDE grant allocation and all other town submittals.

Magnet Transportation Grant – provides reimbursement of $1,300 for local students attending approved Magnet school programs. The budgeted grant is $26,000 for this year.

The last portion of the monthly budget summary reports school generated revenue that are anticipated revenue to the Town of Newtown. Fees and charges include:

- Local Tuition – amounts the board receives from non-residents who pay tuition to attend Newtown schools. Primarily from staff members.

- High school fees for parking permits..

- The final revenue is miscellaneous fees, which constitute refunds, rebates, prior year claims, etc.

NEWTOWN BOARD OF EDUCATION
2020-21 BUDGET SUMMARY REPORT
FOR THE MONTH ENDING OCTOBER 31, 2020

OBJECT CODE	EXPENSE CATEGORY	EXPENDED 2019 - 2020	2020 - 2021 APPROVED BUDGET	CURRENT BUDGET	YTD EXPENDITURE	ENCUMBER	BALANCE	ANTICIPATED OBLIGATIONS	PROJECTED BALANCE	% EXP
	GENERAL FUND BUDGET									
100	**SALARIES**	$ 49,586,526	$ 51,044,554	$ 51,044,554	$ 11,201,313	$ 38,565,364	$ 1,277,877	$ 1,035,430	**$ 242,448**	99.53%
200	**EMPLOYEE BENEFITS**	$ 11,126,524	$ 11,435,283	$ 11,435,283	$ 5,596,412	$ 4,285,980	$ 1,552,891	$ 1,610,877	**$ (57,986)**	100.51%
300	**PROFESSIONAL SERVICES**	$ 659,940	$ 751,382	$ 751,382	$ 122,464	$ 13,180	$ 615,738	$ 531,962	**$ 83,776**	88.85%
400	**PURCHASED PROPERTY SERV.**	$ 2,304,638	$ 1,884,463	$ 1,884,463	$ 666,309	$ 586,695	$ 631,459	$ 567,347	**$ 64,112**	96.60%
500	**OTHER PURCHASED SERVICES**	$ 8,823,709	$ 9,314,942	$ 9,314,942	$ 2,224,251	$ 6,720,669	$ 370,022	$ (219)	**$ 370,241**	96.03%
600	**SUPPLIES**	$ 3,347,825	$ 3,498,335	$ 3,498,335	$ 1,394,410	$ 307,789	$ 1,796,136	$ 1,817,494	**$ (21,358)**	100.61%
700	**PROPERTY**	$ 831,904	$ 549,402	$ 549,402	$ 895,125	$ 352,410	$ (698,133)	$ (29,924)	**$ (668,209)**	221.62%
800	**MISCELLANEOUS**	$ 66,090	$ 73,415	$ 73,415	$ 49,869	$ 4,839	$ 18,707	$ 18,707	**$ -**	100.00%
910	**SPECIAL ED CONTINGENCY**	$ -	$ 100,000	$ 100,000	$ -	$ -	$ 100,000	$ 100,000	**$ -**	100.00%
	TOTAL GENERAL FUND BUDGET	$ 76,747,157	$ 78,651,776	$ 78,651,776	$ 22,150,152	$ 50,836,926	$ 5,664,698	$ 5,651,674	**$ 13,024**	99.98%
900	**TRANSFER NON-LAPSING**									
	GRAND TOTAL	$ 76,747,157	$ 78,651,776	$ 78,651,776	$ 22,150,152	$ 50,836,926	$ 5,664,698	$ 5,651,674	$ 13,024	99.98%

100	**SALARIES**														
	Administrative Salaries	$	4,163,820	$	4,160,309	$	4,160,309	$	1,315,577	$	2,852,102	$	(7,370)	$	-	$	(7,370)	100.18%
	Teachers & Specialists Salaries	$	31,619,798	$	32,219,745	$	32,219,745	$	6,327,494	$	26,234,595	$	(342,344)	$	(8,817)	$	(333,527)	101.04%
	Early Retirement	$	32,000	$	16,000	$	16,000	$	16,000	$	-	$	-	$	-	$	-	100.00%
	Continuing Ed./Summer School	$	92,408	$	93,096	$	93,096	$	36,907	$	32,999	$	23,190	$	3,750	$	19,440	79.12%
	Homebound & Tutors Salaries	$	88,213	$	185,336	$	185,336	$	11,760	$	20,313	$	153,263	$	153,000	$	263	99.86%
	Certified Substitutes	$	548,648	$	698,193	$	698,193	$	252,886	$	328,715	$	116,592	$	57,075	$	59,517	91.48%
	Coaching/Activities	$	643,256	$	656,571	$	656,571	$	2,988	$	-	$	653,583	$	653,583	$	-	100.00%
	Staff & Program Development	$	173,319	$	143,517	$	143,517	$	66,239	$	30,876	$	46,402	$	(2,044)	$	48,446	66.24%
	CERTIFIED SALARIES	$	37,361,462	$	38,172,767	$	38,172,767	$	8,029,852	$	29,499,600	$	643,316	$	856,547	$	(213,231)	100.56%
	Supervisors & Technology Salaries	$	917,739	$	945,154	$	945,154	$	336,849	$	585,334	$	22,971	$	15,000	$	7,971	99.16%
	Clerical & Secretarial Salaries	$	2,310,741	$	2,362,981	$	2,362,981	$	624,675	$	1,609,937	$	128,369	$	86,869	$	41,500	98.24%
	Educational Assistants	$	2,743,151	$	2,875,564	$	2,875,564	$	458,060	$	2,126,117	$	291,388	$	(10,238)	$	301,626	89.51%
	Nurses & Medical Advisors	$	764,244	$	801,532	$	801,532	$	184,700	$	695,512	$	(78,680)	$	(40,733)	$	(37,946)	104.73%
	Custodial & Maint. Salaries	$	3,144,919	$	3,263,032	$	3,263,032	$	955,431	$	2,234,487	$	73,114	$	-	$	73,114	97.76%
	Non-Certied Adj & Bus Drivers Salaries	$	22,043	$	81,607	$	81,607	$	3,342	$	24,211	$	54,055	$	-	$	54,055	33.76%
	Career/Job Salaries	$	117,954	$	183,209	$	183,209	$	39,149	$	157,244	$	(13,184)	$	(45,500)	$	32,316	82.36%
	Special Education Svcs Salaries	$	1,224,685	$	1,355,856	$	1,355,856	$	262,051	$	1,147,159	$	(53,354)	$	(54,477)	$	1,123	99.92%
	Security Salaries & Attendance	$	594,071	$	621,957	$	621,957	$	128,674	$	482,457	$	10,826	$	-	$	10,826	98.26%
	Extra Work - Non-Cert.	$	141,823	$	115,447	$	115,447	$	72,974	$	3,308	$	39,165	$	5,947	$	33,218	71.23%
	Custodial & Maint. Overtime	$	214,479	$	233,448	$	233,448	$	105,557	$	-	$	127,891	$	193,016	$	(65,124)	127.90%
	Civic Activities/Park & Rec.	$	29,216	$	32,000	$	32,000	$	-	$	-	$	32,000	$	29,000	$	3,000	90.63%
	NON-CERTIFIED SALARIES	$	12,225,064	$	12,871,787	$	12,871,787	$	3,171,461	$	9,065,764	$	634,562	$	178,883	$	455,679	96.46%
	SUBTOTAL SALARIES	**$**	**49,586,526**	**$**	**51,044,554**	**$**	**51,044,554**	**$**	**11,201,313**	**$**	**38,565,364**	**$**	**1,277,877**	**$**	**1,035,430**	**$**	**242,448**	99.53%

200	**EMPLOYEE BENEFITS**												
	Medical & Dental Expenses	$ 8,051,502	$ 8,289,180	$ 8,289,180	$ 4,186,820	$ 4,073,135	$ 29,225	$ 29,225	$ -	100.00%
	Life Insurance	$ 86,352	$ 86,760	$ 86,760	$ 28,576	$ -	$ 58,184	$ 58,184	$ -	100.00%
	FICA & Medicare	$ 1,523,488	$ 1,602,597	$ 1,602,597	$ 362,180	$ -	$ 1,240,417	$ 1,240,417	$ -	100.00%
	Pensions	$ 863,104	$ 913,394	$ 913,394	$ 761,291	$ 750	$ 151,353	$ 151,353	$ -	100.00%
	Unemployment & Employee Assist.	$ 122,970	$ 82,000	$ 82,000	$ 23,394	$ -	$ 58,606	$ 116,592	$ (57,986)	170.72%
	Workers Compensation	$ 479,108	$ 461,352	$ 461,352	$ 234,151	$ 212,095	$ 15,105	$ 15,105	$ -	100.00%
	SUBTOTAL EMPLOYEE BENEFITS	**$ 11,126,524**	**$ 11,435,283**	**$ 11,435,283**	**$ 5,596,412**	**$ 4,285,980**	**$ 1,552,891**	**$ 1,610,877**	**$ (57,986)**	100.51%
300	**PROFESSIONAL SERVICES**									
	Professional Services	$ 500,341	$ 559,102	$ 559,102	$ 84,755	$ 8,925	$ 465,422	$ 468,962	$ (3,540)	100.63%
	Professional Educational Serv.	$ 159,599	$ 192,280	$ 192,280	$ 37,709	$ 4,255	$ 150,316	$ 63,000	$ 87,316	54.59%
	SUBTOTAL PROFESSIONAL SERV.	**$ 659,940**	**$ 751,382**	**$ 751,382**	**$ 122,464**	**$ 13,180**	**$ 615,738**	**$ 531,962**	**$ 83,776**	88.85%
400	**PURCHASED PROPERTY SERV.**									
	Buildings & Grounds Contracted Svc.	$ 716,095	$ 664,859	$ 664,859	$ 306,706	$ 289,427	$ 68,726	$ 34,823	$ 33,903	94.90%
	Utility Services - Water & Sewer	$ 134,403	$ 146,945	$ 146,945	$ 42,459	$ -	$ 104,486	$ 102,359	$ 2,127	98.55%
	Building, Site & Emergency Repairs	$ 503,227	$ 460,850	$ 460,850	$ 134,177	$ 89,354	$ 237,319	$ 237,318	$ 0	100.00%
	Equipment Repairs	$ 283,175	$ 351,506	$ 351,506	$ 112,913	$ 68,105	$ 170,488	$ 143,399	$ 27,089	92.29%
	Rentals - Building & Equipment	$ 268,547	$ 260,303	$ 260,303	$ 70,053	$ 139,809	$ 50,441	$ 49,449	$ 992	99.62%
	Building & Site Improvements	$ 399,191	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
	SUBTOTAL PUR. PROPERTY SERV.	**$ 2,304,638**	**$ 1,884,463**	**$ 1,884,463**	**$ 666,309**	**$ 586,695**	**$ 631,459**	**$ 567,347**	**$ 64,112**	96.60%

500	**OTHER PURCHASED SERVICES**																			
	Contracted Services	$	750,419	$	669,215	$	669,215	$	394,978	$	119,707	$	154,529	$	259,152	$	(104,623)	115.63%
	Transportation Services	$	3,827,061	$	4,457,135	$	4,457,135	$	718,121	$	2,711,594	$	1,027,421	$	757,152	$	270,269	93.94%
	Insurance - Property & Liability	$	378,323	$	378,032	$	378,032	$	220,085	$	160,013	$	(2,066)	$	1,978	$	(4,044)	101.07%
	Communications	$	142,944	$	146,872	$	146,872	$	51,483	$	107,418	$	(12,029)	$	22,267	$	(34,296)	123.35%
	Printing Services	$	24,637	$	31,040	$	31,040	$	4,371	$	360	$	26,309	$	26,309	$	-	100.00%
	Tuition - Out of District	$	3,527,920	$	3,399,851	$	3,399,851	$	826,512	$	3,497,184	$	(923,845)	$	(1,112,077)	$	188,232	94.46%
	Student Travel & Staff Mileage	$	172,406	$	232,797	$	232,797	$	8,700	$	124,394	$	99,703	$	45,000	$	54,703	76.50%
	SUBTOTAL OTHER PURCHASED SERV.	$	8,823,709	$	9,314,942	$	9,314,942	$	2,224,251	$	6,720,669	$	370,022	$	(219)	$	370,241	96.03%
600	**SUPPLIES**																			
	Instructional & Library Supplies	$	805,612	$	801,275	$	801,275	$	274,034	$	176,328	$	350,914	$	352,516	$	(1,602)	100.20%
	Software, Medical & Office Supplies	$	212,777	$	221,701	$	221,701	$	72,762	$	41,726	$	107,213	$	107,213	$	-	100.00%
	Plant Supplies	$	423,659	$	356,400	$	356,400	$	460,469	$	79,226	$	(183,295)	$	70,906	$	(254,201)	171.32%
	Electric	$	1,164,615	$	1,228,072	$	1,228,072	$	423,776	$	-	$	804,296	$	613,800	$	190,496	84.49%
	Propane & Natural Gas	$	347,253	$	431,350	$	431,350	$	21,698	$	-	$	409,652	$	395,900	$	13,752	96.81%
	Fuel Oil	$	76,257	$	63,000	$	63,000	$	14,950	$	-	$	48,050	$	48,050	$	-	100.00%
	Fuel for Vehicles & Equip.	$	122,159	$	205,031	$	205,031	$	27,333	$	-	$	177,698	$	147,500	$	30,198	85.27%
	Textbooks	$	195,495	$	191,506	$	191,506	$	99,388	$	10,510	$	81,608	$	81,608	$	-	100.00%
	SUBTOTAL SUPPLIES	$	3,347,825	$	3,498,335	$	3,498,335	$	1,394,410	$	307,789	$	1,796,136	$	1,817,494	$	(21,358)	100.61%

700	**PROPERTY**													
	Technology Equipment	$ 559,515	$ 410,000	$ 410,000	$ 881,845	$ 241,372	$ (713,218)	$ (40,924)	$ (672,294)	263.97%				
	Other Equipment	$ 272,389	$ 139,402	$ 139,402	$ 13,280	$ 111,038	$ 15,084	$ 11,000	$ 4,084	97.07%				
	SUBTOTAL PROPERTY	$ 831,904	$ 549,402	$ 549,402	$ 895,125	$ 352,410	$ (698,133)	$ (29,924)	$ (668,209)	221.62%				
800	**MISCELLANEOUS**													
	Memberships	$ 66,090	$ 73,415	$ 73,415	$ 49,869	$ 4,839	$ 18,707	$ 18,707	$ -	100.00%				
	SUBTOTAL MISCELLANEOUS	**$ 66,090**	**$ 73,415**	**$ 73,415**	**$ 49,869**	**$ 4,839**	**$ 18,707**	**$ 18,707**	**$ -**	100.00%				
910	**SPECIAL ED CONTINGENCY**	**$ -**	**$ 100,000**	**$ 100,000**	**$ -**	**$ -**	**$ 100,000**	**$ 100,000**	$ -	100.00%				
	TOTAL LOCAL BUDGET	**$ 76,747,157**	**$ 78,651,776**	**$ 78,651,776**	**$ 22,150,152**	**$ 50,836,926**	**$ 5,664,698**	**$ 5,651,674**	**$ 13,024**	99.98%				

REVENUES

EXCESS COST GRANT REVENUE	**EXPENDED 2019 - 2020**	**APPROVED BUDGET**	**ANTICIPATED EXPENDITURE**	
Special Education Svcs Salaries ECG	*$ (33,039)*	*$ (26,247)*	*$ (23,622)*	90.00%
Transportation Services - ECG	*$ (354,206)*	*$ (402,480)*	*$ (362,232)*	90.00%
Tuition - Out of District ECG	*$ (1,372,981)*	*$ (1,381,462)*	*$ (1,243,316)*	90.00%
	$ (1,760,226)	*$ (1,810,189)*	*$ (1,629,170)*	90.00%

OTHER REVENUES

BOARD OF EDUCATION FEES & CHARGES - SERVICES	**APPROVED BUDGET**	**RECEIVED**	**BALANCE**	**% RECEIVED**
LOCAL TUITION	$32,340	$7,070	$25,270	21.86%
HIGH SCHOOL FEES FOR PARKING PERMITS	$30,000	$0	$30,000	0.00%
MISCELLANEOUS FEES	$6,000	$801	$5,199	13.36%
TOTAL SCHOOL GENERATED FEES	$68,340	$7,871	$60,469	11.52%

Governmental Funds – General Fund - Revenues

- Your property tax is proportionate: the value of your property to the total (taxable) property.
- It is assumed that the value of your property (the size of your house) reflects your wealth. This is not always true. As in the case of some seniors.
- The tax rate is expressed in terms of mills (mill rate). One mill equals $1.00 of tax per $1,000 of assessed property value. 34.00 mill = $34.00 per every $1,000 of assessed property value.
- So:

  House/land market value @ 10/1 = $400,000.
  Assessed value = 70% = $280,000.

Governmental Funds – General Fund - Revenues

- Why an assessment rate of 70%?
- Does it make a difference:

House 1 -	$50,000	25%
House 2 -	$150,000	75%
Total	$200,000	

Apply a 70% assessment rate:

House 1 -	$35,000	25%
House 2 -	$105,000	75%
Total	$140,000	

- Doesn’t make a difference.

Governmental Funds – General Fund - Revenues

- If mill rate = 34.00 then the real estate taxes on $280,000 = 280,000/1,000*34 = $9,520.
- Mill means per thousand. We are used to thinking in terms of percentage (per 100).
- So move the decimal point one place to the left (on the mill rate) and you now have the tax rate as a percentage:

  34.00 >>>one decimal place to left = 3.4%

  280,000 * 3.4% =$9,520
- So if a town has a mill rate of 25.6; you can say that the homeowner's tax is 2.56% of their assessed value (market value * 70% = assessed value)

Governmental Funds – General Fund - Revenues

- Property values are revalued every 5 years to ensure people are being taxed fairly (based on their property values).
- Proportionate values can change over time. An area in town may experience a larger market value increase than other areas. If we didn't perform a revaluation people would end up paying a disproportionate share of property taxes.
- From time to time business property values increase a greater % than residential values (visa versa).

Governmental Funds – General Fund - Revenues

- How to calculate the mill rate (during the budget formulation process):

  Total budgeted expenditures (and other financing uses) less total budgeted revenues (not including current taxes) = required budgeted current taxes.

  Budgeted current taxes / tax collection rate = tax levy amount.

  Tax levy / (taxable grand list / 1,000) = mill rate

Governmental Funds – General Fund - Revenues

- So:

Total budgeted expenditures = $110,000,000

Total budgeted revenues** = 10,000,000

Required budgeted current taxes = 100,000,000

Tax collection rate = 99.1%

Required tax levy = 100,000,000 / 0.991 = 100,908,174

Taxable grand list = $3,000,000,000 (3 billion)

Required mill rate =
100,908,174/(3,000,000,000/1,000) = 33.64

Governmental Funds – General Fund - Revenues

- Lets double check (triple check!!)

Total taxable property value (taxable grand list) = $3,000,000,000

Divide by a 1,000 and times by the mill rate of 33.64

= $100,920,000 = tax levy (total amount on tax bills).

We are budgeting to collect 99.1% of that = $100,011,720

Checks out!! Our budget requires 100,000,000 in current year taxes (to balance). Amount is a bit different due to rounding.

Governmental Funds – General Fund - Revenues

- So lets assume 1,000,000 in tax credits:

Required budgeted current taxes = 100,000,000

Tax collection rate = 99.1%

Required tax levy = 100,000,000 / 0.991 = 100,908,174

plus the loss from the tax credits = 101,908,174

Taxable grand list = $3,000,000,000

Required mill rate = 101,908,174

/(3,000,000,000/1,000) = 33.97

Governmental Funds – General Fund - Revenues

- Lets double check (triple check!!)

Total taxable property value (taxable grand list) = $3,000,000,000

Divide by a 1,000 and times by the mill rate of 33.97

= $101,910,000; less tax credit applied = 100,910,000 = tax levy (total amount on tax bills).

We are budgeting to collect 99.1% of that = $100,001,810

Checks out!! Our budget requires 100,000,000 in current year taxes (to balance). Amount is a bit different due to rounding.

	2,000 SF HOUSE	2,000 SF HOUSE	4,000 SF HOUSE	COMMERCIAL BUILDING
				
2012 ASSESSMENT	210,000 (5.3%)	210,000	560,000 (14.1%)	3,000,000 (75.4%)

TOTAL 2012 ASSESSMENTS EQUALS THE GRAND LIST TOTAL = 3,980,000

MILL RATE = 25.00
TOTAL TAXES = $99,500

$99,500 divided by 3,980 (3,980,000/1,000) = 25.00

TAX BILL	5,250	5,250	14,000	75,000

2017 ASSESSMENT	168,000	168,000	448,000	2,400,000

Assuming a market decline of 20%

TOTAL 2017 ASSESSMENTS EQUALS THE GRAND LIST TOTAL = 3,184,000

MILL RATE = 31.88
TOTAL TAXES = $101,506

$101,506 divided by 3,184 = 31.88

A 2% increase (in the budget amount)

TAX BILL	5,356	5,356	14,282	76,512
Tax Bill Increase	2%	2%	2%	2%

Because the market declined evenly over all properties (20% decline), all tax bills increased 2% because of the budget increase. The increase in the mill rate (27%) had no effect.

	2,000 SF HOUSE	2,000 SF HOUSE	4,000 SF HOUSE	COMMERCIAL BUILDING
				
2012 ASSESSMENT	210,000	210,000	560,000	3,000,000

TOTAL 2012 ASSESSMENTS EQUALS THE GRAND LIST TOTAL = 3,980,000

MILL RATE = 25.00
TOTAL TAXES = $99,500

TAX BILL	5,250	5,250	14,000	75,000

2017 ASSESSMENT	168,000	168,000	448,000	2,550,000

Assuming a market decline of 20% for residential and 15% for commercial.

TOTAL 2017 ASSESSMENTS EQUALS THE GRAND LIST TOTAL = 3,334,000

MILL RATE = 30.445
TOTAL TAXES = $101,504

A 2% increase

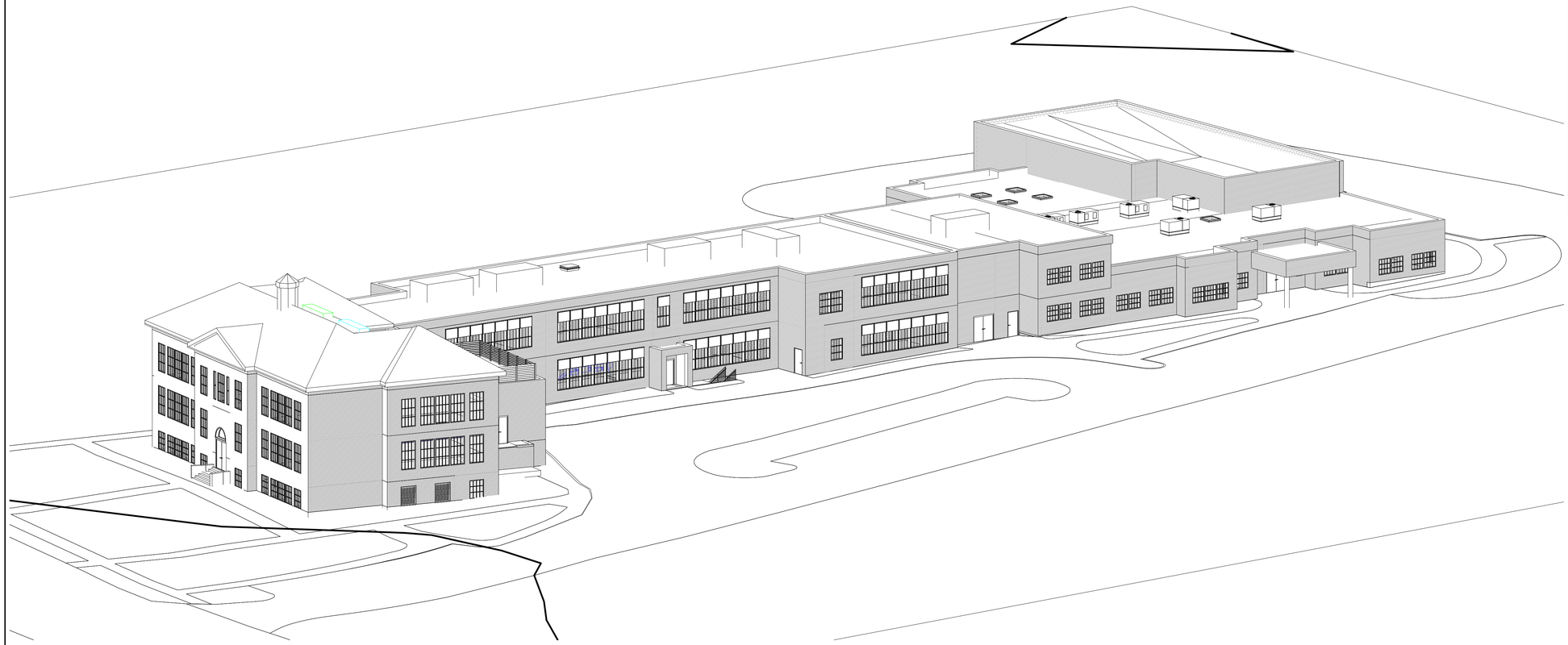
TAX BILL	5,115	5,115	13,639	77,635
	-3%	-3%	-3%	4%

Even though the budget increased 2%, residential homes ended up having a tax bill that decreased (3%) because values in commercial properties declined at a lessor rate. So there was a shift in burden to the commercial properties.

CWA PROJECT NO.: 2013

HAWLEY ELEMENTARY SCHOOL

29 CHURCH HILL ROAD
NEWTOWN, CT 06470



SHEET INDEX		
NO.	SHEET NAME	ISSUE 1 DATE
G001	PHASING	
C101	SITE PLAN	
AE101	OVERALL EXISTING FIRST FLOOR PLAN	
AE102	OVERALL EXISTING SECOND FLOOR PLAN	
AE103	OVERALL EXISTING ROOF PLAN	
AE111	OVERALL EXISTING FIRST FLOOR RCP	
AE112	OVERALL EXSITING SECOND FLOOR RCP	
AE201	EXTERIOR ELEVATIONS	
AE202	EXTERIOR ELEVATIONS	
AE301	BUILDING SECTIONS - AREA A	
AE302	BUILDING SECTIONS - AREA B	
AE303	BUILDING SECTIONS - AREA C	
AE304	BUILDING SECTIONS - AREA C	
AE310	WALL SECTIONS - AREA A	
AE311	WALL SECTIONS - AREA B	
AE312	WALL SECTIONS - AREA C	
AE313	WALL SECTIONS - AREA A/B JOINT	
A101	OVERALL FIRST FLOOR PLAN	
A102	OVERALL SECOND FLOOR PLAN	
A103	OVERALL ROOF PLAN	
A111	OVERALL FIRST FLOOR RCP	
A112	OVERALL SECOND FLOOR RCP	
A101-C	FIRST FLOOR PLAN AREA C	
A102-C	SECOND FLOOR PLAN AREA C	
A103-C	ATTIC PLAN AREA C	
A201	EXTERIOR ELEVATIONS	
A202	EXTERIOR ELEVATIONS	
A203	ELEVATION AREA C	
A301	SECTION THRU LOUVER - AREA C	
A302	SECTION - AREA C LOUVER	
A501	WALL DETAILS	
A601	SCHEDULES	
A602	SCHEDULES	
H100	HVAC BASEMENT PLAN	
H101-A	HVAC FIRST PLAN AREA A	
H101-B	HVAC FIRST PLAN AREA B	
H101-C	HVAC FIRST PLAN AREA C	
H102-A	HVAC SECOND FLOOR PLAN AREA A	
H102-B	HVAC SECOND FLOOR PLAN AREA B	
H102-C	HVAC SECOND FLOOR PLAN AREA C	
H103-C	HVAC ATTIC PLAN AREA C	
H104-A	HVAC ROOF PLAN AREA A	
H104-B	HVAC ROOF PLAN AREA B	
H104-C	HVAC ROOF PLAN AREA C	

PROGRESS DRAWINGS
11/20/2020

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CT LEAD PLANNER/PROJECT DESIGNER LICENSE #986

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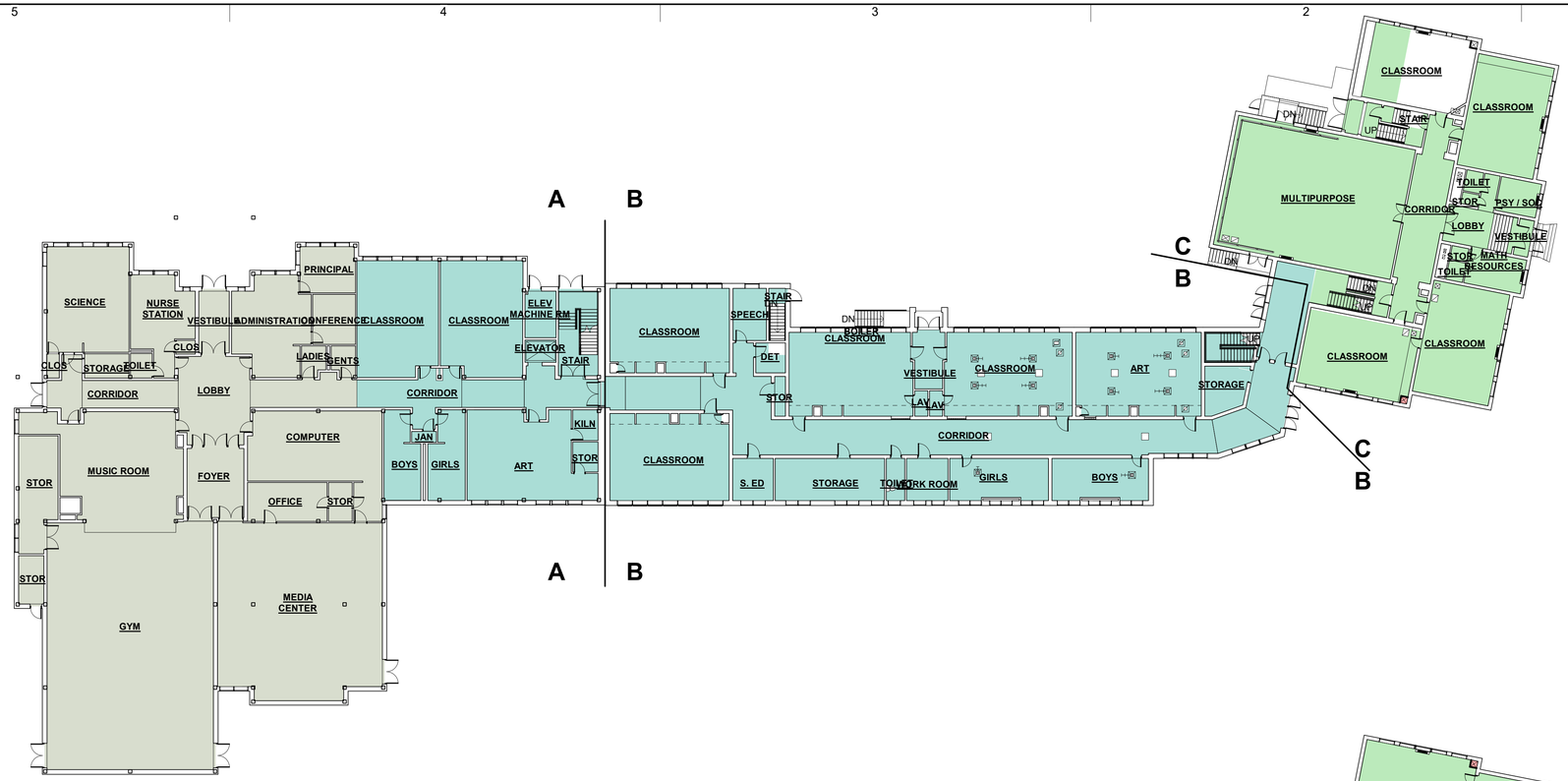

B5 FIRST FLOOR PLAN - PHASE
1" = 20'-0"

0' 10' 20' 40' 60'

A5 SECOND FLOOR PLAN - PHASE
1" = 20'-0"

0' 10' 20' 40' 60'

PHASING

- 1 - 1921 BLDG
- 2 - 1948 BLDG / PART OF 1997 BLDG
- 3 - REMAINING 1997 BLDG REPLACEMENT & EXTENSION OF EXISTING SYSTEM

GENERAL NOTES

1. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of all Work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all. Where a conflict within the Contract Documents exists, the Contractor shall provide the better quality or greater quantity of work in accordance with the Architect's resolution without any increase in the Contract sum. Organization of the Specifications into divisions, sections and articles, and arrangement of sheets shall not control the Contractor in dividing the work among subcontractors, or in establishing the extent of Work to be performed by any trade.
2. REFERENCE KEY NOTES and SHEET KEY NOTES are intended to indicate and clarify the extent and requirements of the Work; they do not indicate every location or occurence of required Work. The lack of a key note to an individual item of Work will not relieve the Contractor of responsibility to execute that Work as part of the Contract when the requirement for that Work can be logically inferred by other parts of the Contract Documents
3. Do not scale drawings, except for estimation and approximation purposes.
4. This is an existing building; all conditions and critical dimensions must be field verified.

TOWN OF NEWTOWN 1705 CONN

OWNER

HAWLEY ELEMENTARY SCHOOL
29 CHURCH HILL ROAD
NEWTOWN, CT 06470

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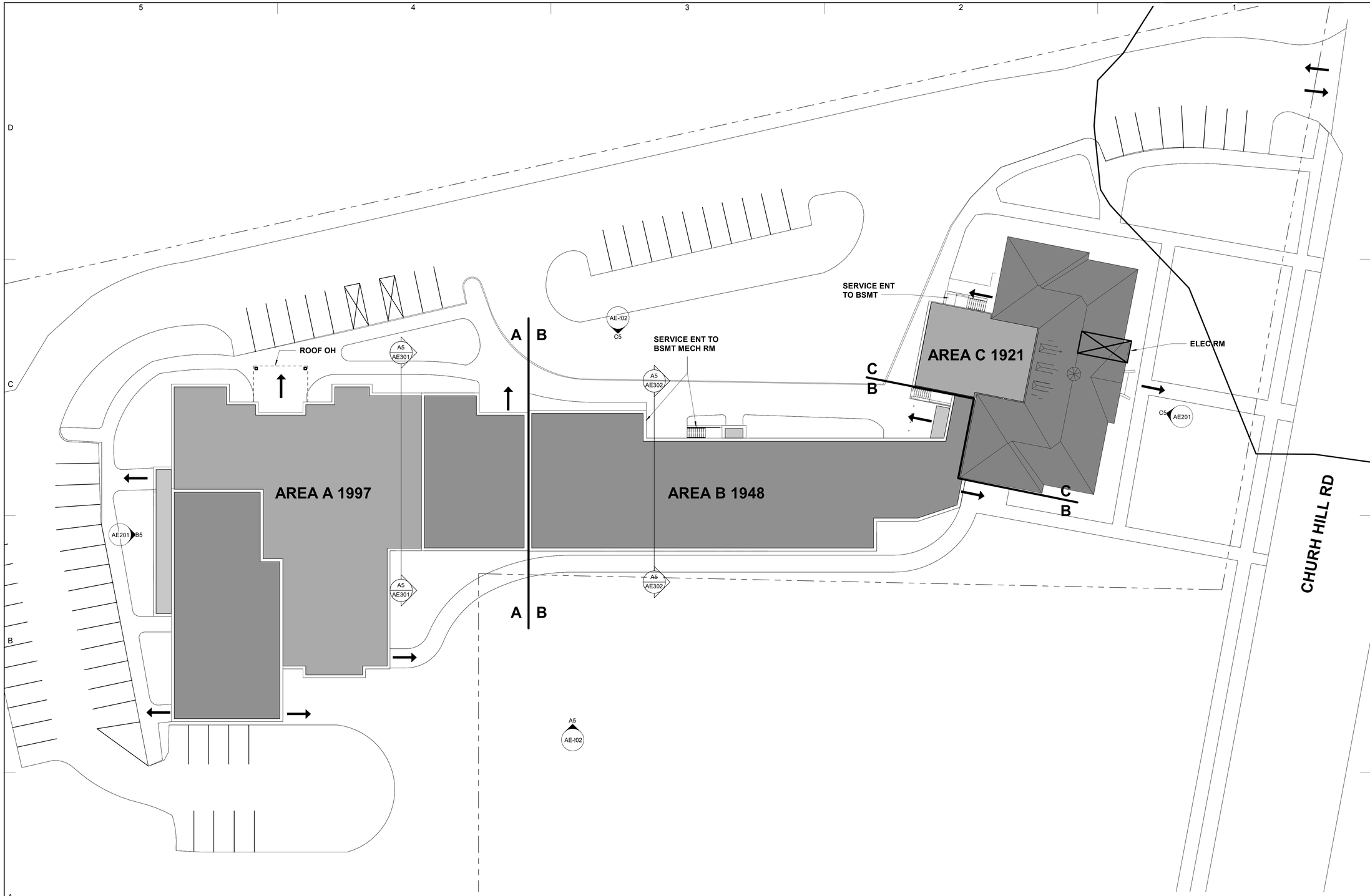
SHEET TITLE
PHASING

G001



A5 EXISTING SITE PLAN
1" = 20'-0"

0' 10' 20' 40' 60'

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SITE PLAN

C101

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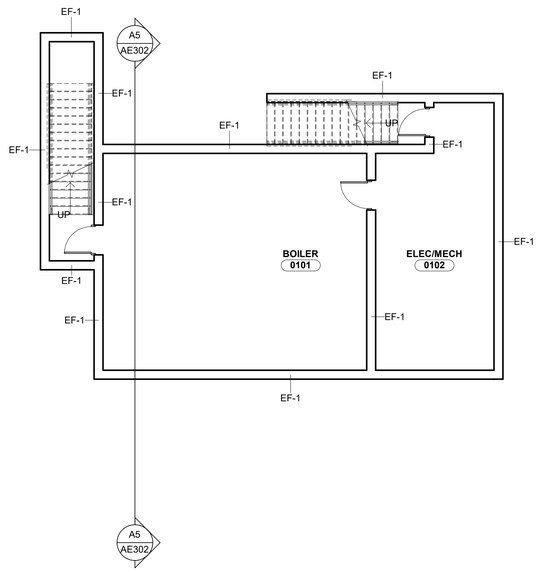
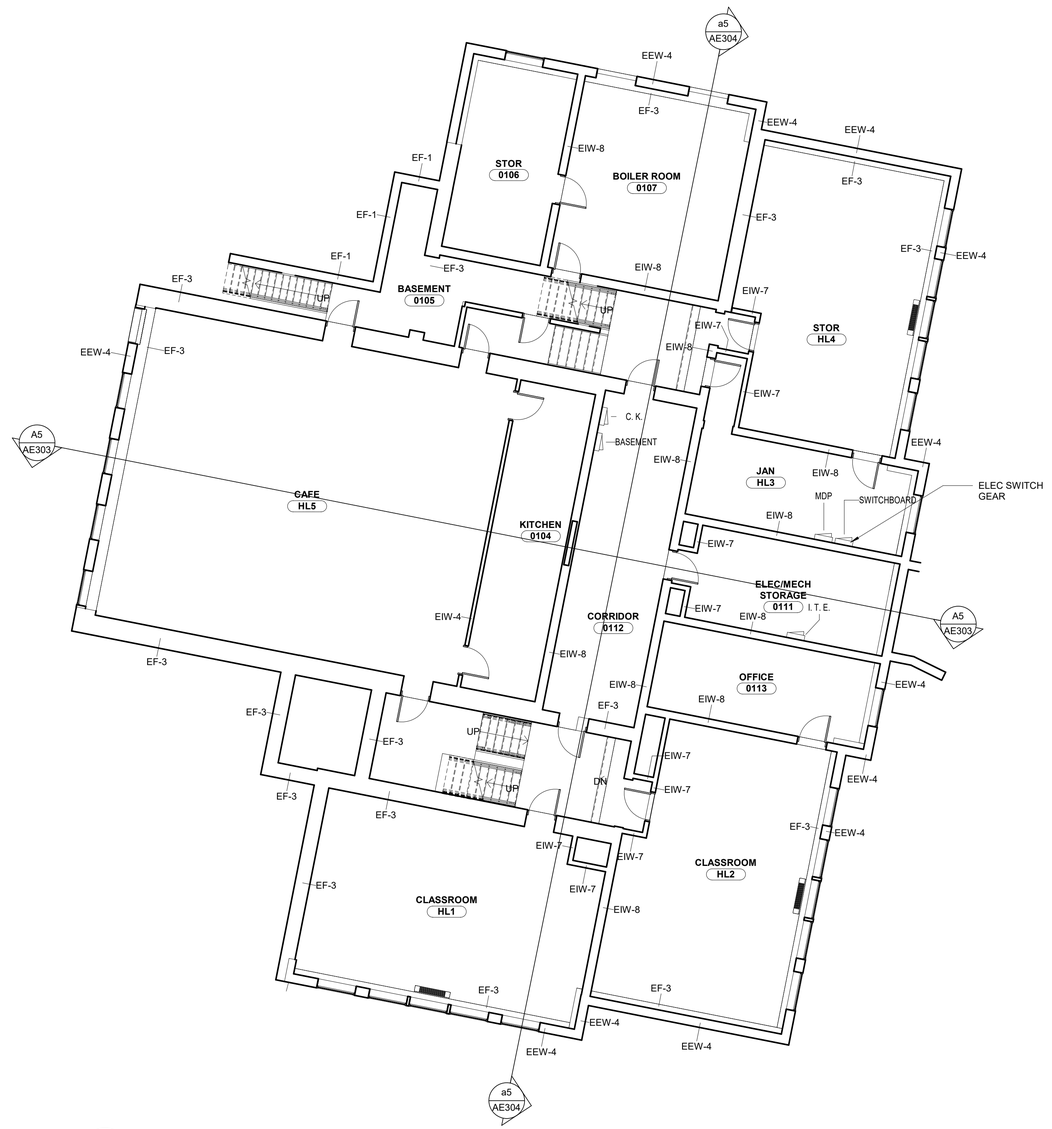
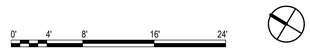


A5 EXISTING BASEMENT FLOOR PLAN - AREA B
1/8" = 1'-0"



A3 EXISTING BASEMENT FLOOR PLAN - AREA C
1/8" = 1'-0"



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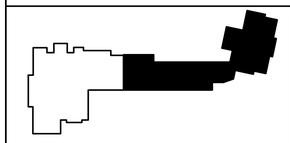
KEYNOTES

EXISTNG WALL TYPES	
WALL TAG	DESC
EXTERIOR	
EEW-1	BRICK FACED MTL STUD W/ GYP - 12"-18" THICK
EEW-2	EXTERIOR SOLID MASONRY WALL - 12"-24" THICK
EEW-3	EXTERIOR BRICK FACED SOLID MASONRY W/ GYP OR PLASTER - 12"-24" THICK
EEW-4	EXTERIOR BRICK FACED SOLID MASONRY W/FURRED PLASTER WALL - 12"+ THICK
FOUNDATION	
EF-1	CAST IN PLACE CONC WALL - 6"-12" THICK
EF-2	CAST IN PLACE CONC WALL - 12"-18" THICK
EF-3	CAST IN PLACE CONC WALL - 18"+ THICK
INTERIOR	
EIW-1	SOLID MASONRY WALL - 4"-6" THICK
EIW-2	
EIW-3	SOLID MASONRY WALL - 12"-24" THICK
EIW-4	GYP OR PLASTER STUD WALL - 4"-6" THICK
EIW-7	PLASTER FURRED SOLID MASONRY WALL - 4"-6" THICK
EIW-8	PLASTER FURRED SOLID MASONRY WALL - 6"-12" THICK
EIW-9	PLASTER FURRED SOLID MASONRY WALL - 12"-24" THICK
EIW-10	GLASS FIBER INSULATED WALL - 12" THICK

KEY PLAN



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EXISTING BASEMENT PLAN AREA C

AE100-C

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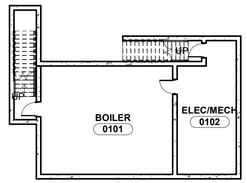
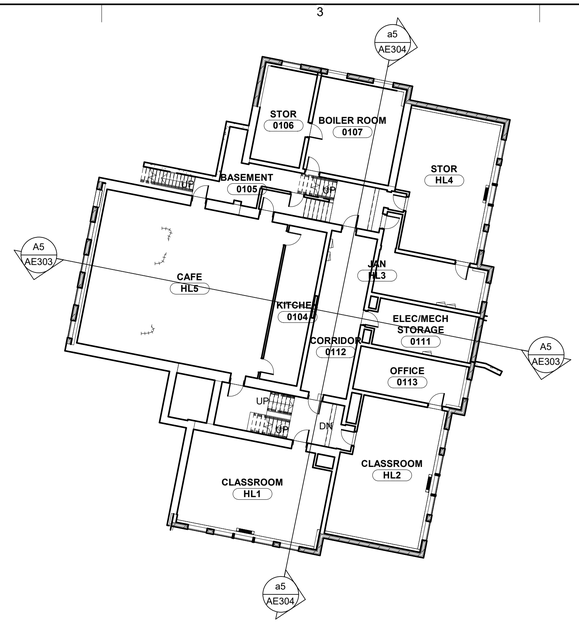
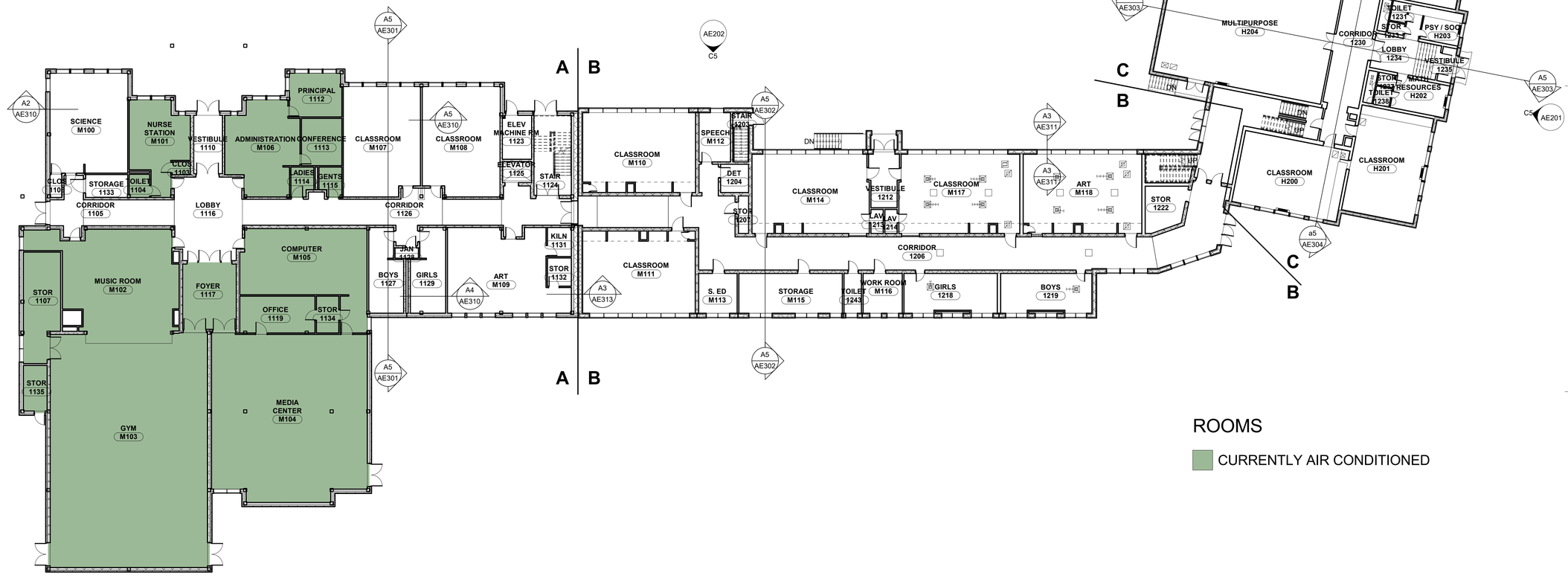




C5 EXISTING BASEMENT PLAN - OVERALL

1/16" = 1'-0"

0' 4' 8' 16' 32' 48'



A5 EXISTING FIRST FLOOR PLAN - OVERALL

1/16" = 1'-0"

0' 4' 8' 16' 32' 48'

ROOMS

CURRENTLY AIR CONDITIONED

TOWN OF NEWTOWN 1705 CONN

OWNER

HAWLEY ELEMENTARY SCHOOL
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NEWTOWN, CT 06470

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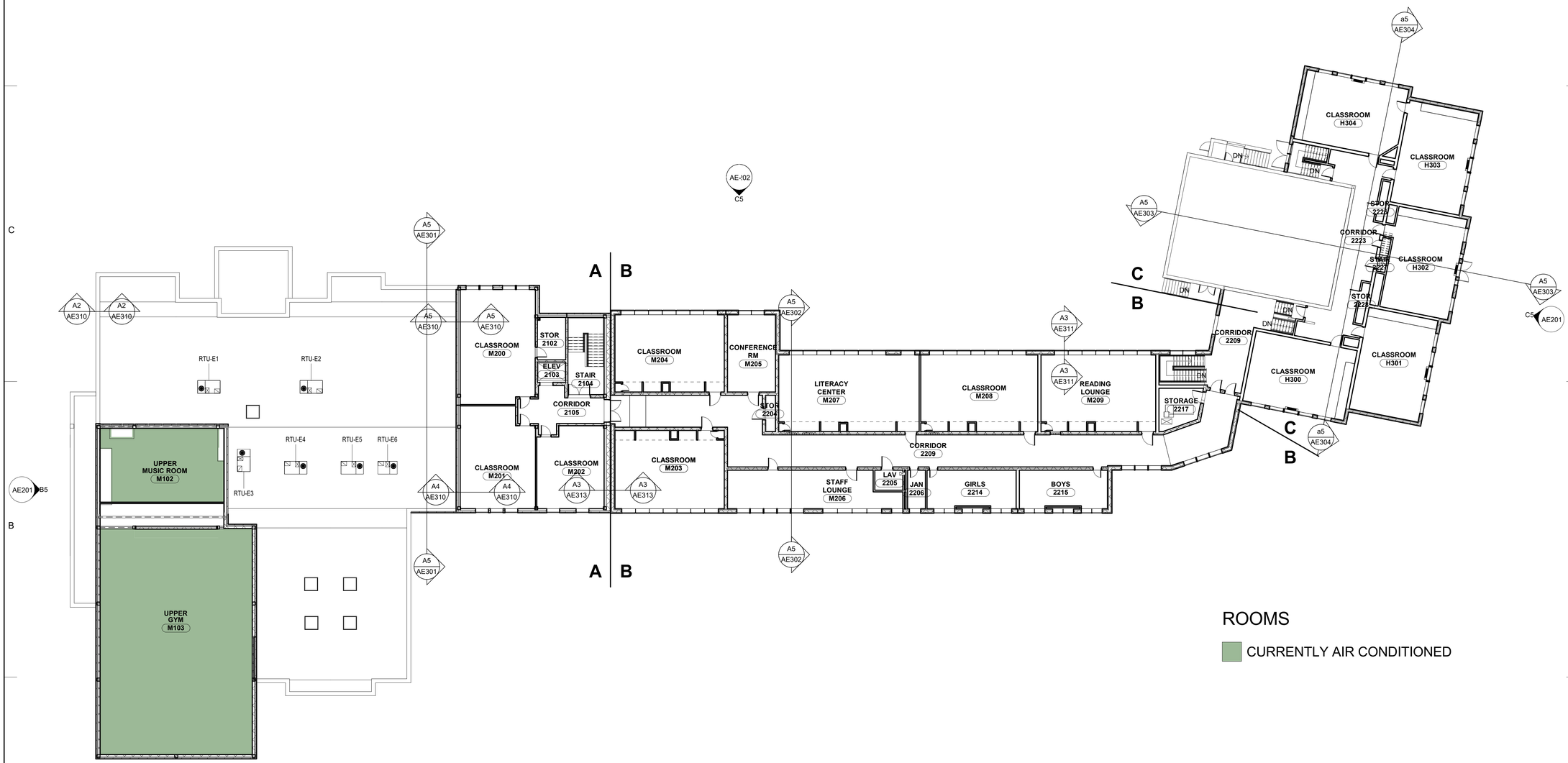
SHEET TITLE

OVERALL EXISTING FIRST FLOOR PLAN

AE101



ROOMS

CURRENTLY AIR CONDITIONED

A5 EXSITING SECOND FLOOR - OVERALL

1/16" = 1'-0"

0' 4' 8' 16' 32' 48'

TOWN OF NEWTOWN 1705 CONN

OWNER

HAWLEY ELEMENTARY SCHOOL
29 CHURCH HILL ROAD
NEWTOWN, CT 06470

ARCHITECT

CHRISTOPHER WILLIAMS ARCHITECTS, LLC
85 Willow Street New Haven, CT 06511
203 776 0184 www.cwarchitectsllc.com

ENGINEERS

BVH integrated services
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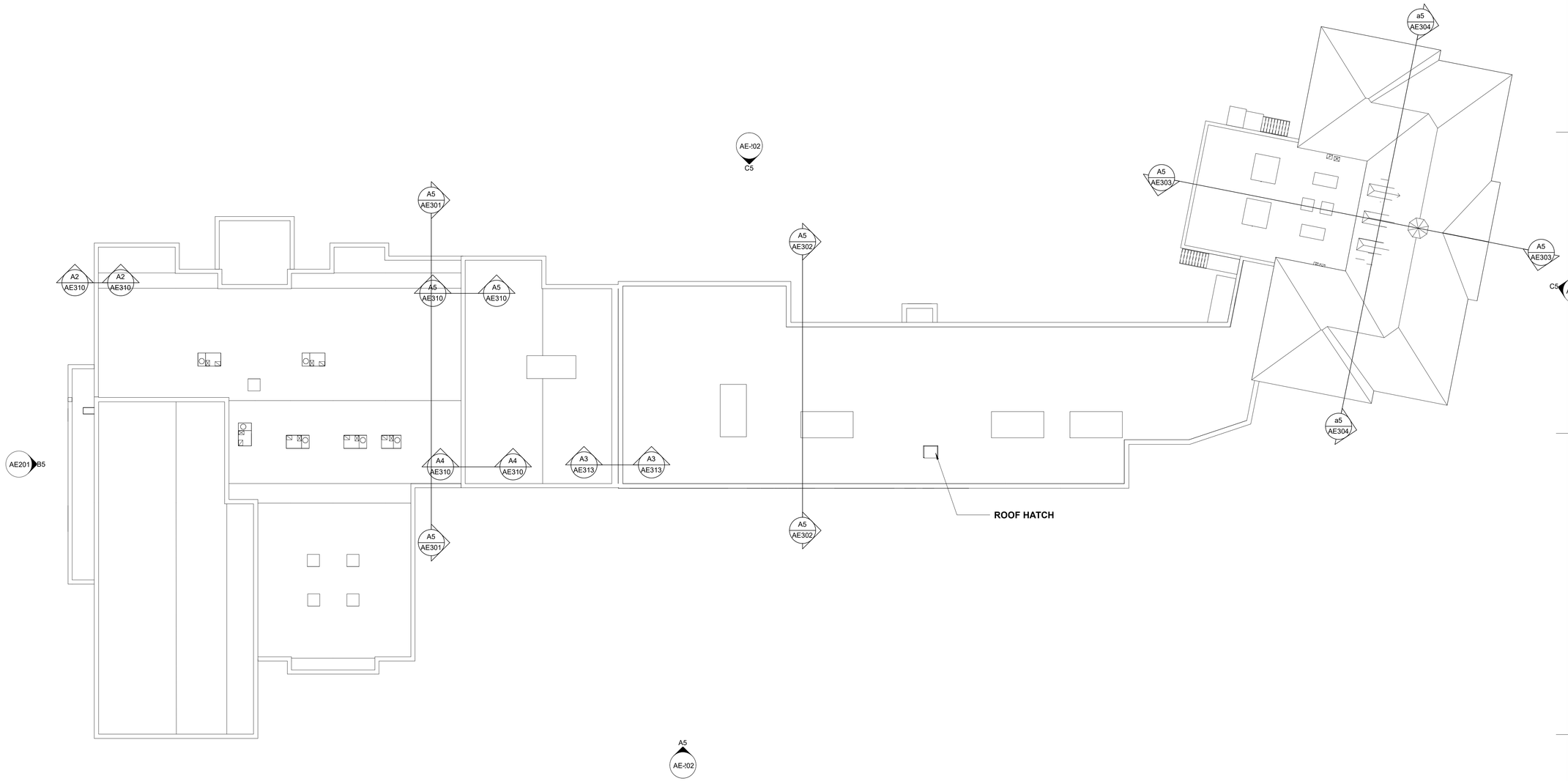
OVERALL EXISTING SECOND FLOOR PLAN

AE102



A5 EXISTING ROOF PLAN - OVERALL

1/16" = 1'-0"

0' 4' 8' 16' 32' 48'

TOWN OF NEWTOWN 1705 CONN

OWNER

HAWLEY ELEMENTARY SCHOOL
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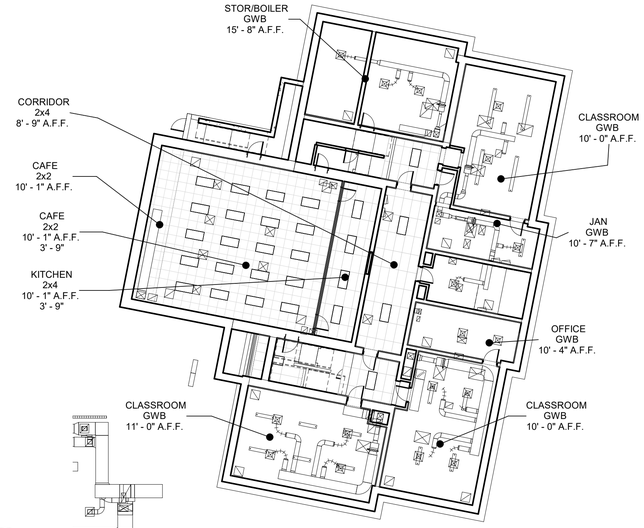
OVERALL EXISTING ROOF PLAN

AE103



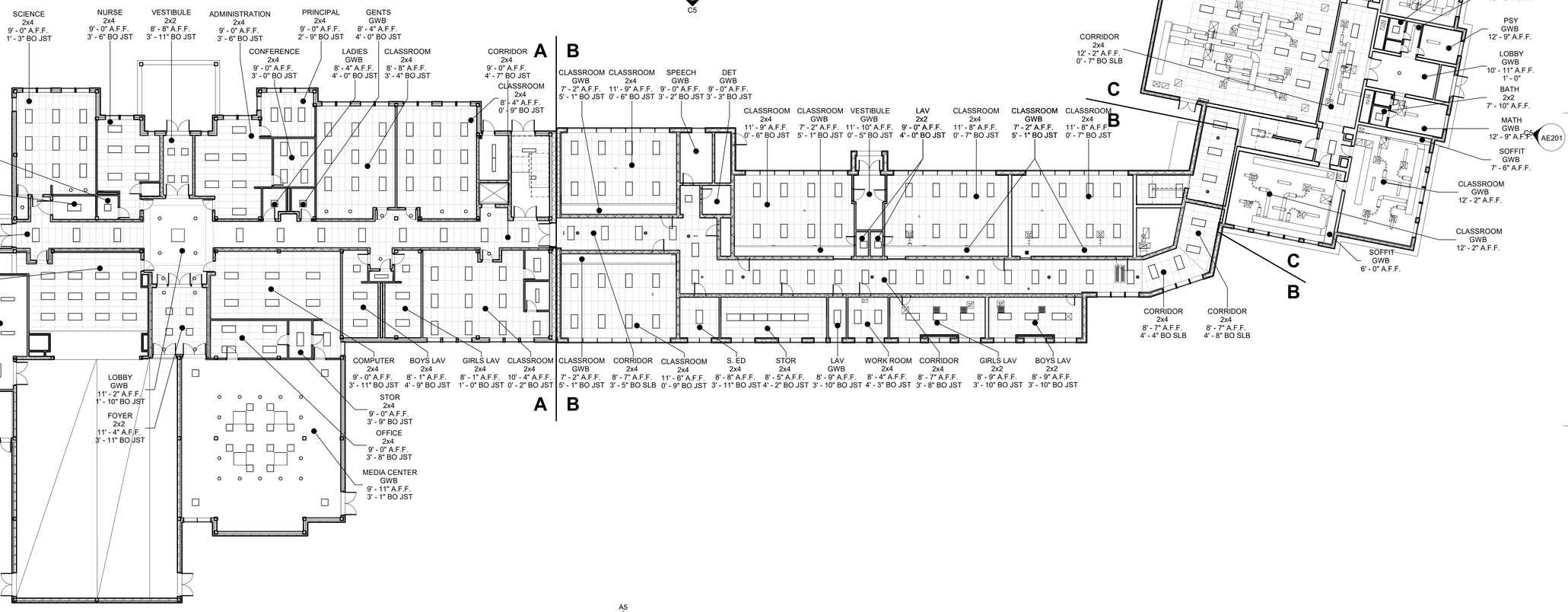
C4 BASEMENT OVERALL RCP

1/16" = 1'-0"

0' 4' 8' 16' 32' 48'

AE-/02

C5



A5 FIRST FLOOR RCP

1/16" = 1'-0"

A5

AE-/02

0' 4' 8' 16' 32' 48'

OWNER

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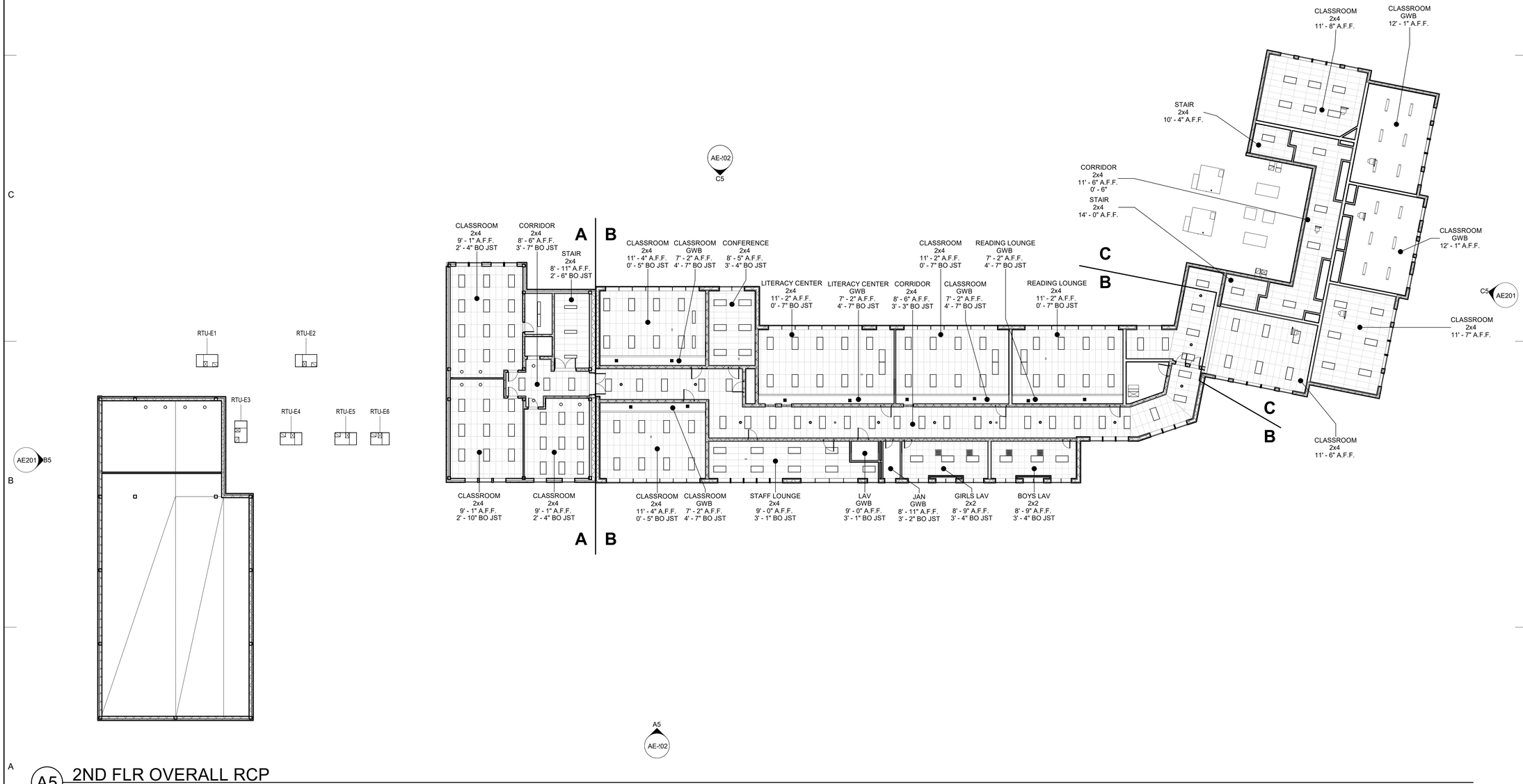
OVERALL EXISTING FIRST FLOOR RCP

AE111



A5 2ND FLR OVERALL RCP

1/16" = 1'-0"

0' 4' 8' 16' 32' 48'

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OWNER

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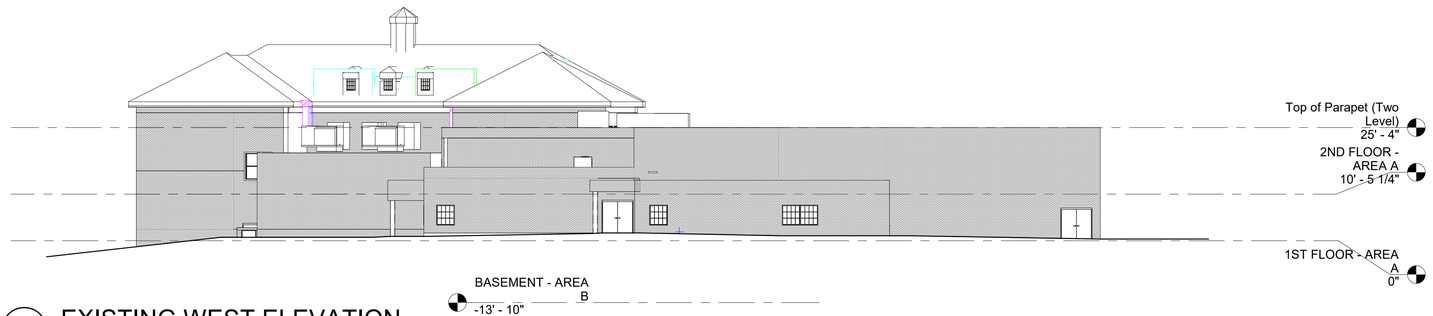
OVERALL EXSITING SECOND FLOOR RCP

AE112

C5 EXISTING EAST ELEVATION
1/16" = 1'-0"



B5 EXISTING WEST ELEVATION
1/16" = 1'-0"

GENERAL NOTES

1. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of all Work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all. Where a conflict within the Contract Documents exists, the Contractor shall provide the better quality or greater quantity of work in accordance with the Architect's resolution without any increase in the Contract sum. Organization of the Specifications into divisions, sections and articles, and arrangement of sheets shall not control the Contractor in dividing the work among subcontractors, or in establishing the extent of Work to be performed by any trade.
2. REFERENCE KEY NOTES and SHEET KEY NOTES are intended to indicate and clarify the extent and requirements of the Work; they do not indicate every location or occurence of required Work. The lack of a key note to an individual item of Work will not relieve the Contractor of responsibility to execute that Work as part of the Contract when the requirement for that Work can be logically inferred by other parts of the Contract Documents
3. Do not scale drawings, except for estimation and approximation purposes.
4. This is an existing building; all conditions and critical dimensions must be field verified.

TOWN OF NEWTOWN 1705 CONN

OWNER

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NEWTOWN, CT 06470

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SHEET TITLE
EXTERIOR ELEVATIONS

AE201

GENERAL NOTES

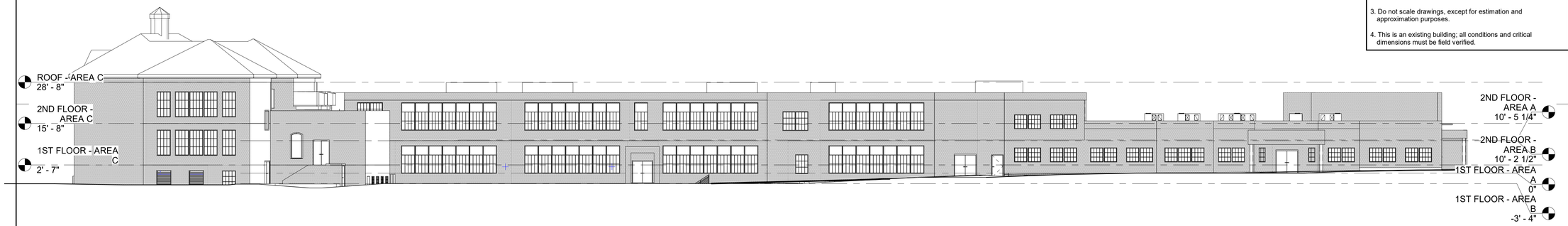
1. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of all Work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all. Where a conflict within the Contract Documents exists, the Contractor shall provide the better quality or greater quantity of work in accordance with the Architect's resolution without any increase in the Contract sum. Organization of the Specifications into divisions, sections and articles, and arrangement of sheets shall not control the Contractor in dividing the work among subcontractors, or in establishing the extent of Work to be performed by any trade.

2. REFERENCE KEY NOTES and SHEET KEY NOTES are intended to indicate and clarify the extent and requirements of the Work; they do not indicate every location or occurence of required Work. The lack of a key note to an individual item of Work will not relieve the Contractor of responsibility to execute that Work as part of the Contract when the requirement for that Work can be logically inferred by other parts of the Contract Documents

3. Do not scale drawings, except for estimation and approximation purposes.

4. This is an existing building; all conditions and critical dimensions must be field verified.

D

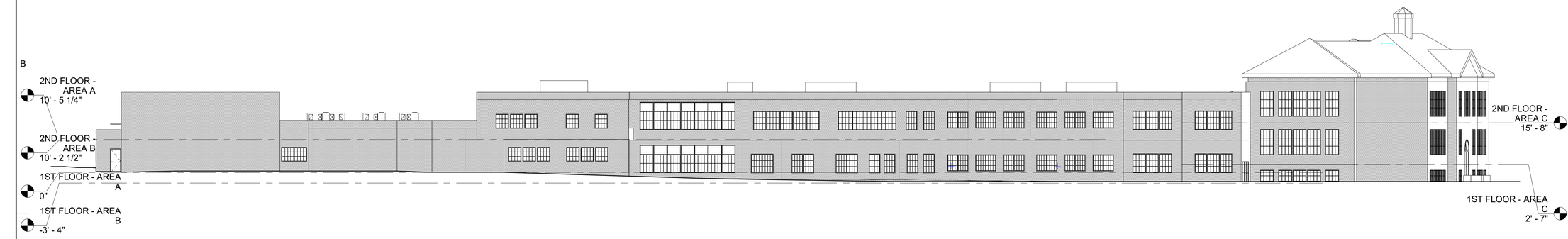


C

C5 EXISTING NORTH ELEVATION
1/16" = 1'-0"

0' 4' 8' 16' 32' 48'

B



A5 EXISTING SOUTH ELEVATION
1/16" = 1'-0"

0' 4' 8' 16' 32' 48'

A

TOWN OF NEWTOWN 1705 CONN

OWNER

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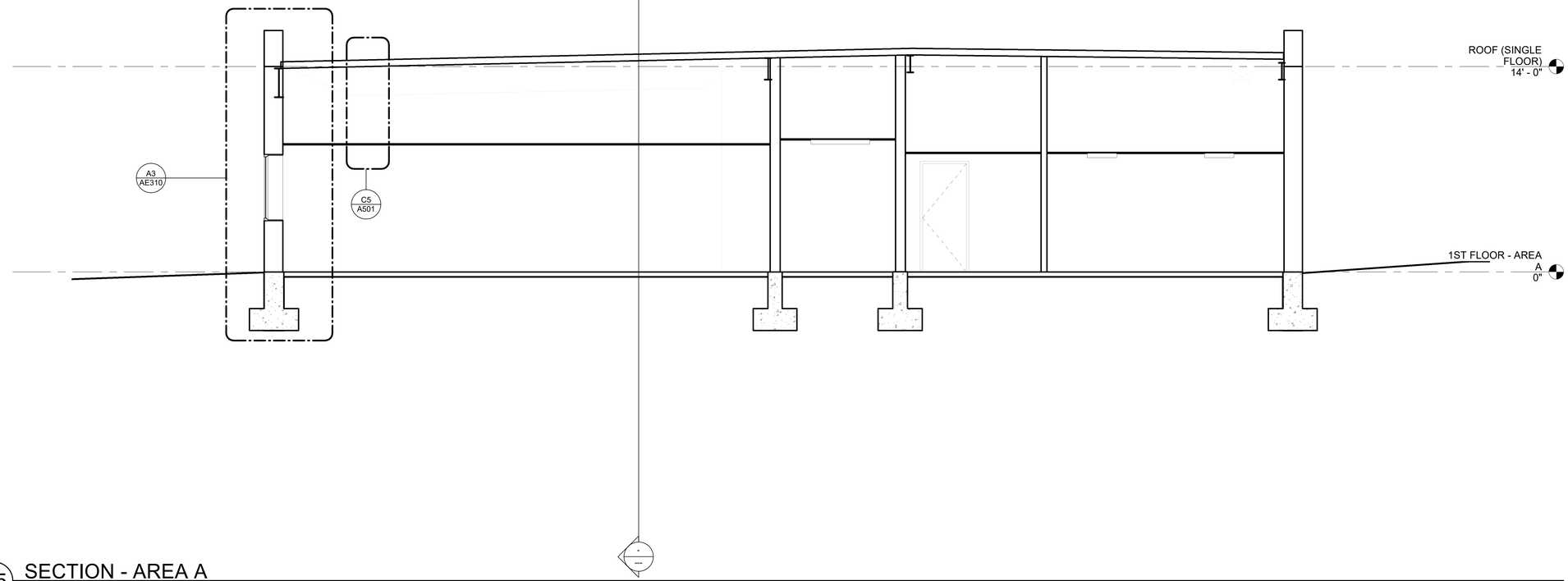
SHEET TITLE

EXTERIOR ELEVATIONS

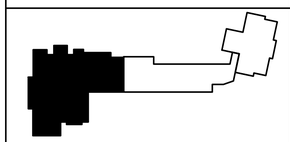
AE202



A5 SECTION - AREA A
1/4" = 1'-0"

0' 4' 8' 12'

KEY PLAN



AREA A
1

TOWN OF NEWTOWN 1705 CONN

OWNER

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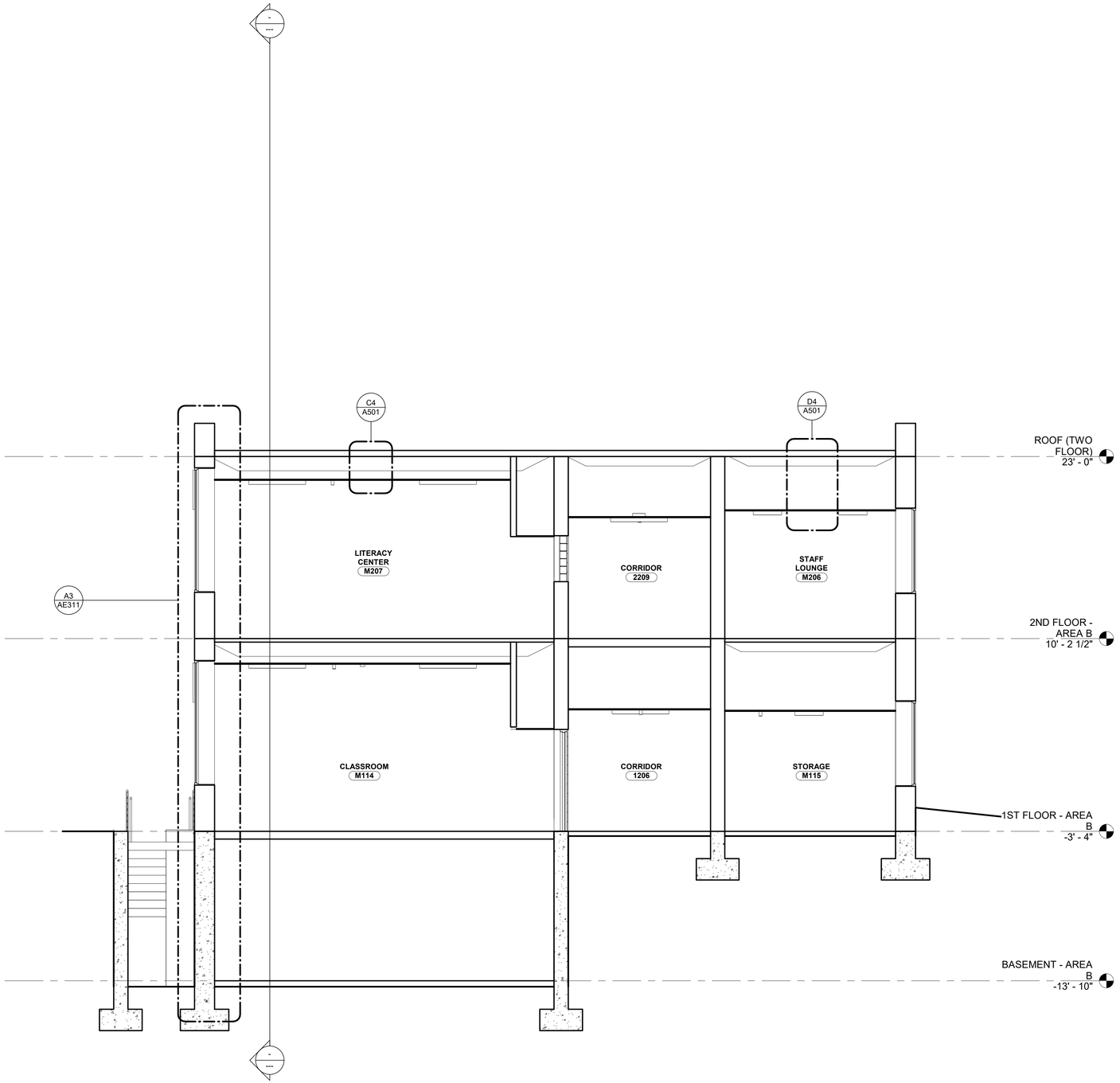
SHEET TITLE

BUILDING SECTIONS - AREA A

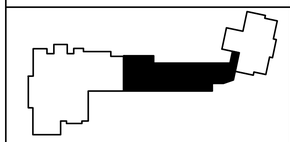
AE301



A5 SECTION - AREA B
1/4" = 1'-0"

0' 4' 8' 12'

KEY PLAN



AREA B

OWNER

HAWLEY ELEMENTARY SCHOOL
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NEWTOWN, CT 06470

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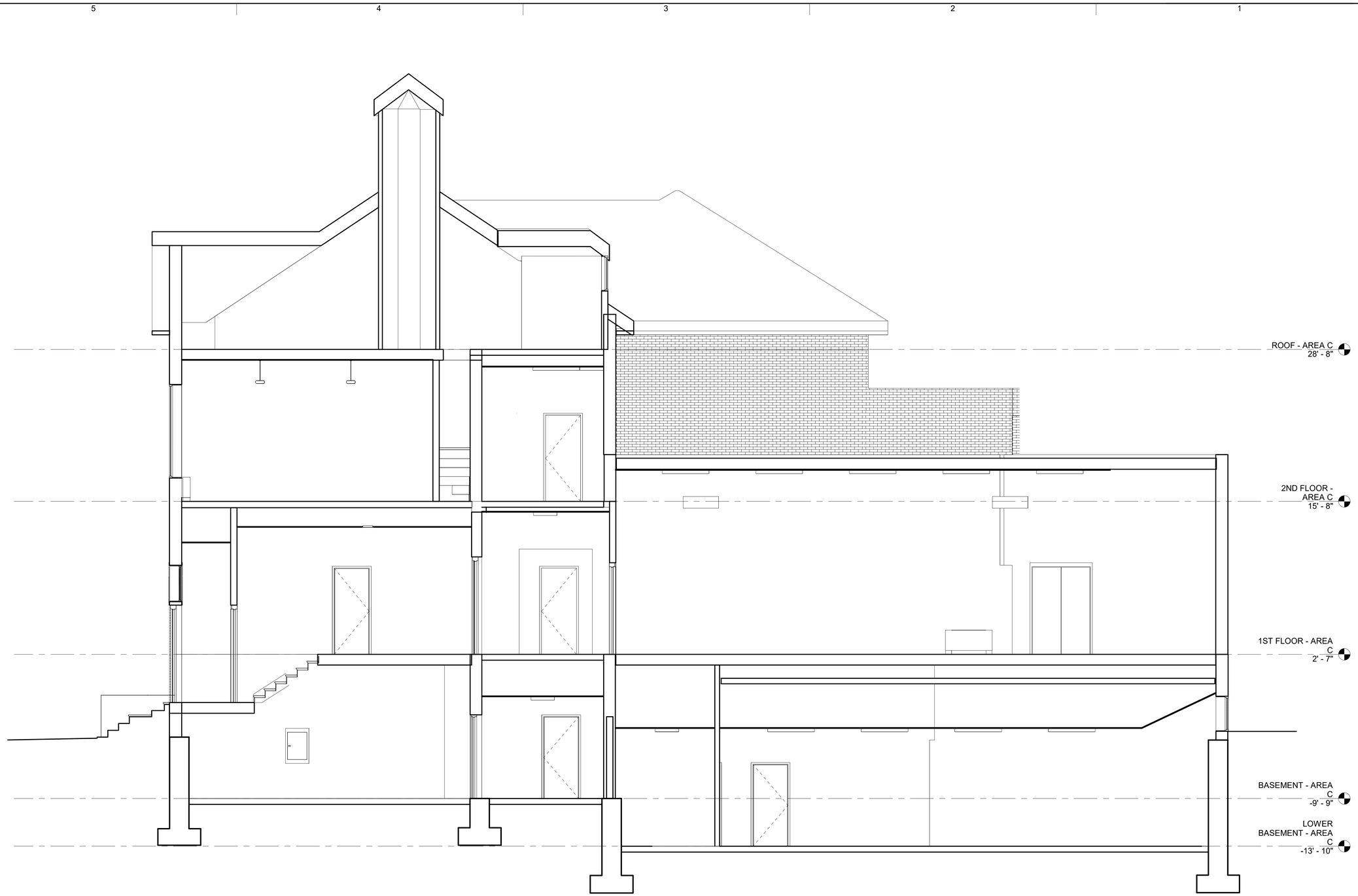
SHEET TITLE

BUILDING SECTIONS - AREA B

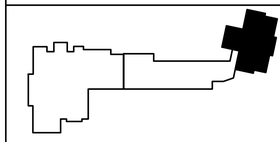
AE302



A5 SECTION - AREA C
1/4" = 1'-0"

0' 4' 8' 12'

KEY PLAN



AREA C

OWNER

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29 CHURCH HILL ROAD
NEWTOWN, CT 06470

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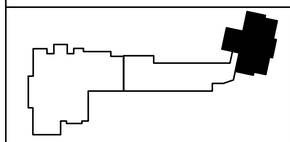
BUILDING SECTIONS - AREA C

AE303

a5 SECTION 2 - AREA C
1/4" = 1'-0"

0' 4' 8' 12'

KEY PLAN



AREA C

TOWN OF NEWTOWN 1705 CONN

OWNER

HAWLEY ELEMENTARY SCHOOL
29 CHURCH HILL ROAD
NEWTOWN, CT 06470

ARCHITECT

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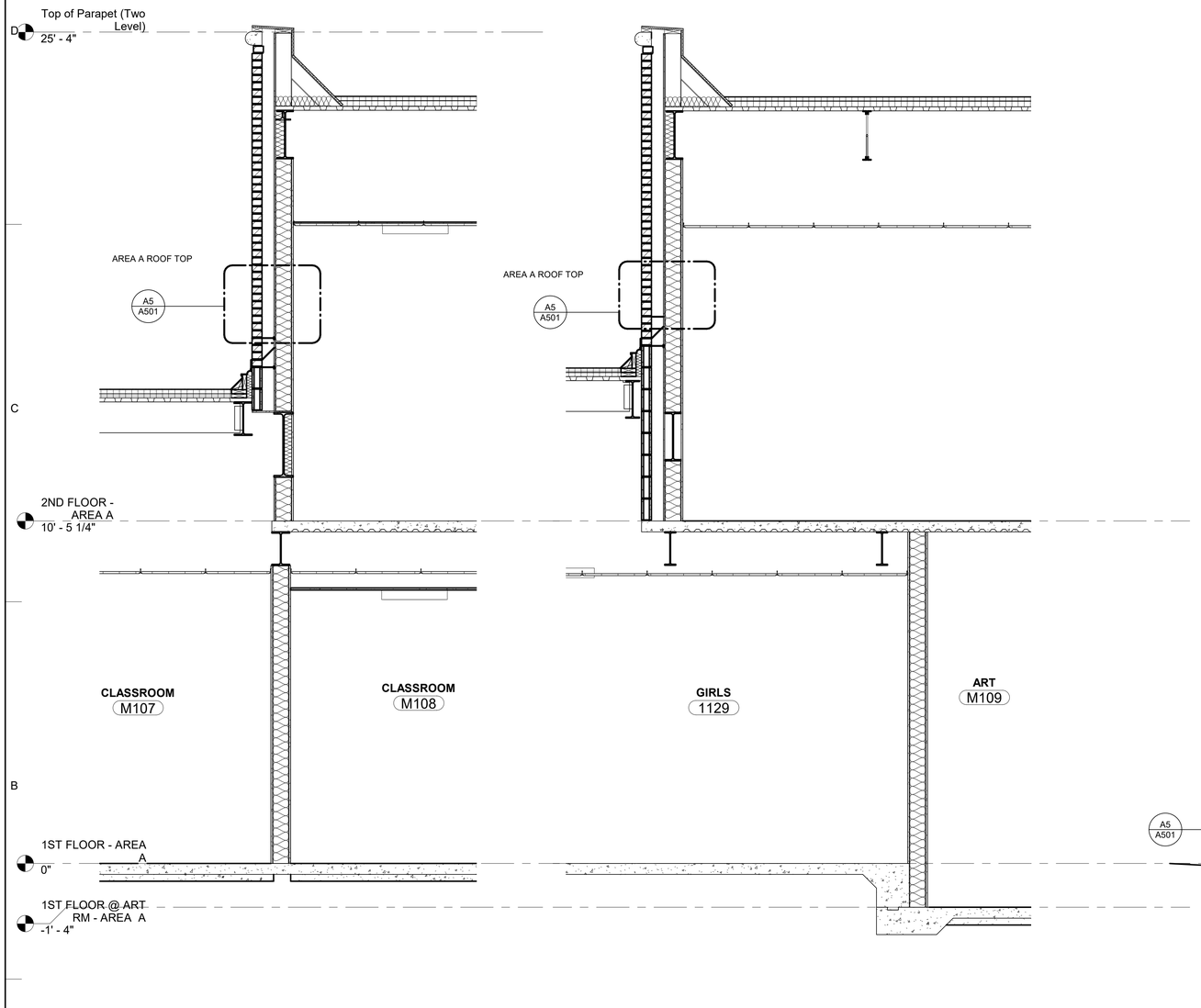
BUILDING SECTIONS - AREA C

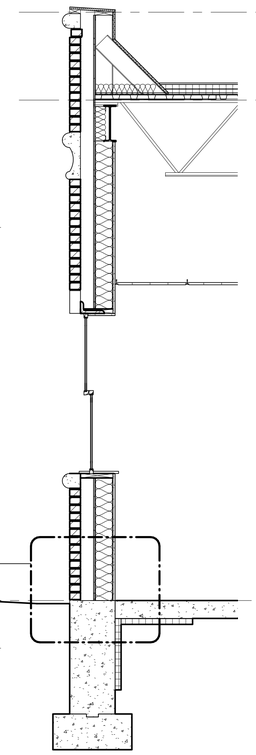
AE304

C:\Users\JPicone\Documents\2013 Hawley School Central Model_mpozziLQU63.rvt 11/20/2020 1:10:24 PM



A5 TWO STORY WALL SECTION - AREA A
1/2" = 1'-0"

0' 6" 1' 2' 4' 6'

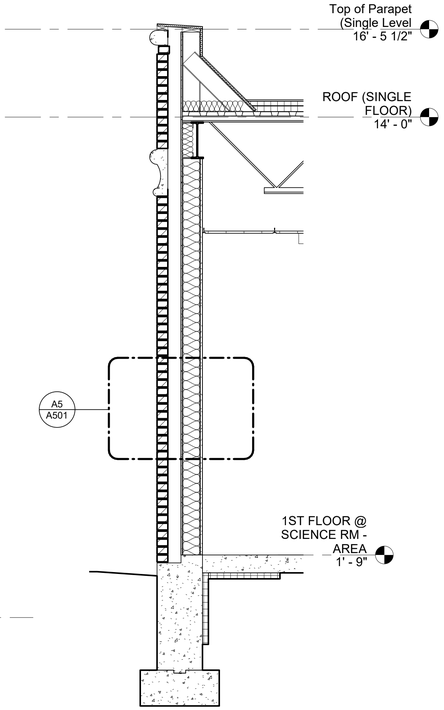


A4 TWO STORY ABOVE ART ROOM - AREA A
1/2" = 1'-0"

0' 6" 1' 2' 4' 6'

A3 WALL SECTION - AREA A
1/2" = 1'-0"

0' 6" 1' 2' 4' 6'



A2 WALL SECTION @ SCIENCE RM - AREA A
1/2" = 1'-0"

0' 6" 1' 2' 4' 6'

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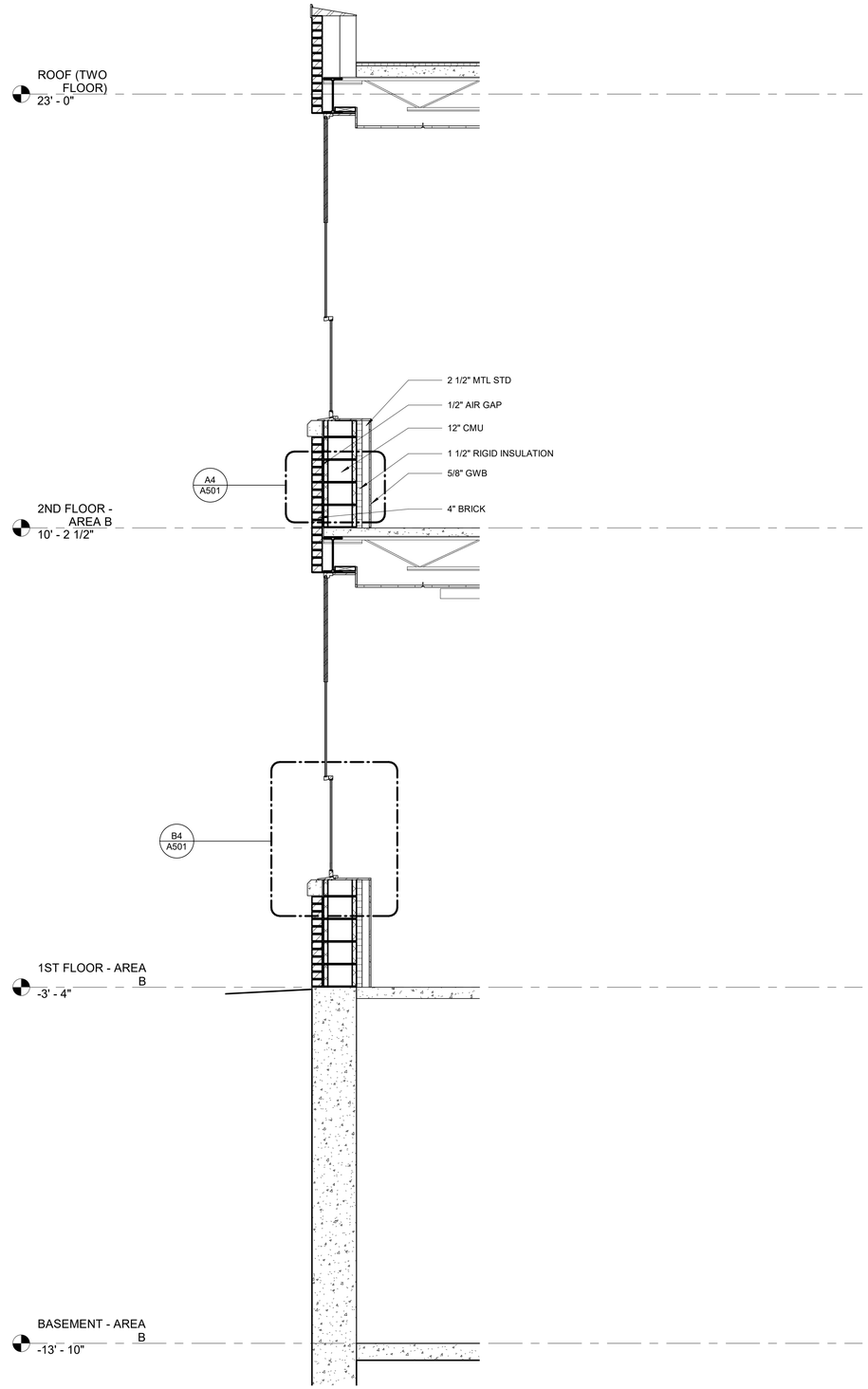
WALL SECTIONS - AREA A

AE310

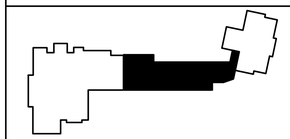


A3 AREA B EXT WALL SECTION

1/2" = 1'-0"

0' 6" 1' 2' 4' 6'

KEY PLAN



AREA B

TOWN OF NEWTOWN 1705 CONN

OWNER

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29 CHURCH HILL ROAD
NEWTOWN, CT 06470

ARCHITECT

CWA

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WALL SECTIONS - AREA B

AE311

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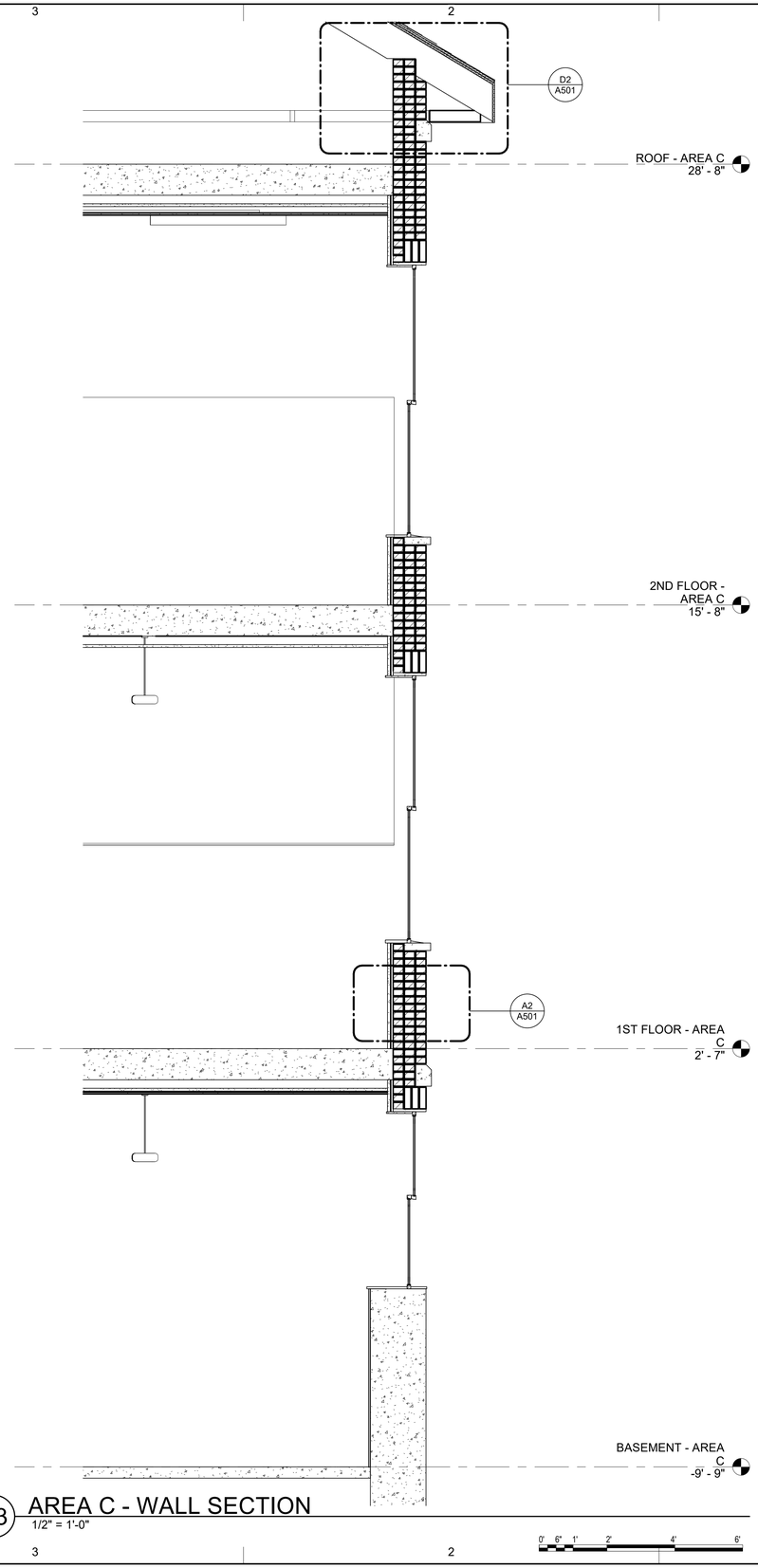
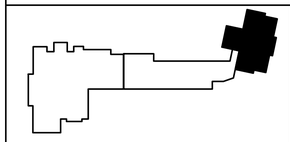


A3 AREA C - WALL SECTION
1/2" = 1'-0"

KEY PLAN



AREA C

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OWNER

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NEWTOWN, CT 06470

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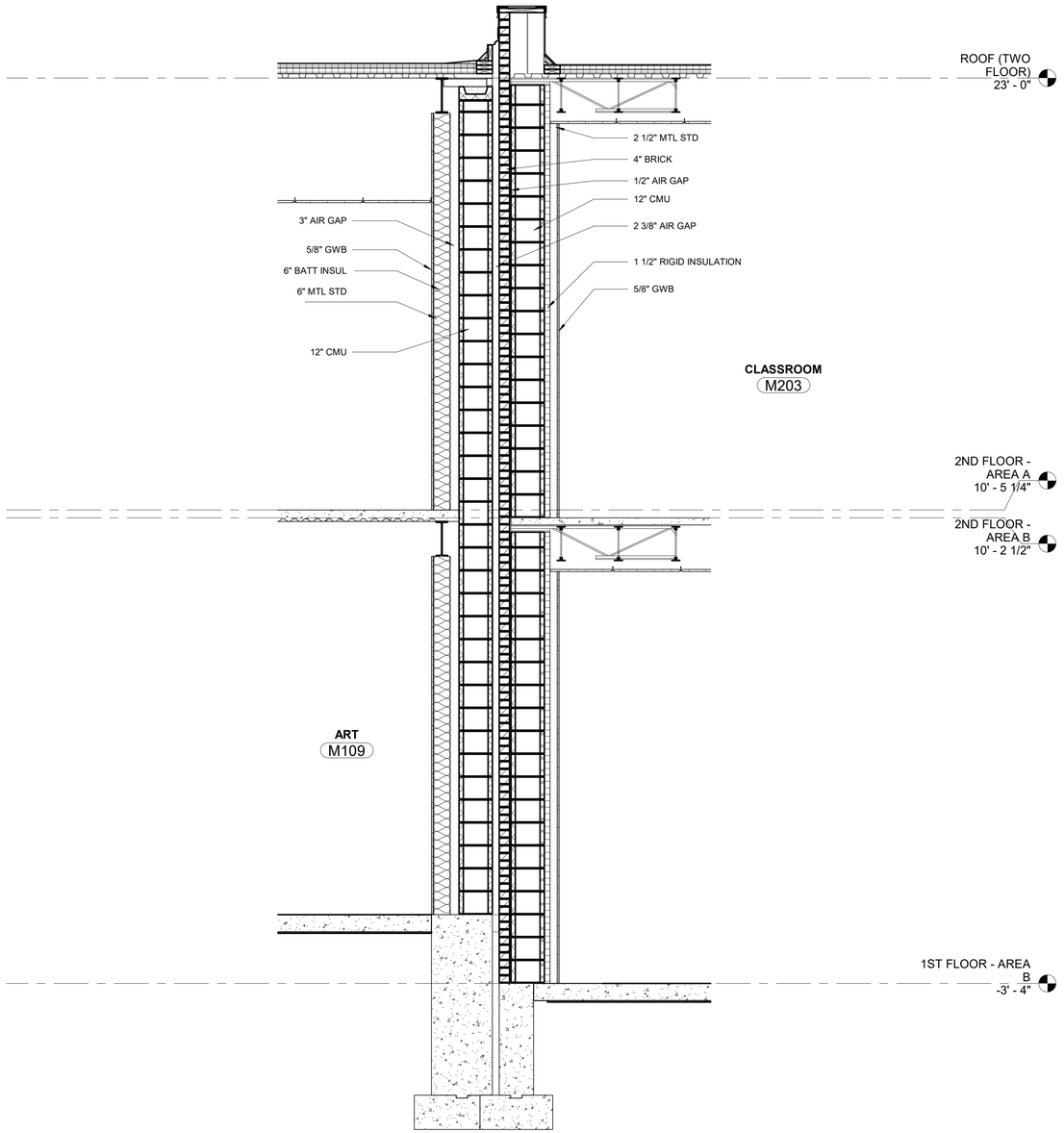
SHEET TITLE

WALL SECTIONS - AREA C

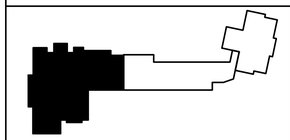
AE312



A3 AREA A/B ADJOINING WALLS
1/2" = 1'-0"

0' 6" 1' 2' 4' 6'

KEY PLAN



AREA A
1

TOWN OF NEWTOWN 1705 CONN

OWNER

HAWLEY ELEMENTARY SCHOOL
29 CHURCH HILL ROAD
NEWTOWN, CT 06470

ARCHITECT

CWA
CHRISTOPHER WILLIAMS ARCHITECTS, LLC
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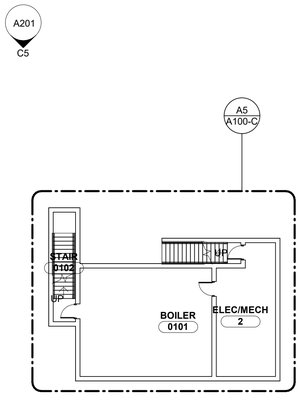
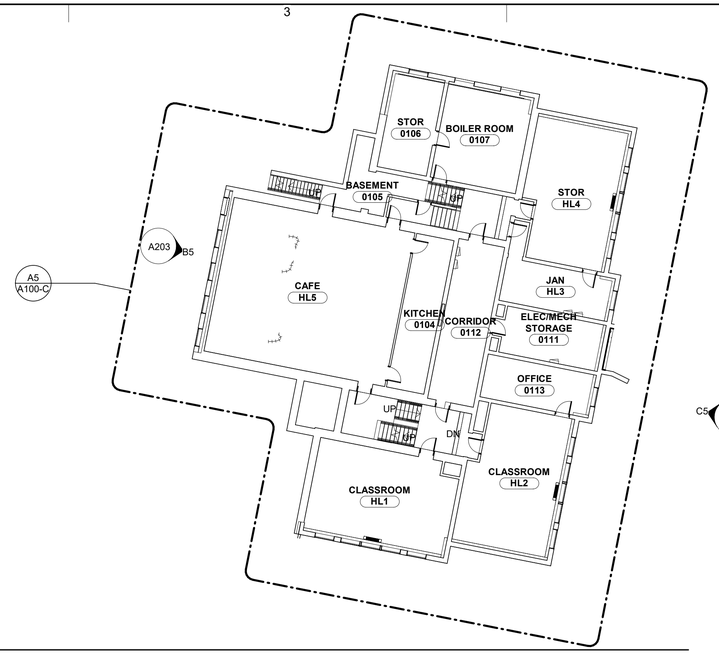
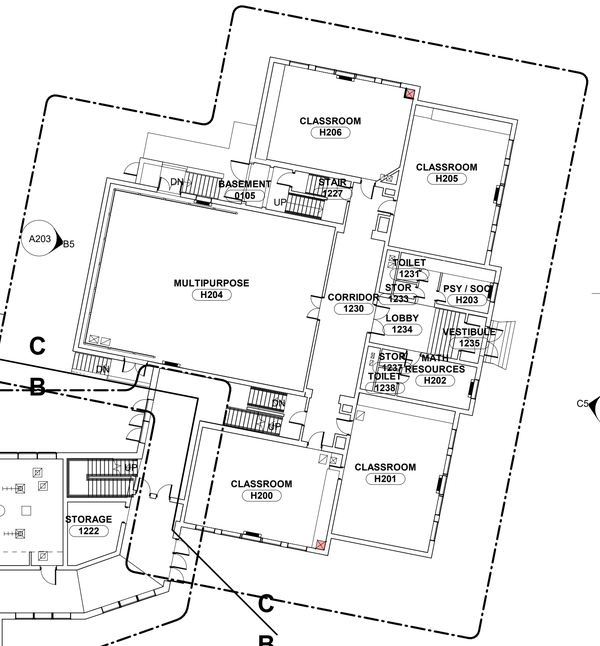
WALL SECTIONS - AREA A/B JOINT

AE313





C4 BASEMENT PLAN - OVERALL
1/16" = 1'-0"



A5 FIRST FLOOR PLAN - OVERALL
1/16" = 1'-0"

OWNER

HAWLEY ELEMENTARY SCHOOL
29 CHURCH HILL ROAD
NEWTOWN, CT 06470

ARCHITECT

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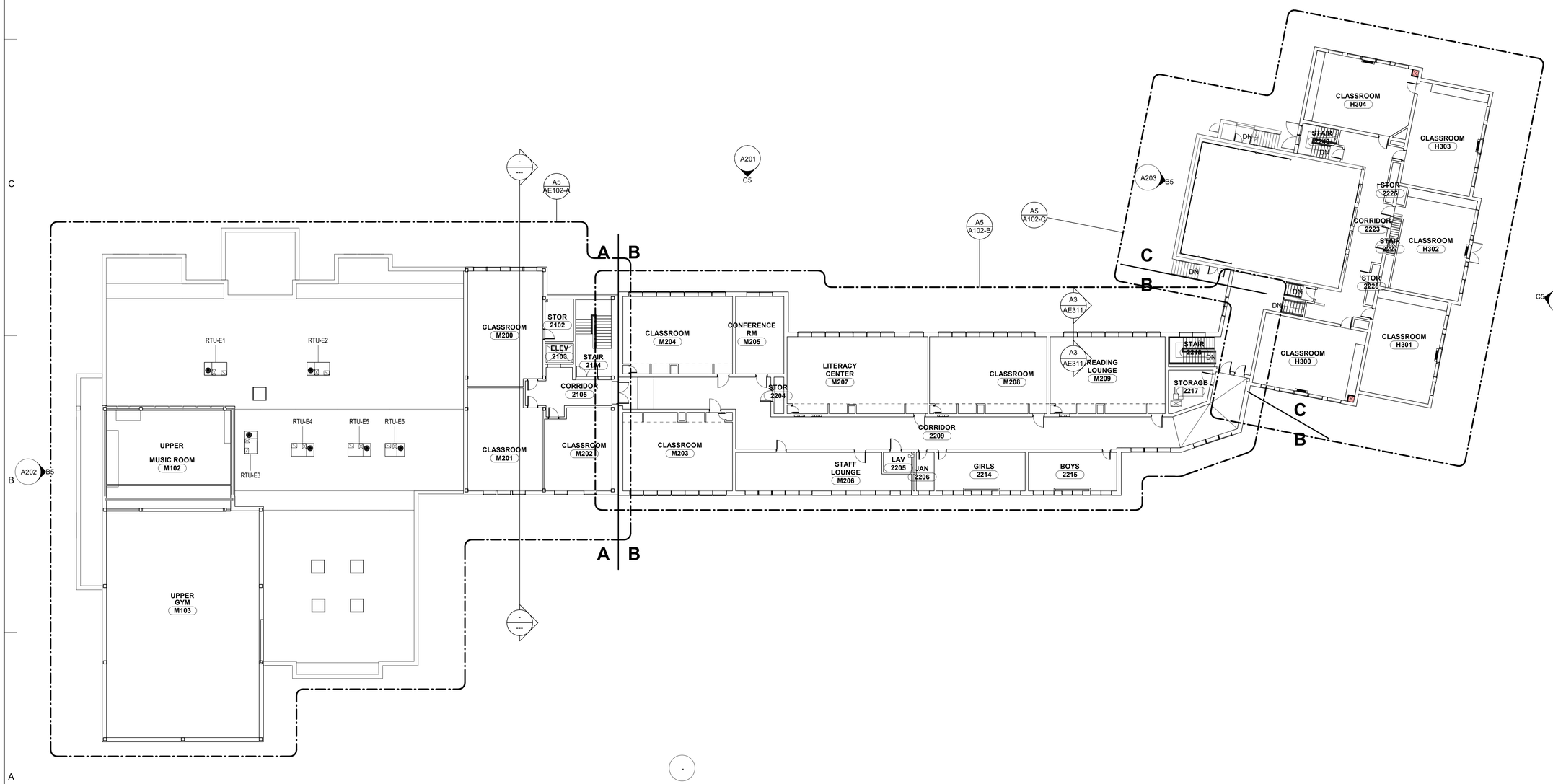
OVERALL FIRST FLOOR PLAN

A101



A5 SECOND FLOOR PLAN - OVERALL

1/16" = 1'-0"

OWNER

HAWLEY ELEMENTARY SCHOOL
29 CHURCH HILL ROAD
NEWTOWN, CT 06470

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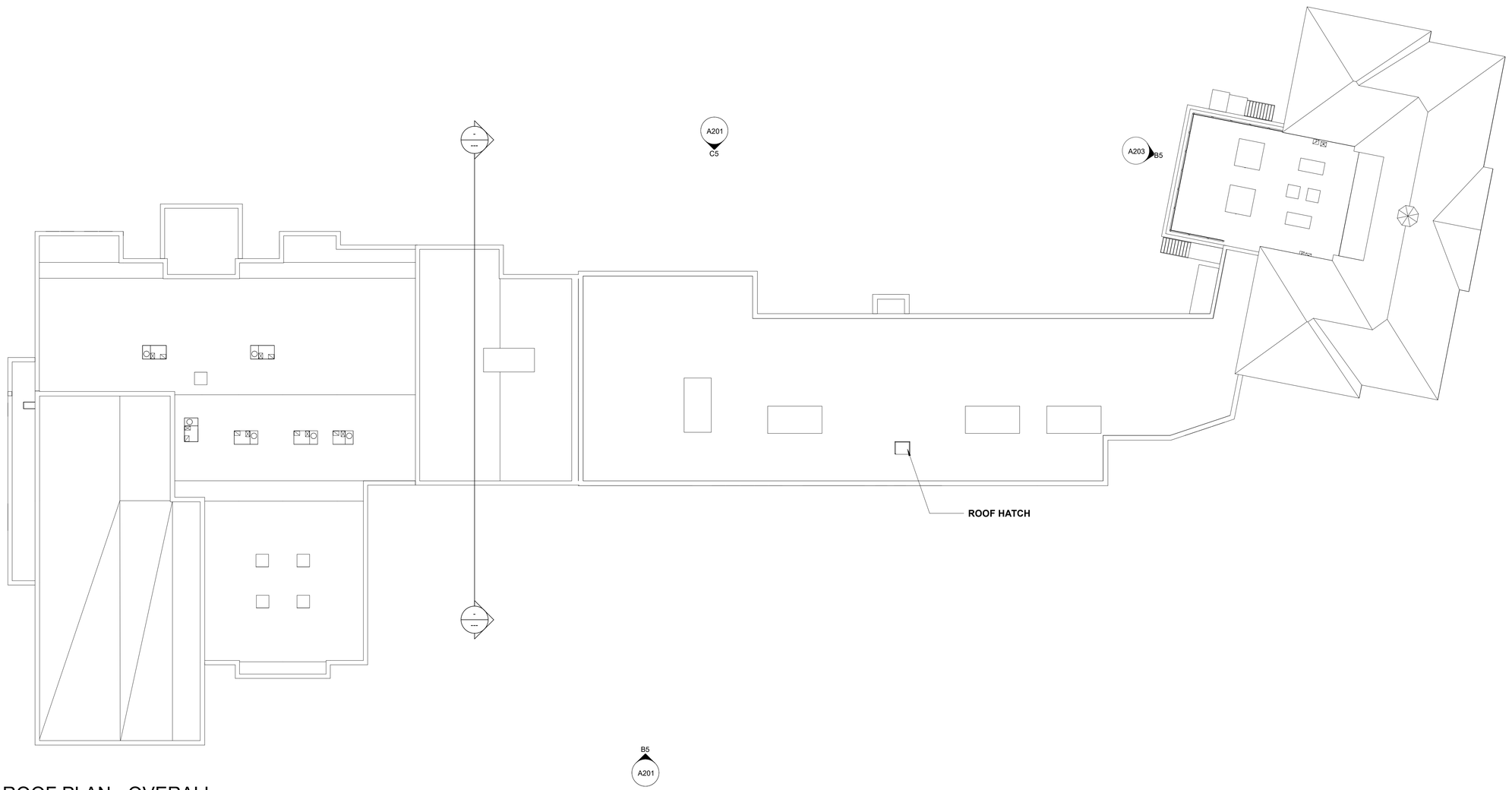
OVERALL SECOND FLOOR PLAN

A102



A5 ROOF PLAN - OVERALL
1/16" = 1'-0"

OWNER

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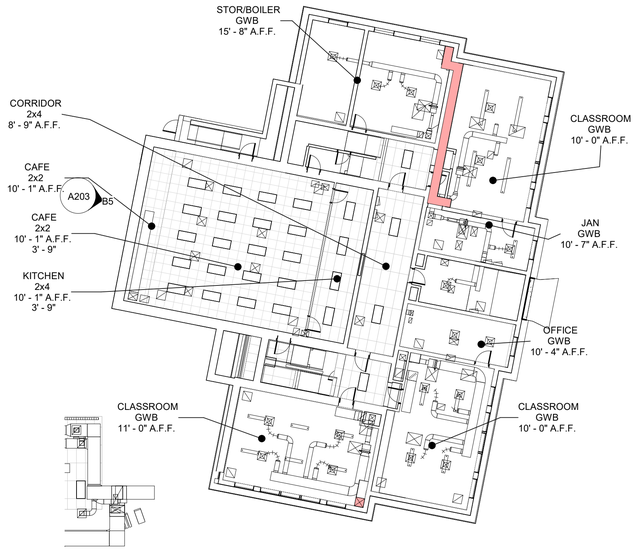
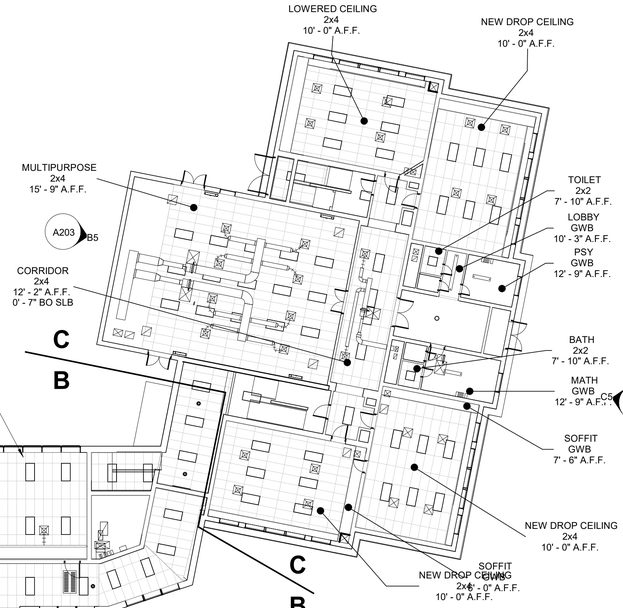
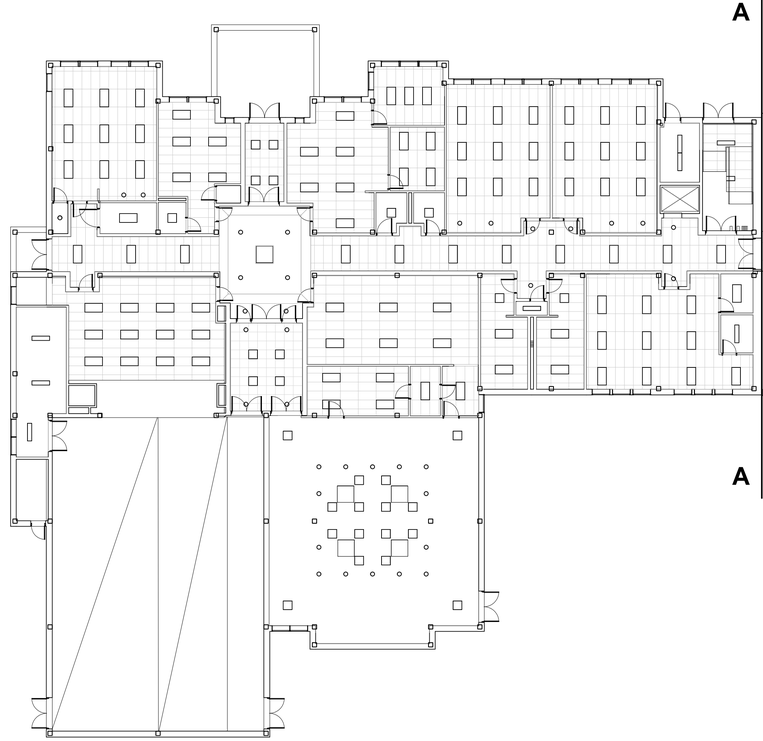
OVERALL ROOF PLAN

A103



C4 BASEMENT OVERALL RCP (NEW)
1/16" = 1'-0"





A5 FIRST FLOOR RCP
1/16" = 1'-0"

OWNER
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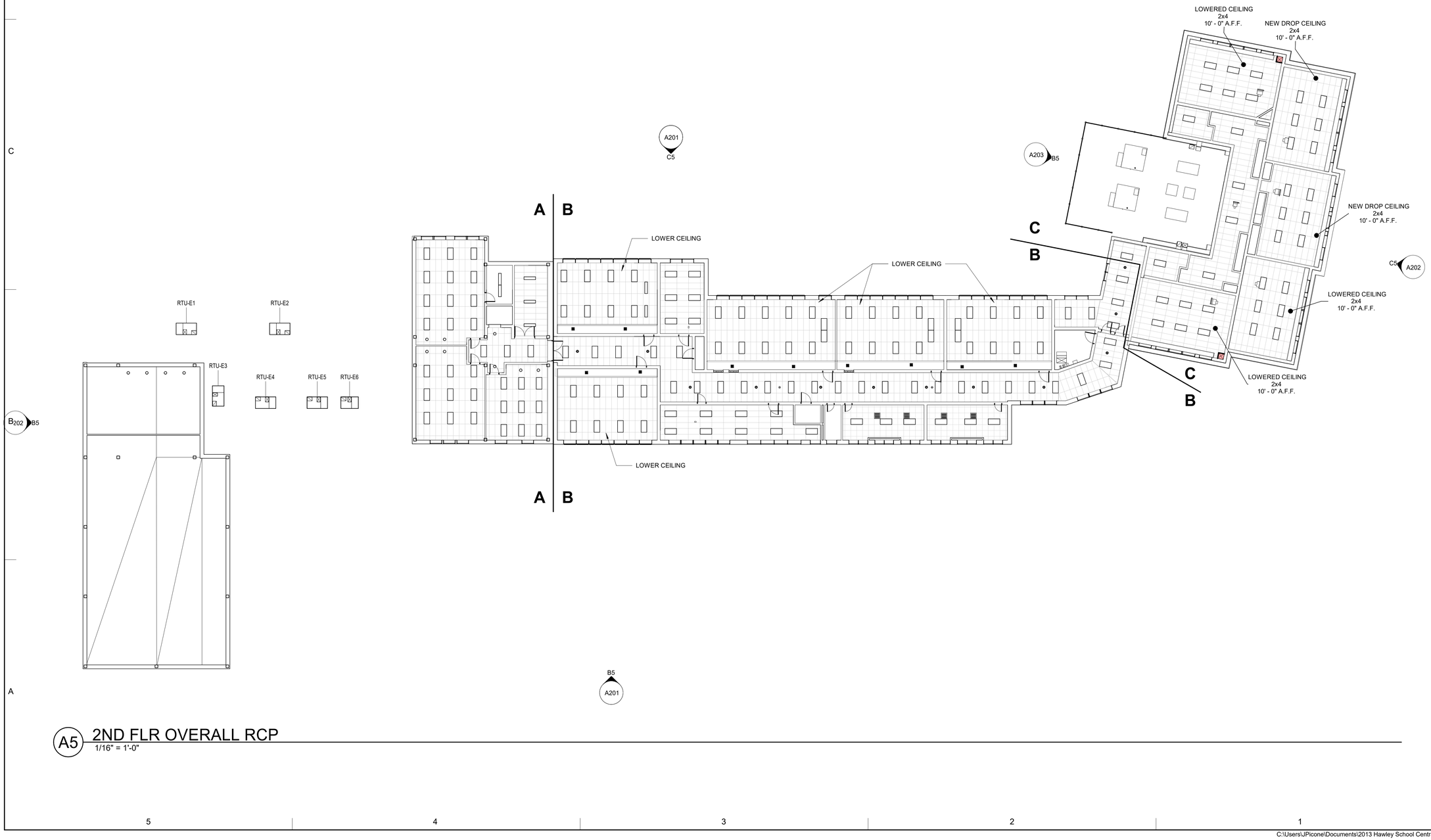
SHEET TITLE
OVERALL FIRST FLOOR RCP

A111



A5 2ND FLR OVERALL RCP
1/16" = 1'-0"

OWNER

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OVERALL SECOND FLOOR RCP

A112

A5 BASEMENT FLOOR PLAN - AREA C

1/8" = 1'-0"

GENERAL NOTES

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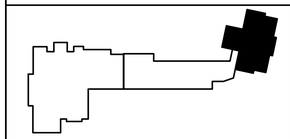
3. Do not scale drawings, except for estimation and approximation purposes.
4. This is an existing building; all conditions and critical dimensions must be field verified.

KEYNOTES

KEY PLAN



AREA C

TOWN OF NEWTOWN 1705 CONN

OWNER

HAWLEY ELEMENTARY SCHOOL
29 CHURCH HILL ROAD
NEWTOWN, CT 06470

ARCHITECT

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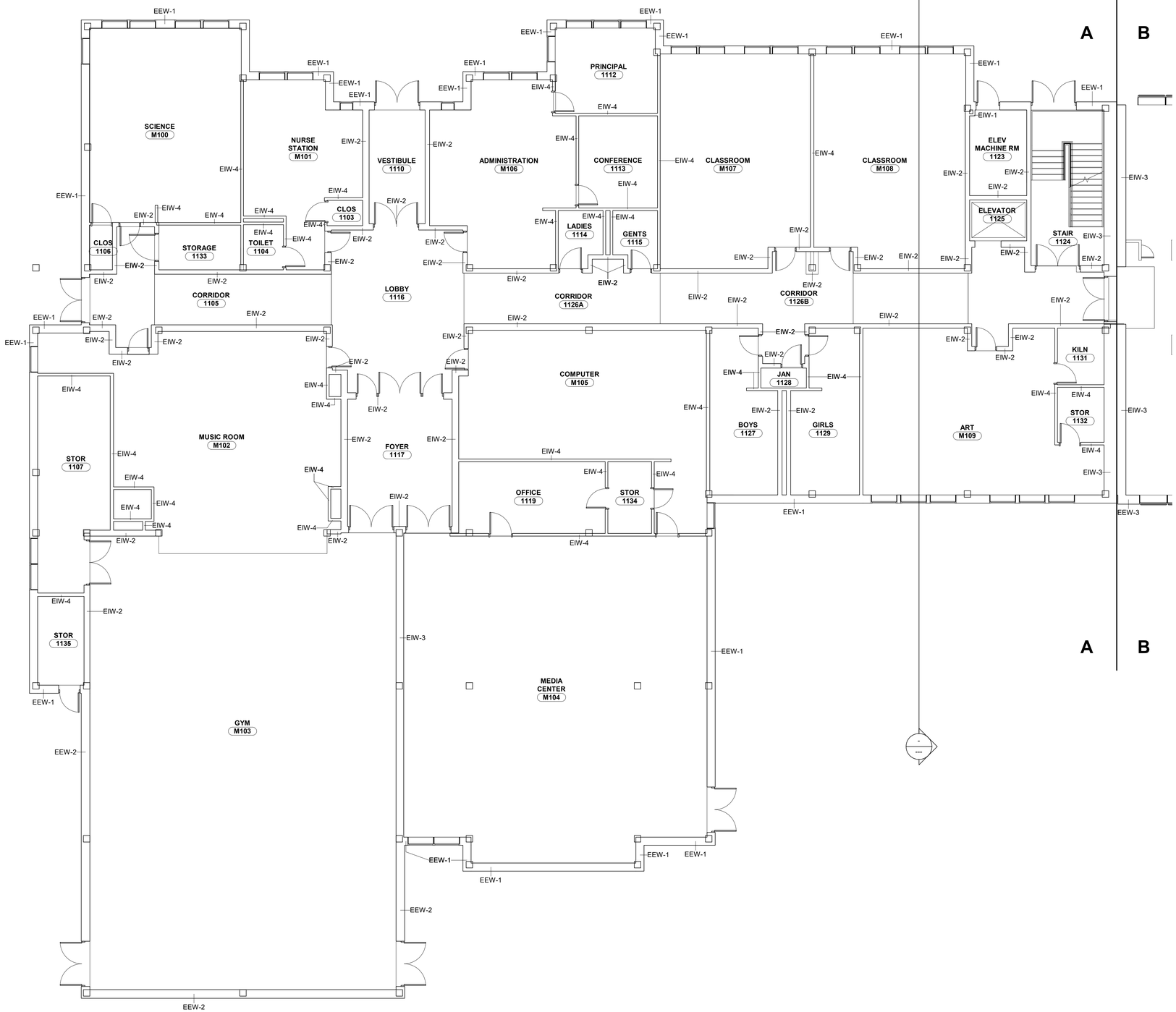
BASEMENT PLAN AREA C

A100-C



A5 EXISTING FIRST FLOOR PLAN - AREA A
1/8" = 1'-0"

GENERAL NOTES

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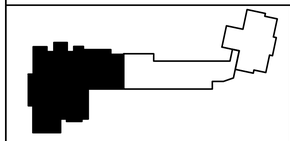

OWNER
HAWLEY ELEMENTARY SCHOOL
29 CHURCH HILL ROAD
NEWTOWN, CT 06470

ARCHITECT
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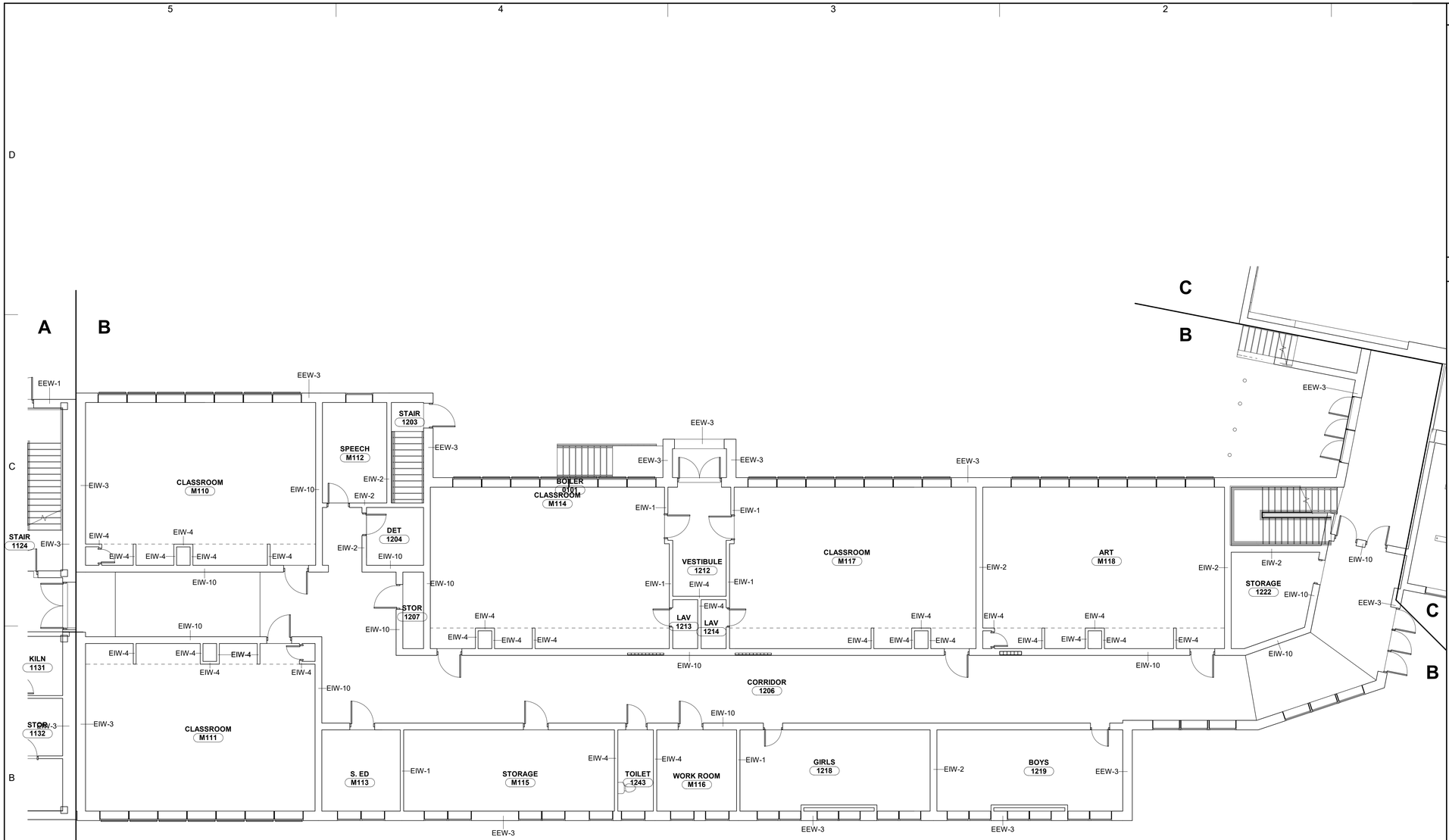
SHEET TITLE
FIRST FLOOR PLAN
AREA A

A101-A



A5 EXISTING FIRST FLOOR PLAN - AREA B

1/8" = 1'-0"

GENERAL NOTES

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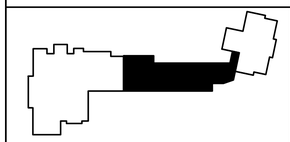

AREA B

TOWN OF NEWTOWN 1705 CONN

OWNER

HAWLEY ELEMENTARY SCHOOL
29 CHURCH HILL ROAD
NEWTOWN, CT 06470

ARCHITECT

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FIRST FLOOR PLAN
AREA B

A101-B

A5 FIRST FLOOR PLAN - AREA C

1/8" = 1'-0"

GENERAL NOTES

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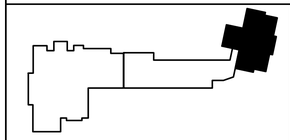

AREA C

TOWN OF NEWTOWN 1705 CONN

OWNER

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NEWTOWN, CT 06470

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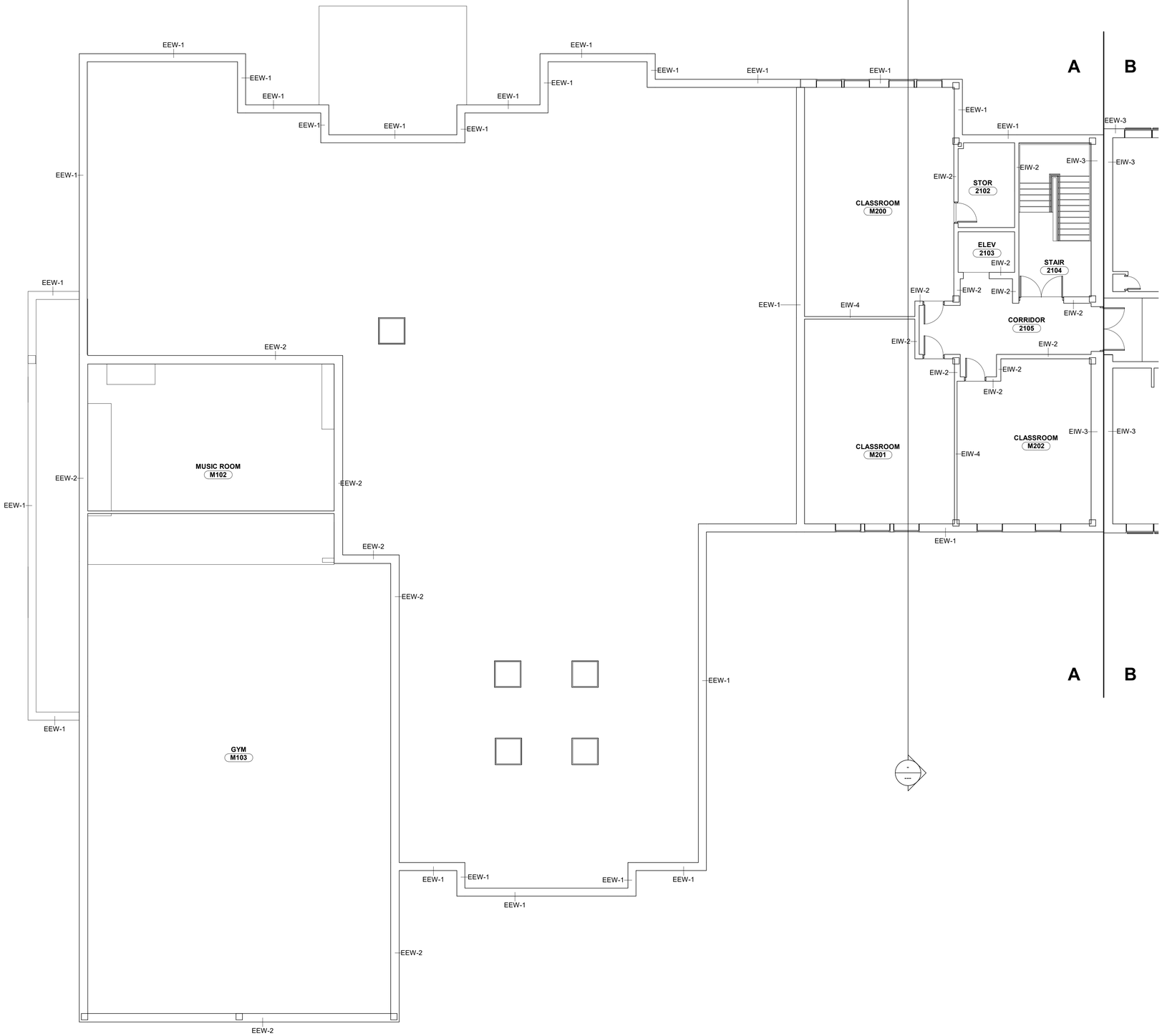
FIRST FLOOR PLAN
AREA C

A101-C



A5 EXISTING SECOND FLOOR PLAN - AREA A

1/8" = 1'-0"

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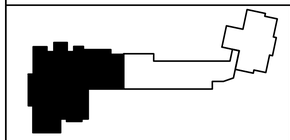

AREA A

OWNER

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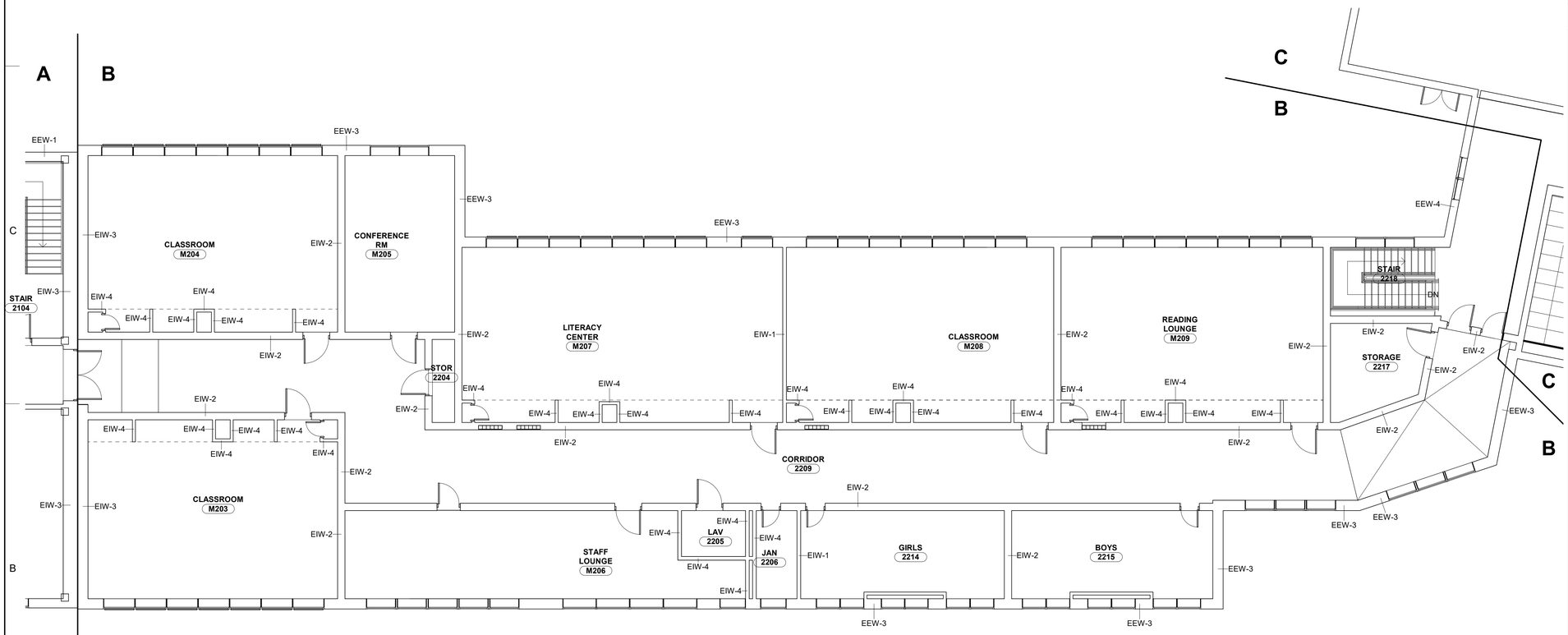
SECOND FLOOR PLAN
AREA A

A102-A



A5 EXISTING SECOND FLOOR PLAN - AREA B

1/8" = 1'-0"

GENERAL NOTES

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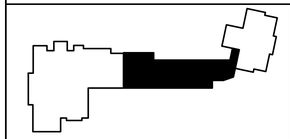

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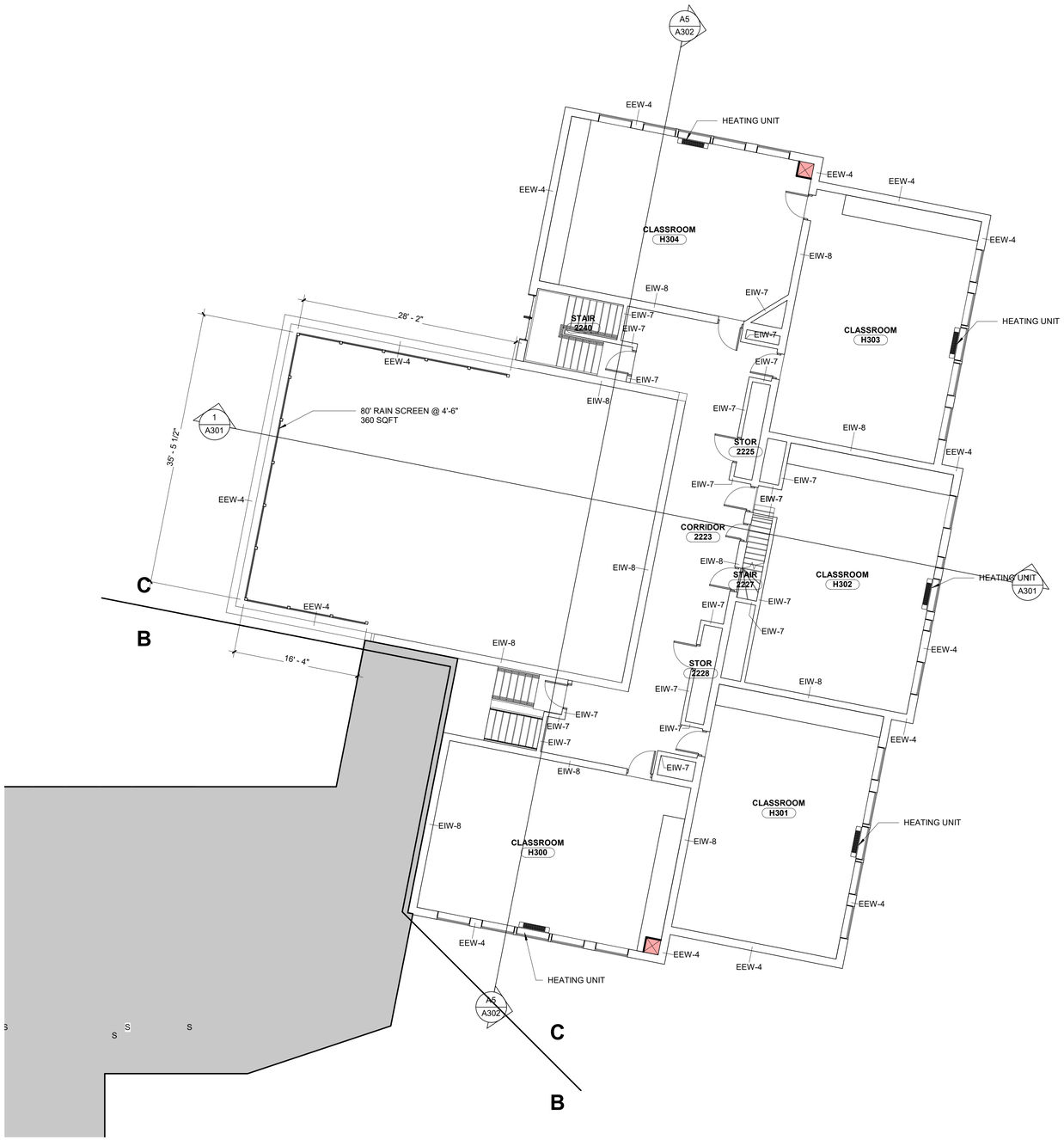
SECOND FLOOR PLAN
AREA B

A102-B



A5 SECOND FLOOR PLAN - AREA B

1/8" = 1'-0"

GENERAL NOTES

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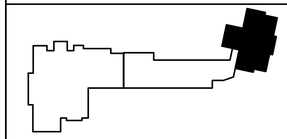
KEYNOTES

KEY PLAN



AREA C

TOWN OF NEWTOWN 1705 CONN

OWNER

HAWLEY ELEMENTARY SCHOOL
29 CHURCH HILL ROAD
NEWTOWN, CT 06470

ARCHITECT

CHRISTOPHER WILLIAMS ARCHITECTS, LLC
85 Willow Street New Haven, CT 06511
203 776 0184 www.cwarchitectsllc.com

ENGINEERS

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PROGRESS DRAWINGS

11/20/2020

MARK	DATE	DESCRIPTION

PROJECT NO:
CWA PROJECT NO.: 2013
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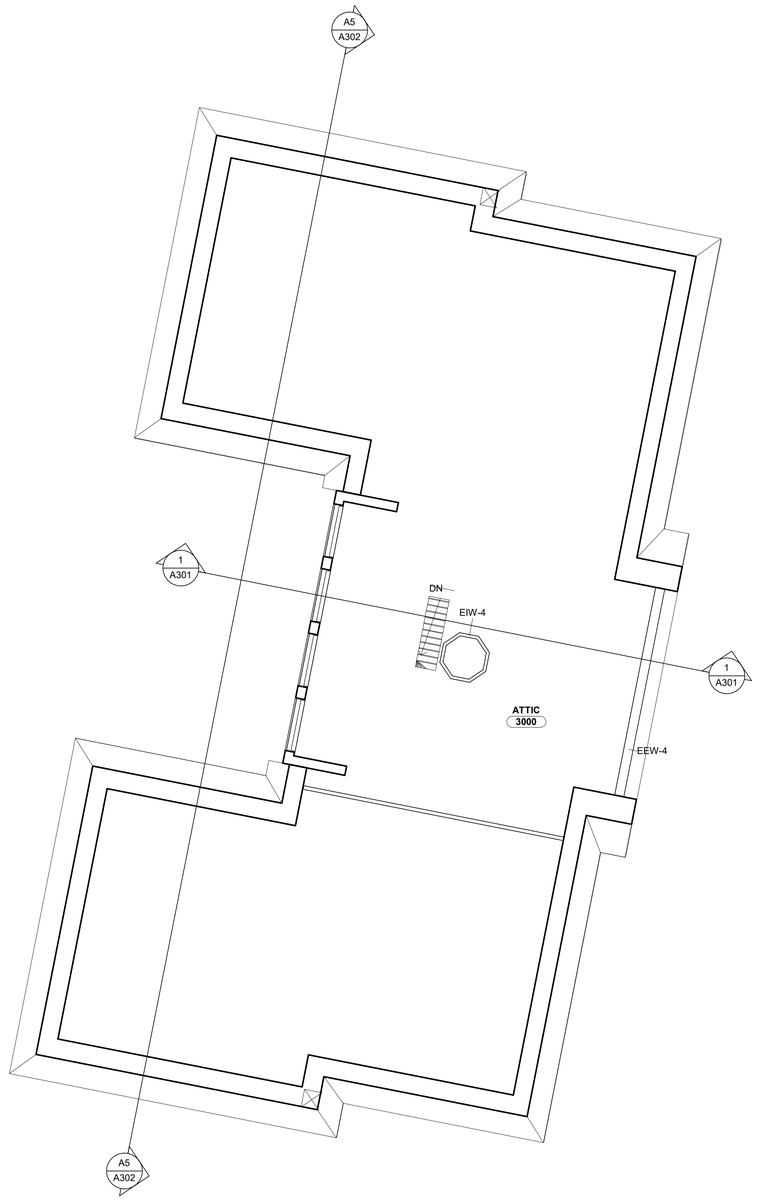
SHEET TITLE

SECOND FLOOR PLAN
AREA C

A102-C



A4 ATTIC PLAN - AREA C
1/8" = 1'-0"

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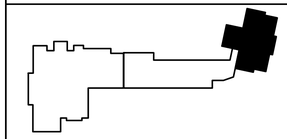
KEY PLAN



AREA C

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SHEET TITLE
ATTIC PLAN AREA C

A103-C

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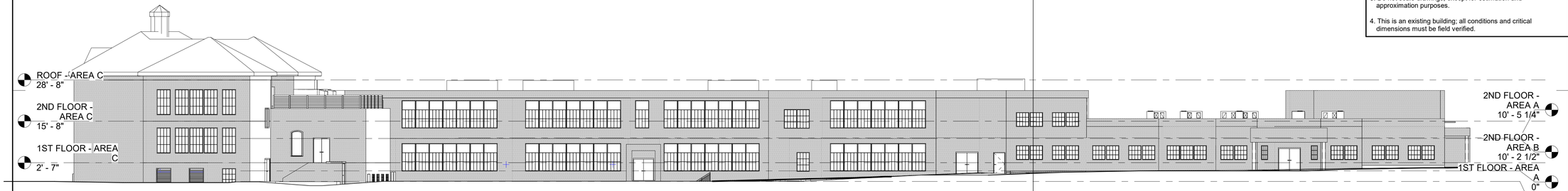
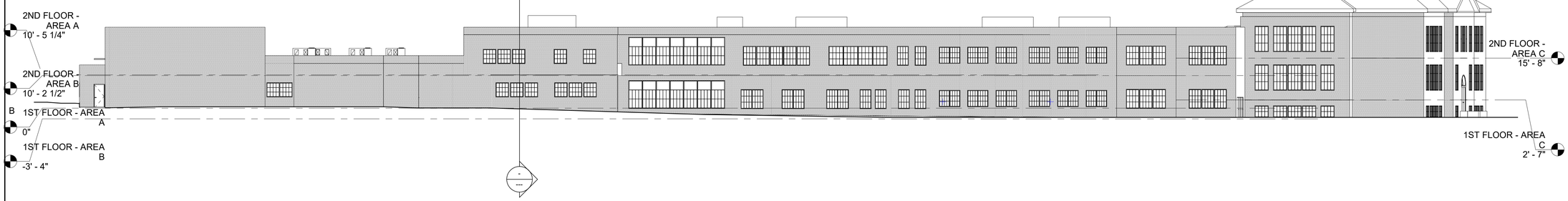


C5 NORTH ELEVATION (NEW)
1/16" = 1'-0"



B5 SOUTH ELEVATION (NEW)
1/16" = 1'-0"

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OWNER

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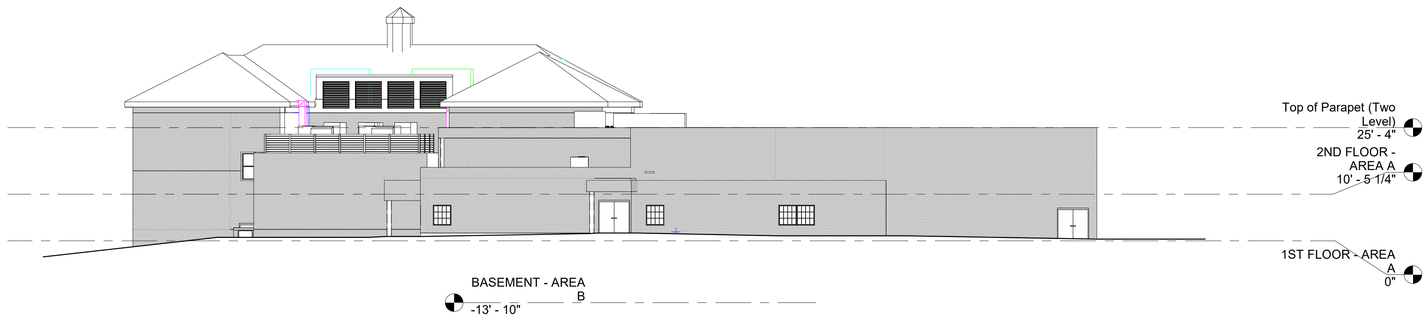
SHEET TITLE

EXTERIOR ELEVATIONS

A201

C5 EAST ELEVATION (NEW)
1/16" = 1'-0"



B5 WEST ELEVATION (NEW)
1/16" = 1'-0"

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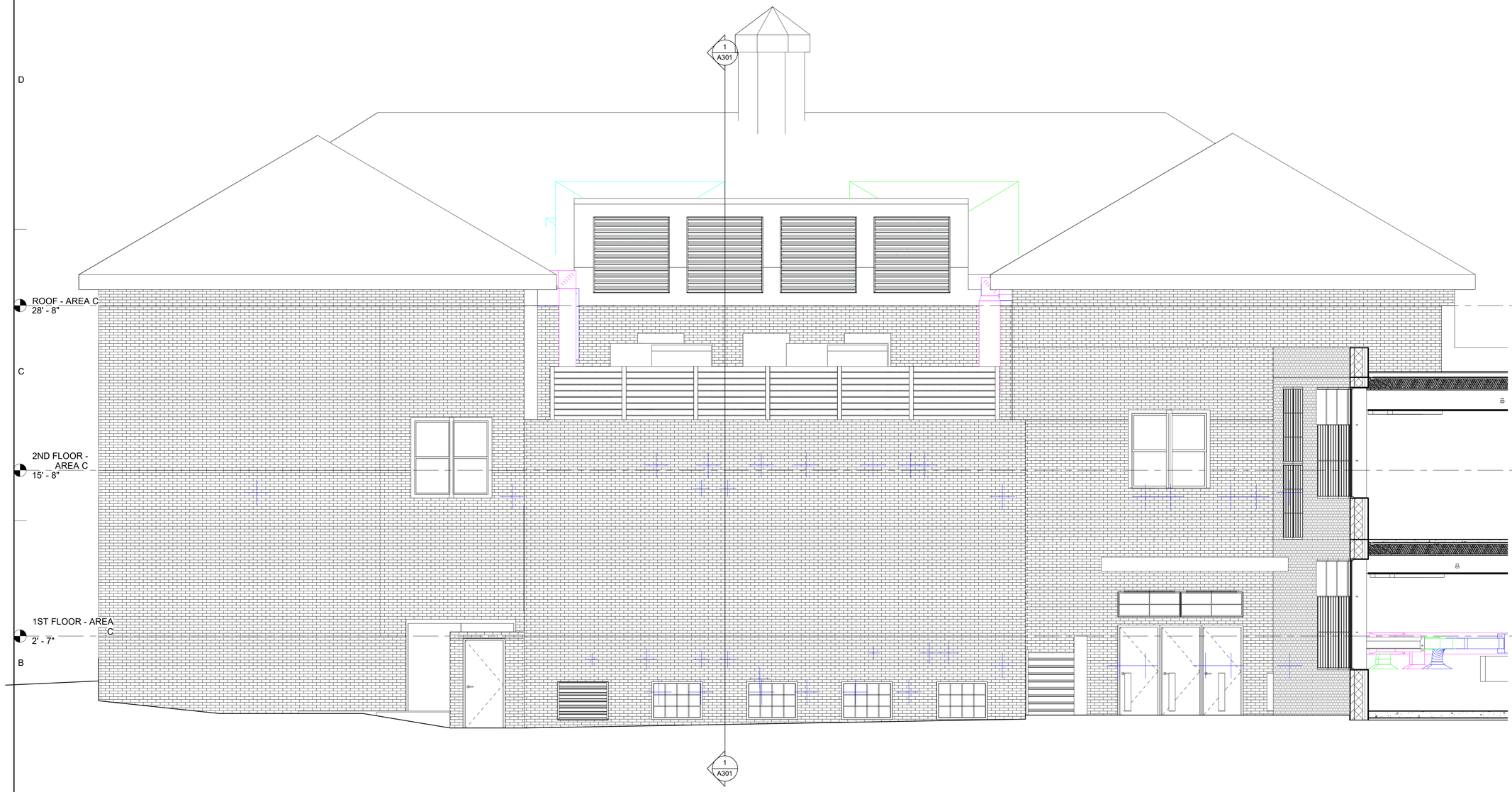
SHEET TITLE

EXTERIOR ELEVATIONS

A202



B5 ELEVATION AREA C
1/4" = 1'-0"

OWNER

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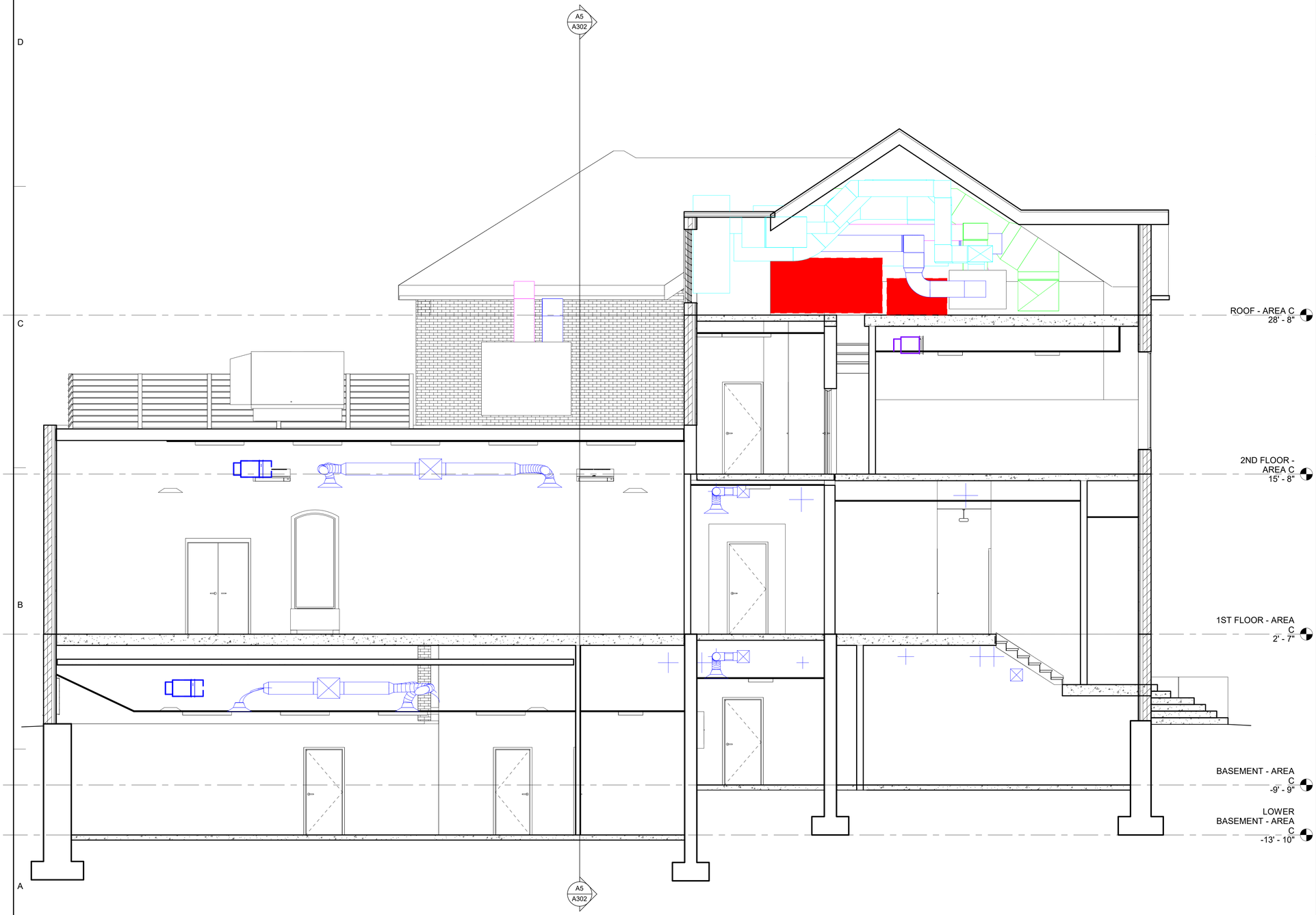
SHEET TITLE

ELEVATION AREA C

A203



1 SECTION THRU LOUVER
1/4" = 1'-0"

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SECTION THRU LOUVER - AREA C

A301

A5 SECTION OF LOUVER
1/4" = 1'-0"

TOWN OF NEWTOWN 1705 CONN

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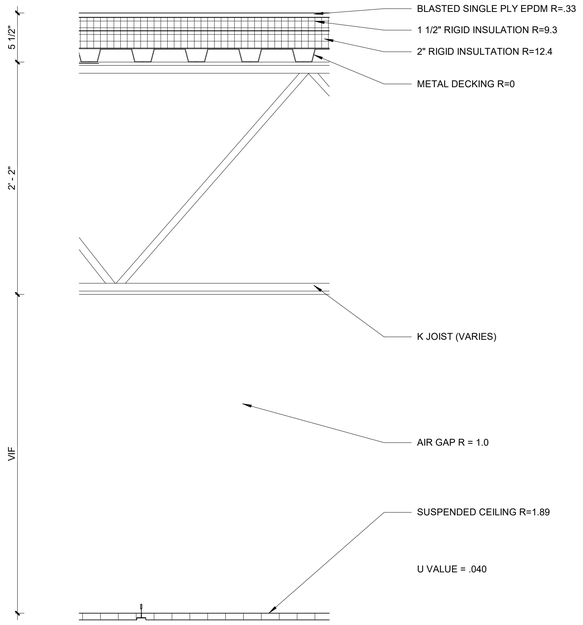
SHEET TITLE

SECTION - AREA C
LOUVER

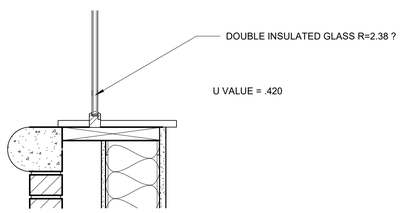
A302



C5 ER-1 ROOF DETAIL - AREA A

1 1/2" = 1'-0"

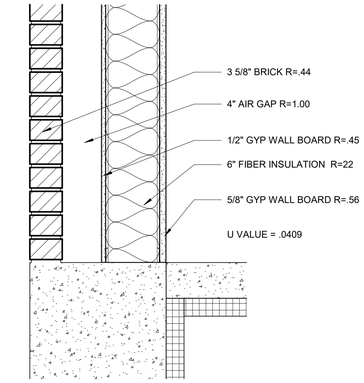
0' 6" 1' 2'



B5 WINDOW DETAIL - AREA A

1 1/2" = 1'-0"

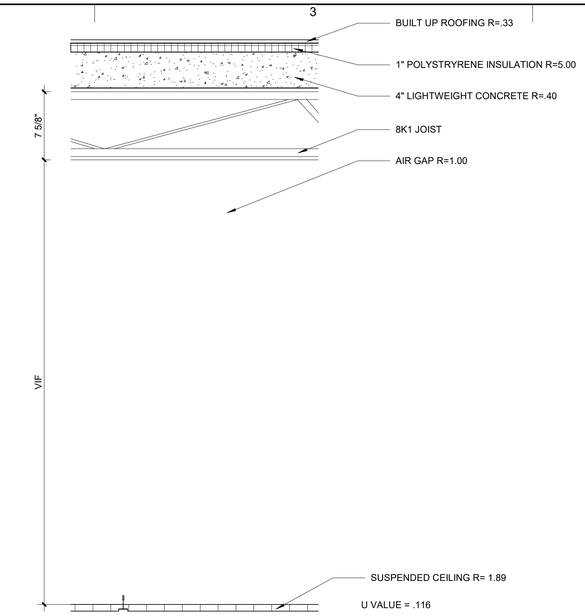
0' 6" 1' 2'



A5 EW-3 WALL DETAIL - AREA A

1 1/2" = 1'-0"

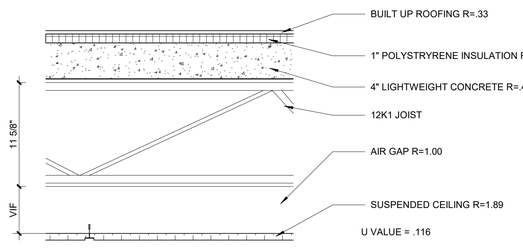
0' 6" 1' 2'



D4 ER-2 TYP 1948 ROOF

1 1/2" = 1'-0"

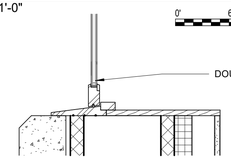
0' 6" 1' 2'



C4 ER-2 TYP 1948 CLASSROOM ROOF

1 1/2" = 1'-0"

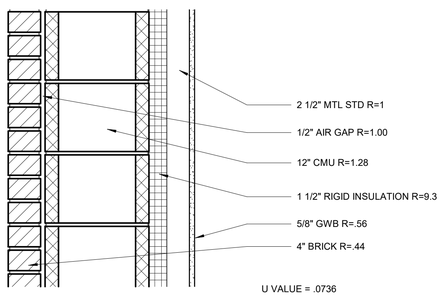
0' 6" 1' 2'



B4 WINDOW DETAIL - AREA B

1 1/2" = 1'-0"

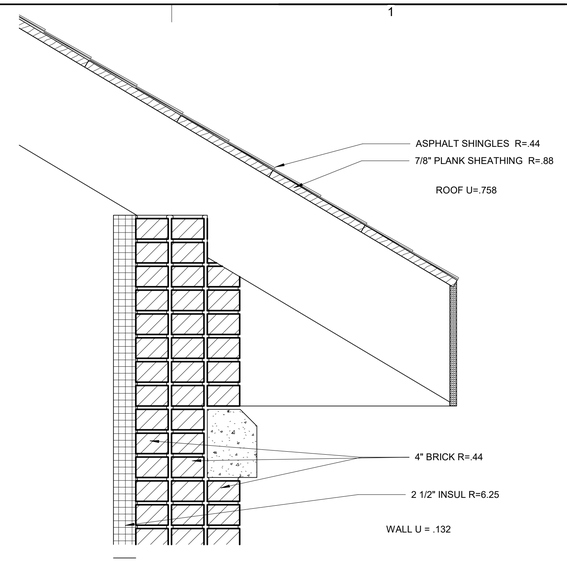
0' 6" 1' 2'



A4 EW-4 WALL DETAIL - AREA B

1 1/2" = 1'-0"

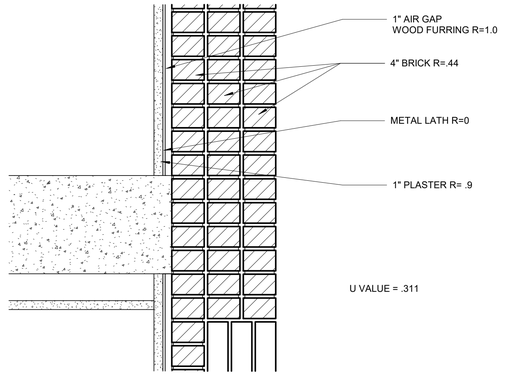
0' 6" 1' 2'



D2 ER-3 ROOF DETAIL - AREA C

1 1/2" = 1'-0"

0' 6" 1' 2'



A2 EW-5 WALL DETAIL - AREA C

1 1/2" = 1'-0"

0' 6" 1' 2'

5 4 2 1

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11/20/2020

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SHEET TITLE

WALL DETAILS

A501

ROOM THERMAL STUDY

NAME	ROOM #	LEVEL	WALL TYPE	EXT WALL SF	FOUNDATION SF	WINDOW SF	DOOR SF	VOLUME	SLAB AREA	ROOF AREA	ROOF TYPE
AREA A - 1997											
CLOS	1103	1ST FLOOR - AREA A						301.58 CF		22 SF	ER-1
TOILET	1104	1ST FLOOR - AREA A						360.40 CF	43 SF	43 SF	ER-1
CORRIDOR	1105	1ST FLOOR - AREA A	EEW-1	64 SF		0 SF	47 SF	2714.59 CF	350 SF	350 SF	ER-1
CLOS	1106	1ST FLOOR - AREA A						303.14 CF	25 SF	25 SF	ER-1
STOR	1107	1ST FLOOR - AREA A	EEW-1	424 SF		36 SF	0 SF	2445.17 CF	337 SF	337 SF	ER-1
VESTIBULE	1110	1ST FLOOR - AREA A	EEW-1	82 SF		0 SF	47 SF	1319.92 CF	152 SF	152 SF	ER-1
PRINCIPAL	1112	1ST FLOOR - AREA A	EEW-1	331 SF		72 SF	0 SF	1865.51 CF	207 SF	207 SF	ER-1
CONFERENCE	1113	1ST FLOOR - AREA A						1563.05 CF	174 SF	174 SF	ER-1
LADIES	1114	1ST FLOOR - AREA A						477.21 CF	57 SF	57 SF	ER-1
GENTS	1115	1ST FLOOR - AREA A						477.21 CF	57 SF	57 SF	ER-1
LOBBY	1116	1ST FLOOR - AREA A						5770.03 CF	504 SF	504 SF	ER-1
FOYER	1117	1ST FLOOR - AREA A						3603.37 CF	318 SF	318 SF	ER-1
OFFICE	1119	1ST FLOOR - AREA A						2261.04 CF	251 SF	251 SF	ER-1
ELEV MACHINE RM	1123	1ST FLOOR - AREA A	EEW-1	74 SF		0 SF	23 SF	1045.75 CF	116 SF		
STAIR	1124	1ST FLOOR - AREA A	EEW-1	108 SF		0 SF	47 SF	3131.85 CF	272 SF		
ELEVATOR	1125	1ST FLOOR - AREA A						559.44 CF	56 SF		
CORRIDOR	1126	1ST FLOOR - AREA A						9612.16 CF	928 SF	928 SF	ER-1
BOYS	1127	1ST FLOOR - AREA A	EEW-1	158 SF		0 SF	0 SF	1948.12 CF	241 SF	241 SF	ER-1
JAN	1128	1ST FLOOR - AREA A						195.41 CF	22 SF		
GIRLS	1129	1ST FLOOR - AREA A	EEW-1	151 SF		0 SF	0 SF	1991.87 CF	246 SF		
KILN	1131	1ST FLOOR - AREA A						651.75 CF	63 SF		
STOR	1132	1ST FLOOR - AREA A						633.13 CF	61 SF		
STORAGE	1133	1ST FLOOR - AREA A						634.66 CF	88 SF	88 SF	ER-1
STOR	1134	1ST FLOOR - AREA A						674.99 CF	75 SF	75 SF	ER-1
STOR	1135	1ST FLOOR - AREA A	EEW-1	292 SF		0 SF	22 SF	1009.29 CF	98 SF	98 SF	ER-1
SCIENCE	M100	1ST FLOOR - AREA A	EEW-1	803 SF		90 SF	0 SF	6329.41 CF	703 SF	703 SF	ER-1
NURSE STATION	M101	1ST FLOOR - AREA A	EEW-1	272 SF		45 SF	0 SF	3549.28 CF	394 SF	394 SF	ER-1
MUSIC ROOM	M102	1ST FLOOR - AREA A	EEW-2	1403 SF		18 SF	0 SF	15708.78 CF	1148 SF	1148 SF	ER-1
GYM	M103	1ST FLOOR - AREA A	EEW-2	3901 SF		0 SF	93 SF	74863.59 CF	3256 SF	3256 SF	ER-1
MEDIA CENTER	M104	1ST FLOOR - AREA A	EEW-1	1355 SF		83 SF	0 SF	22923.18 CF	2289 SF	2289 SF	ER-1
COMPUTER	M105	1ST FLOOR - AREA A	EEW-1	66 SF		18 SF	0 SF	7618.60 CF	845 SF	845 SF	ER-1
ADMINISTRATION	M106	1ST FLOOR - AREA A	EEW-1	297 SF		45 SF	0 SF	4882.26 CF	542 SF	542 SF	ER-1
CLASSROOM	M107	1ST FLOOR - AREA A	EEW-1	277 SF		72 SF	0 SF	6499.79 CF	750 SF	750 SF	ER-1
CLASSROOM	M108	1ST FLOOR - AREA A	EEW-1	325 SF		72 SF	0 SF	6314.04 CF	756 SF		
ART	M109	1ST FLOOR - AREA A	EEW-1	343 SF		108 SF	0 SF	8264.83 CF	800 SF		
STOR	2102	2ND FLOOR - AREA A	EEW-1	107 SF		0 SF	0 SF	1045.75 CF		116 SF	ER-1
STAIR	2104	2ND FLOOR - AREA A	EEW-1	170 SF		0 SF	0 SF	2421.52 CF		272 SF	ER-1
CORRIDOR	2105	2ND FLOOR - AREA A						2243.29 CF		264 SF	ER-1
CLASSROOM	M200	2ND FLOOR - AREA A	EEW-1	816 SF		72 SF	0 SF	7429.91 CF		822 SF	ER-1
CLASSROOM	M201	2ND FLOOR - AREA A	EEW-1	663 SF		54 SF	0 SF	6425.58 CF		711 SF	ER-1
CLASSROOM	M202	2ND FLOOR - AREA A	EEW-1	256 SF		36 SF	0 SF	4670.44 CF		517 SF	ER-1
AREA B - 1948											
BOILER	0101	BASEMENT - AREA B			1605 SF			7240.64 CF	716 SF		
STAIR	0102	BASEMENT - AREA B			521 SF			970.62 CF	123 SF		
STAIR	1203	1ST FLOOR - AREA B	EEW-3	231 SF		23 SF	0 SF	938.56 CF			
CORRIDOR	1206	1ST FLOOR - AREA B	EEW-3	933 SF		240 SF	63 SF	25031.95 CF	2674 SF		
VESTIBULE	1212	1ST FLOOR - AREA B	EEW-3	85 SF		43 SF	0 SF	1629.62 CF			
GIRLS	1218	1ST FLOOR - AREA B	EEW-3	290 SF		103 SF	0 SF	2859.87 CF	327 SF		
BOYS	1219	1ST FLOOR - AREA B	EEW-3	480 SF		103 SF	0 SF	2792.87 CF	319 SF		
STOR	1222	1ST FLOOR - AREA B						1799.20 CF	153 SF		
TOILET	1243	1ST FLOOR - AREA B	EEW-3	57 SF		21 SF	0 SF	551.25 CF	63 SF		
CLASSROOM	M110	1ST FLOOR - AREA B	EEW-3	226 SF		263 SF	0 SF	9050.50 CF	799 SF		
CLASSROOM	M111	1ST FLOOR - AREA B	EEW-3	220 SF		263 SF	0 SF	9145.66 CF	821 SF		
SPEECH	M112	1ST FLOOR - AREA B	EEW-3	113 SF		24 SF	0 SF	1269.64 CF	141 SF		
S. ED	M113	1ST FLOOR - AREA B	EEW-3	125 SF		42 SF	0 SF	1207.56 CF	139 SF		
CLASSROOM	M114	1ST FLOOR - AREA B	EEW-3	203 SF		263 SF	0 SF	9337.85 CF			
STORAGE	M115	1ST FLOOR - AREA B	EEW-3	324 SF		105 SF	0 SF	3152.46 CF	374 SF		
WORK ROOM	M116	1ST FLOOR - AREA B	EEW-3	124 SF		42 SF	0 SF	1176.22 CF	142 SF		
CLASSROOM	M117	1ST FLOOR - AREA B	EEW-3	231 SF		263 SF	0 SF	9546.00 CF	853 SF		
ART	M118	1ST FLOOR - AREA B	EEW-3	234 SF		263 SF	0 SF	9373.90 CF	835 SF		
STOR	2204	2ND FLOOR - AREA B						443.16 CF		35 SF	ER-2
LAV	2205	2ND FLOOR - AREA B						491.02 CF		55 SF	ER-2
JAN	2206	2ND FLOOR - AREA B	EEW-3	63 SF		21 SF	0 SF	594.07 CF		67 SF	ER-2
CORRIDOR	2209	2ND FLOOR - AREA B	EEW-3	946 SF		276 SF	0 SF	22515.45 CF		2498 SF	ER-2
GIRLS	2214	2ND FLOOR - AREA B	EEW-3	264 SF		103 SF	0 SF	2822.68 CF		323 SF	ER-2
BOYS	2215	2ND FLOOR - AREA B	EEW-3	445 SF		103 SF	0 SF	2787.40 CF		319 SF	ER-2
STORAGE	2217	2ND FLOOR - AREA B						1919.66 CF		150 SF	ER-2
CLASSROOM	M203	2ND FLOOR - AREA B	EEW-3	195 SF		263 SF	0 SF	8897.73 CF		810 SF	ER-2
CLASSROOM	M204	2ND FLOOR - AREA B	EEW-3	196 SF		263 SF	0 SF	8735.03 CF		799 SF	ER-2
CONFERENCE RM	M205	2ND FLOOR - AREA B	EEW-3	327 SF		48 SF	0 SF	3022.61 CF		359 SF	ER-2
STAFF LOUNGE	M206	2ND FLOOR - AREA B	EEW-3	463 SF		253 SF	0 SF	5319.74 CF		592 SF	ER-2
LITERACY CENTER	M207	2ND FLOOR - AREA B	EEW-3	256 SF		300 SF	0 SF	11045.86 CF		1026 SF	ER-2
CLASSROOM	M208	2ND FLOOR - AREA B	EEW-3	212 SF		263 SF	0 SF	9176.99 CF		852 SF	ER-2
READING LOUNGE	M209	2ND FLOOR - AREA B	EEW-3	207 SF		263 SF	0 SF	8995.91 CF		835 SF	ER-2
AREA C - 1921											

ROOM THERMAL STUDY

NAME	ROOM #	LEVEL	WALL TYPE	EXT WALL SF	FOUNDATION SF	WINDOW SF	DOOR SF	VOLUME	SLAB AREA	ROOF AREA	ROOF TYPE
KITCHEN	0104	LOWER BASEMENT - AREA C						2980.35 CF	298 SF		
BASEMENT	0105	LOWER BASEMENT - AREA C	EF-3	0 SF	330 SF	0 SF	21 SF	3127.12 CF	258 SF		
STOR	0106	LOWER BASEMENT - AREA C	EEW-4 + EF-3	264 SF	278 SF	23 SF	0 SF	3690.51 CF	238 SF		
BOILER ROOM	0107	LOWER BASEMENT - AREA C	EEW-4 + EF-3	118 SF	213 SF	46 SF	0 SF	6351.57 CF	410 SF		
CAFE	HL5	LOWER BASEMENT - AREA C	EEW-4 + EF-3	576 SF	819 SF	60 SF	0 SF	19608.27 CF	1444 SF		
ELEC/MECH STORAGE	0111	BASEMENT - AREA C	EF-3	0 SF	95 SF	0 SF	0 SF	2529.19 CF	238 SF		
CORRIDOR	0112	BASEMENT - AREA C						6415.01 CF	652 SF		
OFFICE	0113	BASEMENT - AREA C	EEW-4 + EF-3	85 SF	139 SF	23 SF	0 SF	2408.71 CF	233 SF		
CLASSROOM	HL1	BASEMENT - AREA C	EEW-4 + EF-3	160 SF	550 SF	114 SF	0 SF	7101.31 CF	645 SF		
CLASSROOM	HL2	BASEMENT - AREA C	EEW-4 + EF-3	279 SF	518 SF	114 SF	0 SF	6310.70 CF	631 SF		
JAN	HL3	BASEMENT - AREA C	EEW-4 + EF-3	85 SF	139 SF	23 SF	0 SF	3016.02 CF	263 SF		
STOR	HL4	BASEMENT - AREA C	EEW-4 + EF-3	280 SF	518 SF	114 SF	0 SF	5844.00 CF	623 SF		
STAIR	1227	1ST FLOOR - AREA C	EEW-4	114 SF			53 SF	1636.82 CF			
CORRIDOR	1230	1ST FLOOR - AREA C	EEW-4	114 SF		0 SF	0 SF	6911.75 CF			
VESTIBULE	1235	1ST FLOOR - AREA C	EEW-4	99 SF		31 SF	50 SF	487.24 CF			
CLASSROOM	H200	1ST FLOOR - AREA C	EEW-4	316 SF		173 SF	0 SF	8518.00 CF			
CLASSROOM	H201	1ST FLOOR - AREA C	EEW-4	553 SF		173 SF	0 SF	8333.49 CF			
MATH RESOURCES	H202	1ST FLOOR - AREA C	EEW-4	157 SF		35 SF	0 SF	2007.45 CF			
PSY / SOC	H203	1ST FLOOR - AREA C	EEW-4	159 SF		35 SF	0 SF	1426.61 CF			
MULTIPURPOSE	H204	1ST FLOOR - AREA C	EEW-4	1554 SF		28 SF	80 SF	19239.09 CF		1924 SF	ER-3
CLASSROOM	H205	1ST FLOOR - AREA C	EEW-4	553 SF		173 SF	0 SF	8146.65 CF			
CLASSROOM	H206	1ST FLOOR - AREA C	EEW-4	598 SF		173 SF	0 SF	7575.54 CF			
CORRIDOR	2223	2ND FLOOR - AREA C	EEW-4	742 SF		0 SF	0 SF	7811.28 CF			
STAIR	2240	2ND FLOOR - AREA C	EEW-4	113 SF		0 SF	0 SF	1460.58 CF			
CLASSROOM	H300	2ND FLOOR - AREA C	EEW-4	427 SF		173 SF	0 SF	9204.16 CF			
CLASSROOM	H301	2ND FLOOR - AREA C	EEW-4	548 SF		173 SF	0 SF	8135.04 CF			
CLASSROOM	H302	2ND FLOOR - AREA C	EEW-4	398 SF		128 SF	0 SF	8390.96 CF			
CLASSROOM	H303	2ND FLOOR - AREA C	EEW-4	548 SF		173 SF	0 SF	8486.19 CF			
CLASSROOM	H304	2ND FLOOR - AREA C	EEW-4	593 SF		173 SF	0 SF	8353.00 CF			
ATTIC	3000	ROOF - AREA C	EEW-4	1298 SF		18 SF	0 SF	33847.03 CF		4648 SF	ER-3

1. **EXTERIOR WALL AREA EXCLUDES WINDOW AREA**
2. **FLOOR AREA IN AREA A - 1997 ADDITION HAS 2' OF PERIMETER INSULATION**

EXTERIOR WALL THERMAL...

WALL TYPE TAG	DESC	APPROXIMATE R VALUE (1/k) F ft^2 h Btu-in	APPROXIMATE U VALUE
EEW-1	WALL ASSEMBLY - AREA A	24.45	0.0409
EEW-2	WALL ASSEMBLY @ GYM - AREA A	17.44	0.057339
EEW-3	WALL ASSEMBLY - AREA B	13.58	0.073638
EEW-4	WALL ASSEMBLY - AREA C	3.22	0.310559
EF-1	FOUNDATION WALL ASSEMBLY - AREA B	1.56	0.641026
EF-3	FOUNDATION WALL ASSEMBLY - AREA C	2.6	0.384615

ROOF THERMAL PROPERTIES

ROOF TYPE	DESC	THICKNESS	R VALUE (1/k) F ft^2 h Btu-in	U VALUE
	EXISTING ROOF AREA C	11 3/8"	1.32	0.757576
ER-1	EXISTING ROOF AREA A	5 3/8"		
ER-2	EXISTING ROOF AREA B	5 1/8"	8.62	0.116009
ER-3	EXISTING ROOF AREA C	1' - 1 1/8"	1.32	0.757576

TOWN OF NEWTOWN 1705 CONN

OWNER

HAWLEY ELEMENTARY SCHOOL
29 CHURCH HILL ROAD
NEWTOWN, CT 06470

ARCHITECT

CWA
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PROGRESS DRAWINGS

11/20/2020

MARK	DATE	DESCRIPTION

PROJECT NO:
CWA PROJECT NO.: 2013
DRAWN BY:
CHK'D BY:

SHEET TITLE

SCHEDULES

A601

CEILING HEIGHTS

ROOM NAME	ROOM #	A.F.F.	BO JST/SLB
AREA A - 1997			
1			
TOILET	1104	8' - 4"	4' - 9"
CORRIDOR	1105	9' - 0"	4' - 7"
STORAGE	1107	9' - 0"	1' - 11"
VESTIBULE	1110	8' - 8"	3' - 11"
PRINCIPAL	1112	9' - 0"	2' - 9"
CONFERENCE	1113	9' - 0"	3' - 0"
LADIES	1114	8' - 4"	4' - 0"
GENTS	1115	8' - 4"	4' - 0"
LOBBY	1116	10' - 4"	1' - 8"
FOYER	1117	11' - 4"	3' - 11"
OFFICE	1119	9' - 0"	3' - 8"
ELEV MACHINE	1123	9' - 0"	4"
CORRIDOR	1126B	9' - 0"	4' - 7"
BOYS LAV	1127	8' - 1"	4' - 9"
JAN	1128	9' - 0"	4' - 3"
GIRLS LAV	1129	8' - 1"	1' - 0"
KILN	1131	9' - 0"	1"
STOR	1132	9' - 0"	1"
STORAGE	1133	9' - 0"	3' - 7"
STOR	1134	9' - 0"	3' - 9"
SCIENCE	M100	9' - 0"	1' - 3 1/8"
NURSE	M101	9' - 0"	3' - 6"
MUSIC RM	M102	15' - 6"	0"
MEDIA CENTER	M104	9' - 11"	3' - 1"
COMPUTER RM	M105	9' - 0"	3' - 9"
ADMINISTRATION	M106	9' - 0"	3' - 6"
CLASSROOM	M107	8' - 8"	3' - 4"
CLASSROOM	M108	8' - 4"	9"
CLASSROOM	M109	10' - 4"	1 3/4"
2			
STAIR		8' - 11"	2' - 6"
STOR	2102	9' - 0"	2' - 10"
CORRIDOR	2105	8' - 6"	3' - 7"
CLASSROOM	M200	9' - 0 1/2"	2' - 4"
CLASSROOM	M201	9' - 0 1/2"	2' - 10"
CLASSROOM	M202	9' - 0 1/2"	2' - 4"
AREA B - 1948			
1			
DET	1204	8' - 11 1/2"	3' - 3"
CORRIDOR	1206	8' - 6 1/2"	3' - 8 1/4"
STOR	1207	9' - 0"	2 7/8"
VESTIBULE	1212	11' - 9 1/2"	5 3/8"
LAV	1213	9' - 0"	3' - 11 3/4"
LAV	1214	9' - 0"	3' - 11 3/4"
GIRLS LAV	1218	8' - 9"	3' - 9 3/4"
BOYS LAV	1219	8' - 9"	3' - 9 3/4"
STORAGE	1222	11' - 9 1/2"	1' - 5 3/8"
LAV	1243	8' - 9"	3' - 9 3/4"
CLASSROOM	M110	11' - 9"	5 3/4"
CLASSROOM	M110 SOFFIT	7' - 2"	5' - 1"
CLASSROOM	M111	11' - 6"	8 3/4"
CLASSROOM	M111 SOFFIT	7' - 2"	5' - 1"
SPEECH	M112	9' - 0"	3' - 2"
S. ED	M113	8' - 8 1/4"	3' - 10 1/2"
CLASSROOM	M114	11' - 9"	5 3/4"
CLASSROOM	M114 SOFFIT	7' - 2"	5' - 1"
STORAGE	M115	8' - 5 1/4"	4' - 1 1/2"
WORK ROOM	M116	8' - 3 3/4"	4' - 3"
CLASSROOM	M117	11' - 7 1/2"	7 1/4"
CLASSROOM	M117 SOFFIT	7' - 2"	5' - 1"
CLASSROOM	M118	11' - 7 1/2"	7 1/4"
CLASSROOM	M118 SOFFIT	7' - 2"	5' - 1"

CEILING HEIGHTS

ROOM NAME	ROOM #	A.F.F.	BO JST/SLB
2			
CORRIDOR	2203	9' - 0"	3' - 0 3/4"
LAV	2205	9' - 0"	3' - 0 7/8"
JAN	2206	8' - 11"	3' - 1 7/8"
CORRIDOR	2209	8' - 6"	3' - 2 3/4"
GIRLS LAV	2214	8' - 9"	3' - 3 3/4"
BOYS LAV	2215	8' - 9"	3' - 3 3/4"
STAIR	2218	10' - 2 1/2"	0"
CLASSROOM	M203	11' - 4"	4 3/4"
CLASSROOM	M203 SOFFIT	7' - 2"	4' - 7"
CLASSROOM	M204	11' - 4"	4 3/4"
CLASSROOM	M204 SOFFIT	7' - 2"	4' - 7"
CONFERENCE	M205	8' - 5"	3' - 3 3/4"
STAFF LOUNGE	M206	8' - 11 3/4"	3' - 1"
LITERACY CENTER	M207	11' - 1 1/2"	7 1/4"
LITERACY CENTER	M207 SOFFIT	7' - 2"	4' - 7"
CLASSROOM	M208	11' - 1 1/2"	7 1/4"
CLASSROOM	M208 SOFFIT	7' - 2"	4' - 7"
READING LOUNGE	M209	11' - 1 1/2"	7 1/4"
READING LOUNGE	M209 SOFFIT	7' - 2"	4' - 7"
AREA C - 1921			
0			
STOR		15' - 8"	
KITCHEN	0104	10' - 1"	3' - 8 7/8"
BOILER	0107	15' - 8"	
CORRIDOR	0112	11' - 3"	0"
OFFICE	0113	10' - 4"	
CLASSROOM	HL1	11' - 0"	
CLASSROOM	HL2	10' - 0"	
JANITOR	HL3	10' - 7"	
STOR	HL4	10' - 4"	
CAFE	HL5	10' - 1"	3' - 9"
1			
CORRIDOR	1230	12' - 2"	7"
TOILET	1231	7' - 9 1/2"	
LOBBY	1234	10' - 10 1/2"	1' - 0"
VESTIBULE	1235	9' - 6 1/2"	2' - 6 7/8"
TOILET	1238	7' - 9 1/2"	
CLASSROOM	H200	12' - 2"	1 3/8"
SOFFIT	H200 SOFFIT	6' - 0"	
CLASSROOM	H201	12' - 1"	1 3/8"
SOFFIT	H201 SOFFIT	7' - 6"	
MATH	H202	12' - 8 3/4"	0"
PSY	H203	12' - 8 1/2"	0"
MULTIPURPOSE	H204	15' - 9"	
CLASSROOM	H205	12' - 1"	0"
SOFFIT	H205 SOFFIT	6' - 1"	
CLASSROOM	H206	11' - 7"	2"
SOFFIT	H206	10' - 10"	11 1/8"
SOFFIT	H206 SOFFIT	5' - 0"	
2			
STAIR	1227	10' - 4"	
CORRIDOR	2223	11' - 6"	6 3/8"
STAIR	2229	14' - 0"	
CLASSROOM	H300	11' - 6"	0"
CLASSROOM	H301	11' - 7"	
CLASSROOM	H302	12' - 1"	
CLASSROOM	H303	12' - 1"	
CLASSROOM	H304	11' - 7 1/2"	0"

GROSS AND NET AREAS

	GROSS AREA				NET AREA				
	AREA A - 1997	AREA B - 1948	AREA C- 1921	TOTAL	AREA A - 1997	AREA B - 1948	AREA C - 1921	TOTAL	Area A - 1997 Conditioned
	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF
BASEMENT	0 SF	1422 SF	7311 SF	8733 SF	0 SF	1221 SF	6290 SF	7511 SF	0 SF
FIRST FLOOR	17970 SF	10227 SF	7311 SF	35508 SF	6121 SF	8805 SF	6290 SF	21216 SF	10092 SF
SECOND FLOOR	3205 SF	10227 SF	5248 SF	18680 SF	2754 SF	8805 SF	4299 SF	15858 SF	0 SF
ATTIC	0 SF	0 SF	5248 SF	5248 SF	0 SF	0 SF	4773 SF	4773 SF	0 SF
Grand total	21175 SF	21876 SF	25118 SF	68169 SF	8875 SF	18831 SF	21652 SF	49358 SF	10092 SF

ROOF AREA SCHEDULE

DESC	Area A/B/C	ROOF AREA	SOFFIT AREA	TOTAL AREA
AREA A - 1997				
AREA A - 1ST LVL ROOF	A	9158 SF	0 SF	9158 SF
AREA A - 2ND LVL ROOF	A	2914 SF	0 SF	2914 SF
AREA A - GYM ROOF	A	4667 SF	0 SF	4667 SF
AREA A - STORAGE ROOF	A	527 SF	0 SF	527 SF
AREA B - 1948				
AREA B - FLAT ROOF	B	9515 SF	0 SF	9515 SF
AREA C - 1921				
AREA C - DORMER	C	40 SF	0 SF	40 SF
AREA C - DORMER	C	40 SF	0 SF	40 SF
AREA C - DORMER	C	40 SF	0 SF	40 SF
AREA C - FLAT ROOF	C	1924 SF	0 SF	1924 SF
AREA C - PITCHED ROOF	C	6127 SF	574 SF	6701 SF
AREA C - PITCHED ROOF	C	5931 SF	574 SF	6505 SF
AREA C - SPIRE CAP	C	36 SF	0 SF	36 SF

HVAC WALL PENETRATION

PHASE	ROOM NUM	AREA A/B/C	NAME	DUCT PENETRATIONS	CORES
1	0107	C	BOILER ROOM	2	5
1	H200	C	CLASSROOM	2	4
1	H202	C	MATH RESOURCES	2	4
1	H203	C	PSY / SOC	2	4
1	H206	C	CLASSROOM	2	4
1	H300	C	CLASSROOM	2	4
1	H302	C	CLASSROOM	4	8
1	H304	C	CLASSROOM	2	4
1	HL1	C	CLASSROOM	2	5
				20	42
2	1124	A	STAIR	2	4
2	1127	A	BOYS	2	8
2	1129	A	GIRLS	2	0
2	2104	A	STAIR	2	4
2	M107	A	CLASSROOM	2	4
2	M108	A	CLASSROOM	2	4
2	M109	A	ART	2	4
2	M200	A	CLASSROOM	2	4
2	M201	A	CLASSROOM	2	4
2	M202	A	CLASSROOM	2	4
2	1222	B	STORAGE	2	4
2	2217	B	STORAGE	2	4
2	M110	B	CLASSROOM	2	4
2	M111	B	CLASSROOM	2	4
2	M112	B	SPEECH	2	4
2	M113	B	S. ED	2	4
2	M114	B	CLASSROOM	2	4
2	M115	B	STORAGE	2	4
2	M116	B	WORK ROOM	2	4
2	M117	B	CLASSROOM	2	4
2	M118	B	ART	2	4
2	M203	B	CLASSROOM	2	4
2	M204	B	CLASSROOM	2	4
2	M205	B	CONFERENCE RM	2	4
2	M206	B	STAFF LOUNGE	2	4
2	M207	B	LITERACY CENTER	2	4
2	M208	B	CLASSROOM	2	4
2	M209	B	READING LOUNGE	2	4
				56	112

REFER TO BVH FOR FLOOR AND ROOF PENTRATIONS

CORRIDOR CEILING AREA

PHASE	Area A/B/C	LEVEL	ROOM NAME	ROOM NUM	AREA
1	C	BASEMENT - AREA C	CORRIDOR	0112	652 SF
1	C	1ST FLOOR - AREA C	CORRIDOR	1230	573 SF
1	C	2ND FLOOR - AREA C	CORRIDOR	2223	679 SF
					1904 SF
2	A	1ST FLOOR - AREA A	CORRIDOR	1126B	680 SF
2	A	2ND FLOOR - AREA A	CORRIDOR	2105	264 SF
2	B	1ST FLOOR - AREA B	CORRIDOR	1206	2674 SF
2	B	2ND FLOOR - AREA B	CORRIDOR	2209	2498 SF
					6115 SF
3	A	1ST FLOOR - AREA A	CORRIDOR	1105	350 SF
3	A	1ST FLOOR - AREA A	CORRIDOR	1126A	248 SF
					598 SF

CEILING REMOVAL & REPLACEMENT

PHASE	ROOM NUM	AREA A/B/C	DESC	CEILING REMOVAL PARTIAL	CEILING REMOVAL FULL	NEW CEILING	LOWER CEILING	NUM OF OBJECTS	LIGHT FIXTURES REMOVE/ REUSE	LIGHT FIXTURES NEW
1	HL5	C	CAFE		1267 SF				20	
1		C	CORRIDOR		82 SF				1	
1		C	CORRIDOR		77 SF				1	
1	1230	C	CORRIDOR		390 SF				4	
1	H200	C	CLASSROOM			599 SF	●			6
1	H201	C	CLASSROOM			617 SF	●			6
1	H204	C	MULTIPURPOSE		1584 SF				15	
1	H205	C	CLASSROOM			609 SF	●			6
1	H206	C	CLASSROOM		598 SF	0 SF	●		6	
1	2223	C	CORRIDOR	339 SF				2	4	
1	H300	C	CLASSROOM		669 SF	0 SF	●		6	
1	H301	C	CLASSROOM		658 SF	0 SF	●		6	
1	H302	C	CLASSROOM			647 SF	●			6
1	H303	C	CLASSROOM			658 SF	●			6
1	H304	C	CLASSROOM			0 SF	●		6	
				339 SF	5984 SF	3129 SF		2	69	30
2	1126B	A	CORRIDOR		670 SF			4	11	
2	M107	A	CLASSROOM	374 SF				1	9	
2	M108	A	CLASSROOM	374 SF				1	9	
2	M109	A	CLASSROOM	400 SF					10	
2	1206	B	CORRIDOR		1552 SF			15	18	
2	1206	B	CORRIDOR		158 SF			0	2	
2	1206	B	CORRIDOR		175 SF			2	2	
2	1206	B	CORRIDOR		339 SF			4	4	
2	M110	B	CLASSROOM		711 SF		●	3	8	
2	M111	B	CLASSROOM		736 SF		●	3	8	
2	M114	B	CLASSROOM		730 SF		●	3	8	
2	M117	B	CLASSROOM		752 SF		●	3	8	
2	M118	B	CLASSROOM		743 SF		●	3	8	
2	2105	A	CORRIDOR		278 SF			2	3	
2	M200	A	CLASSROOM	412 SF				1	9	
2	M201	A	CLASSROOM	355 SF				2	9	
2	M202	A	CLASSROOM	258 SF				1	9	
2	2203	B	CORRIDOR		363 SF			2	4	
2	2209	B	CORRIDOR		1492 SF			13	18	
2	2209	B	CORRIDOR		165 SF			0	1	
2	2209	B	CORRIDOR		134 SF			1	2	
2	2209	B	CORRIDOR		360 SF			2	4	
2	M203	B	CLASSROOM		736 SF		●	3	8	
2	M204	B	CLASSROOM		723 SF		●	3	10	
2	M207	B	LITERACY CENTER		909 SF		●	3	12	
2	M208	B	CLASSROOM		757 SF		●	3	10	
2	M209	B	READING LOUNGE		743 SF		●	3	10	
				2173 SF	13225 SF	0 SF		81	214	0
3	1105	A	CORRIDOR		355 SF			4	3	
3	1126A	A	CORRIDOR		252 SF			3	2	
3	M100	A	SCIENCE	351 SF				1	9	
				351 SF	607 SF	0 SF		8	14	0

NOTE:
FULL REMOVAL - REPLACES EXISTING DROP CEILING WITH A NEW DROP CEILING
NEW CEILING - REPLACES EXISTING GYP/PLASTER CEILING WITH DROP CEILING

NEW SOFFIT AREA	
MATERIAL	AREA

AREA C - 1921

GWB	1094 SF

NET AREA BY PHASE

PHASE	Year Built	Area
1		414 SF
1	AREA C - 1921	21071 SF
		21485 SF
2	AREA A - 1997	6819 SF
2	AREA B - 1948	18891 SF
		25710 SF
3	AREA A - 1997	12185 SF
		12185 SF
		59380 SF

TOWN OF NEWTOWN 1705 CONN

OWNER

HAWLEY ELEMENTARY SCHOOL
29 CHURCH HILL ROAD
NEWTOWN, CT 06470

ARCHITECT

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CHRISTOPHER WILLIAMS ARCHITECTS, LLC
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ENGINEERS

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PROGRESS DRAWINGS

11/20/2020

MARK	DATE	DESCRIPTION

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SHEET TITLE

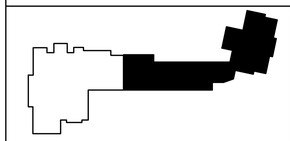
SCHEDULES

A602

1 HVAC - BASEMENT AREA B
1/8" = 1'-0"

2 HVAC - BASEMENT AREA C
1/8" = 1'-0"

KEY PLAN



AREA B AREA C

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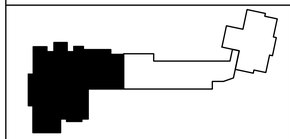
SHEET TITLE

HVAC BASEMENT PLAN

H100

1 HVAC-FIRST FLOOR AREA A
1/8" = 1'-0"

KEY PLAN



AREA A
1

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OWNER

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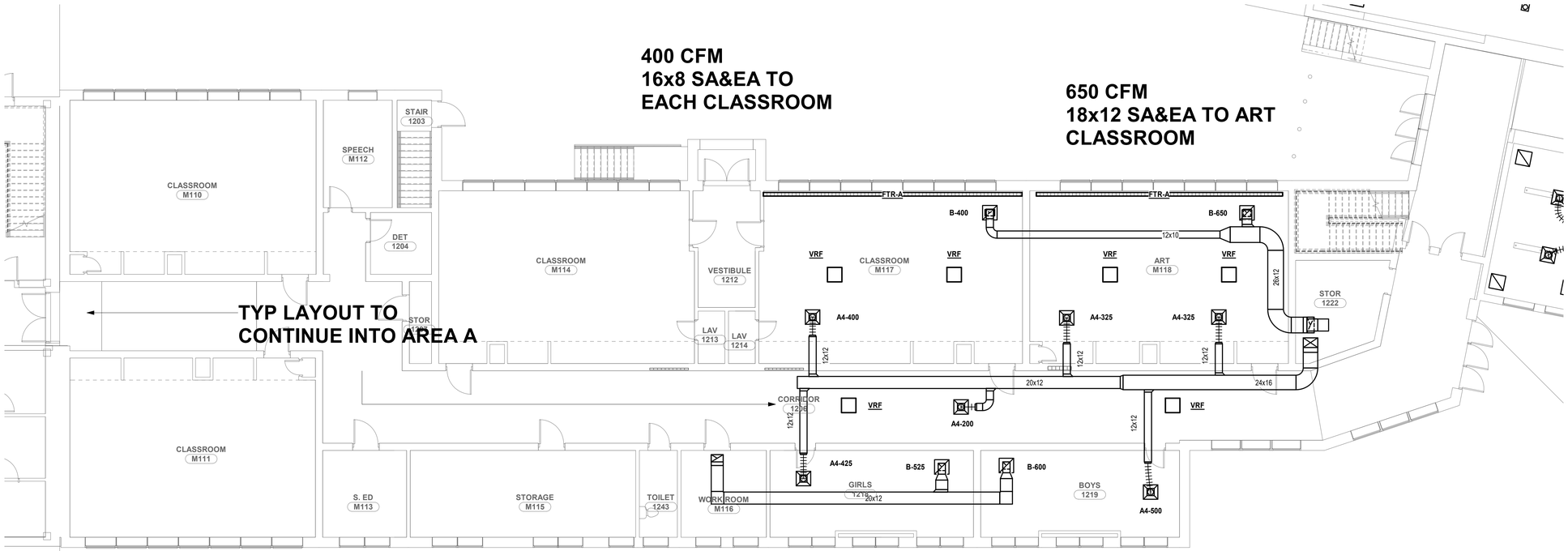
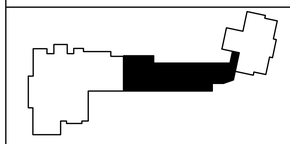
HVAC FIRST FLOOR PLAN AREA A

H101-A



1 HVAC-FIRST FLOOR AREA B
1/8" = 1'-0"

KEY PLAN



AREA B

TOWN OF NEWTOWN 1705 CONN

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29 CHURCH HILL ROAD
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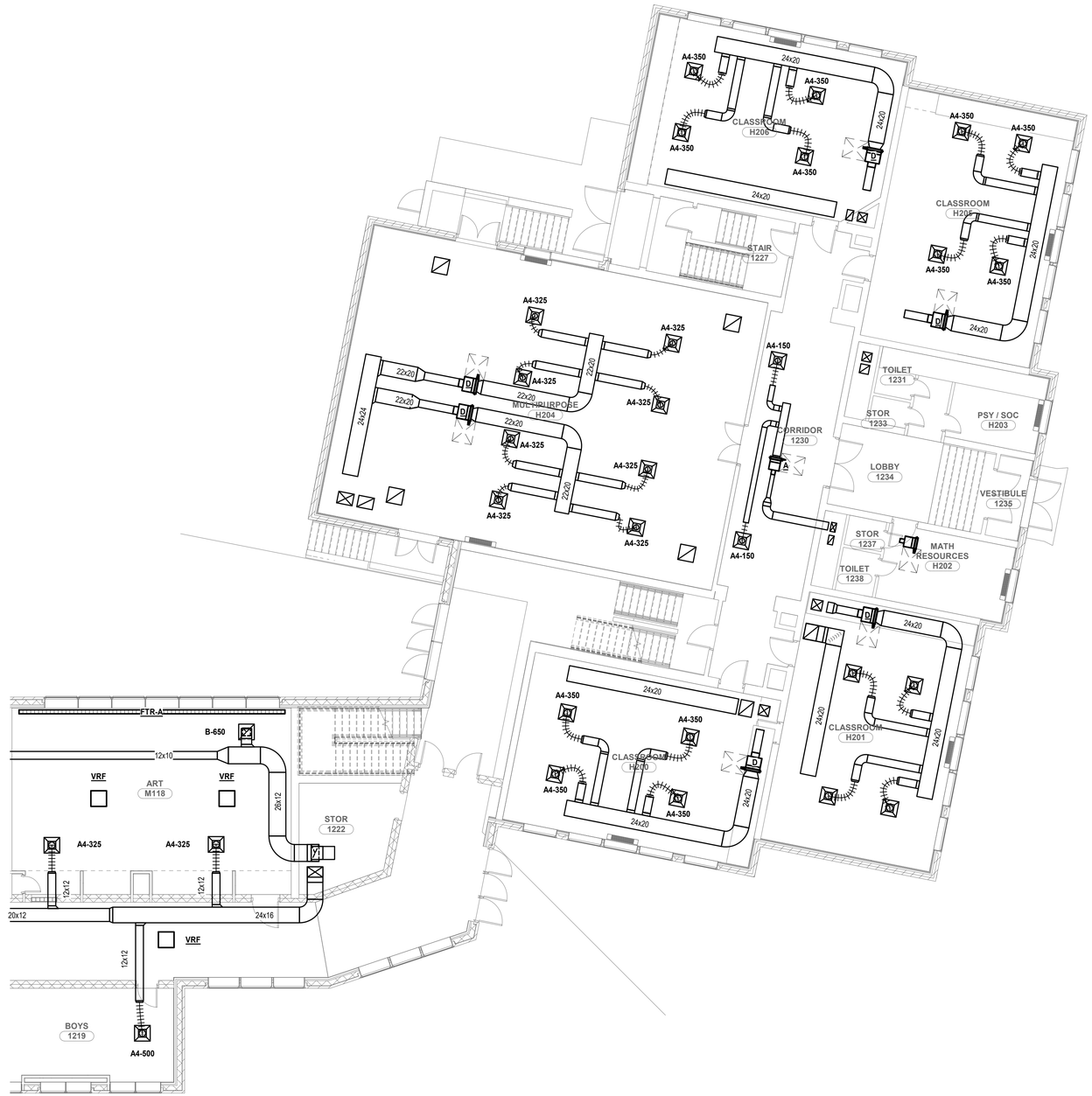
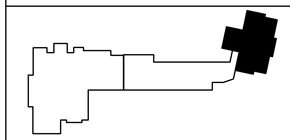
HVAC FIRST FLOOR PLAN AREA B

H101-B



1 HVAC-FIRST FLOOR AREA C
1/8" = 1'-0"

KEY PLAN



AREA C

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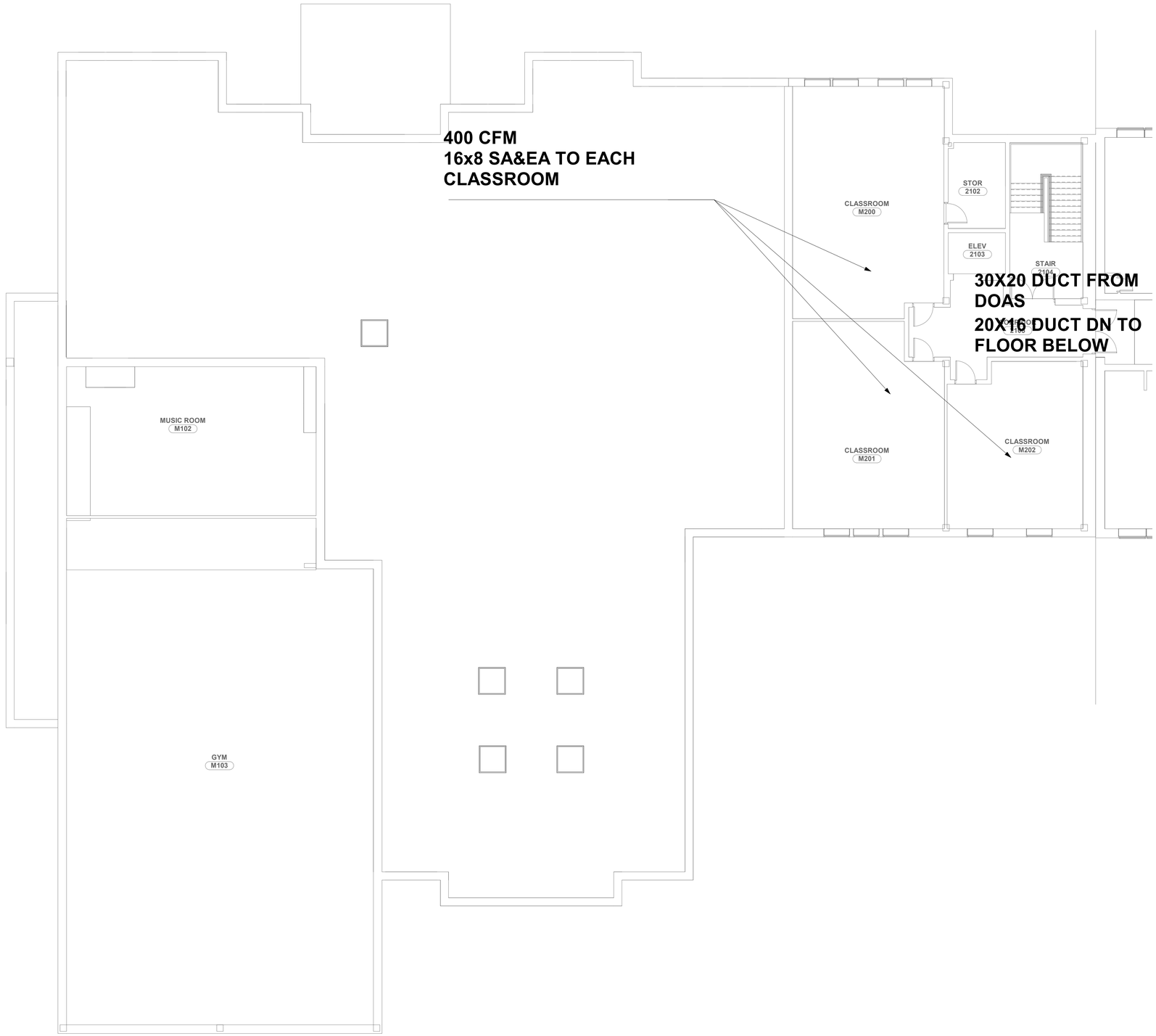
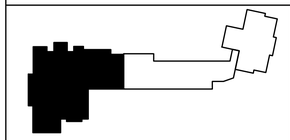
HVAC FIRST FLOOR PLAN AREA C

H101-C



1 HVAC-SECOND FLOOR AREA A
1/8" = 1'-0"

KEY PLAN



AREA A
1

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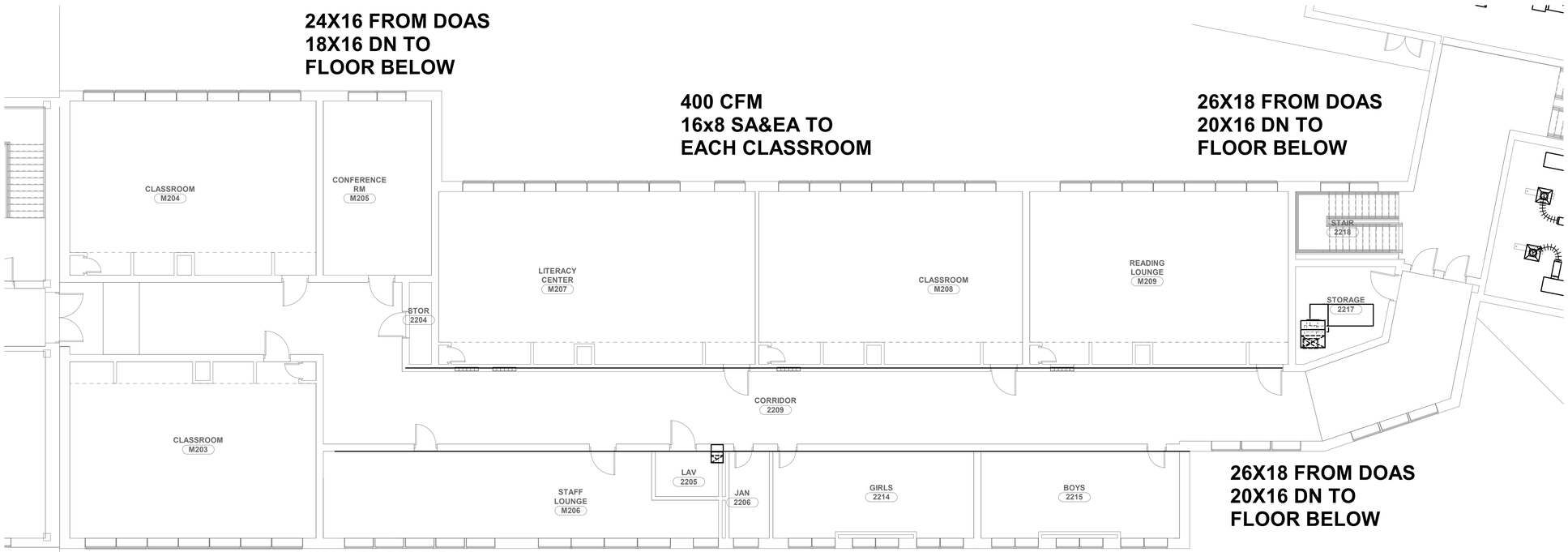
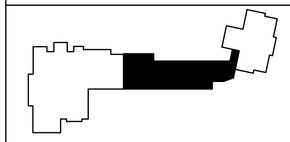
HVAC SECOND FLOOR PLAN AREA A

H102-A



1 HVAC-SECOND FLOOR AREA B
1/8" = 1'-0"

KEY PLAN



AREA B

TOWN OF NEWTOWN 1705 CONN

OWNER

HAWLEY ELEMENTARY SCHOOL
29 CHURCH HILL ROAD
NEWTOWN, CT 06470

ARCHITECT

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HVAC SECOND FLOOR PLAN AREA B

H102-B

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1 HVAC-SECOND FLOOR AREA C
1/8" = 1'-0"

TOWN OF NEWTOWN 1705 CONN

OWNER

HAWLEY ELEMENTARY SCHOOL
29 CHURCH HILL ROAD
NEWTOWN, CT 06470

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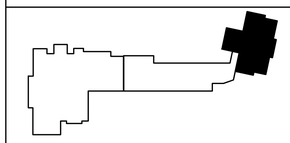
HVAC SECOND FLOOR PLAN AREA C

KEY PLAN



AREA C

H102-C

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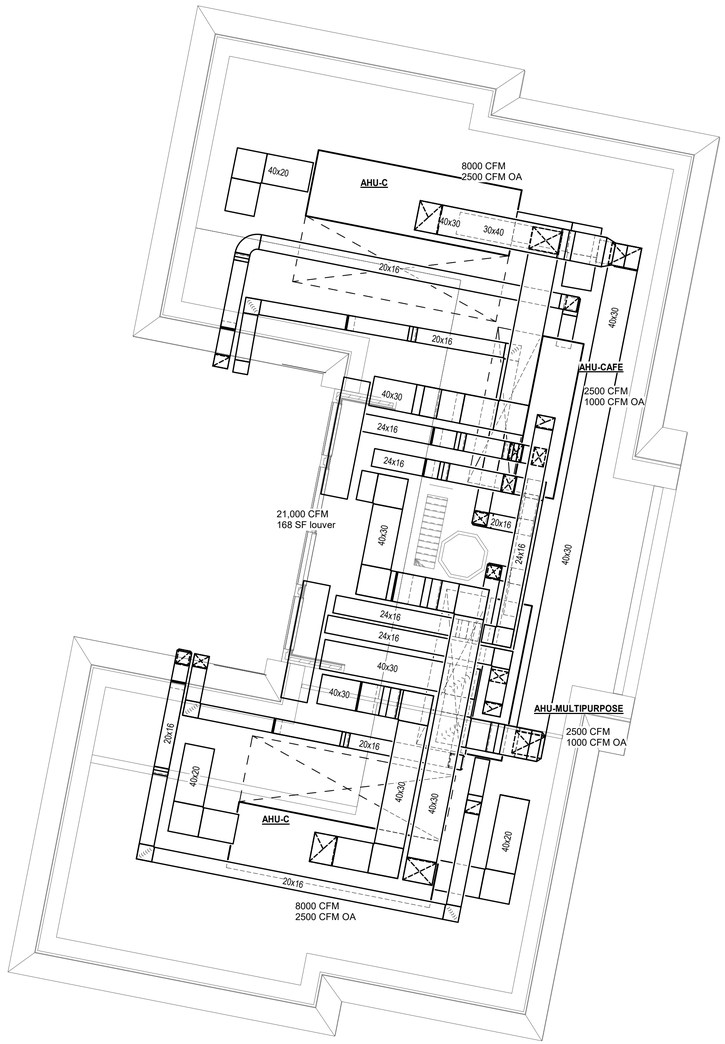

1 HVAC-ATTIC AREA C
1/8" = 1'-0"

OWNER

HAWLEY ELEMENTARY SCHOOL
29 CHURCH HILL ROAD
NEWTOWN, CT 06470

ARCHITECT

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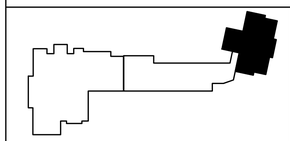
HVAC ATTIC PLAN PART C

H103-C

KEY PLAN



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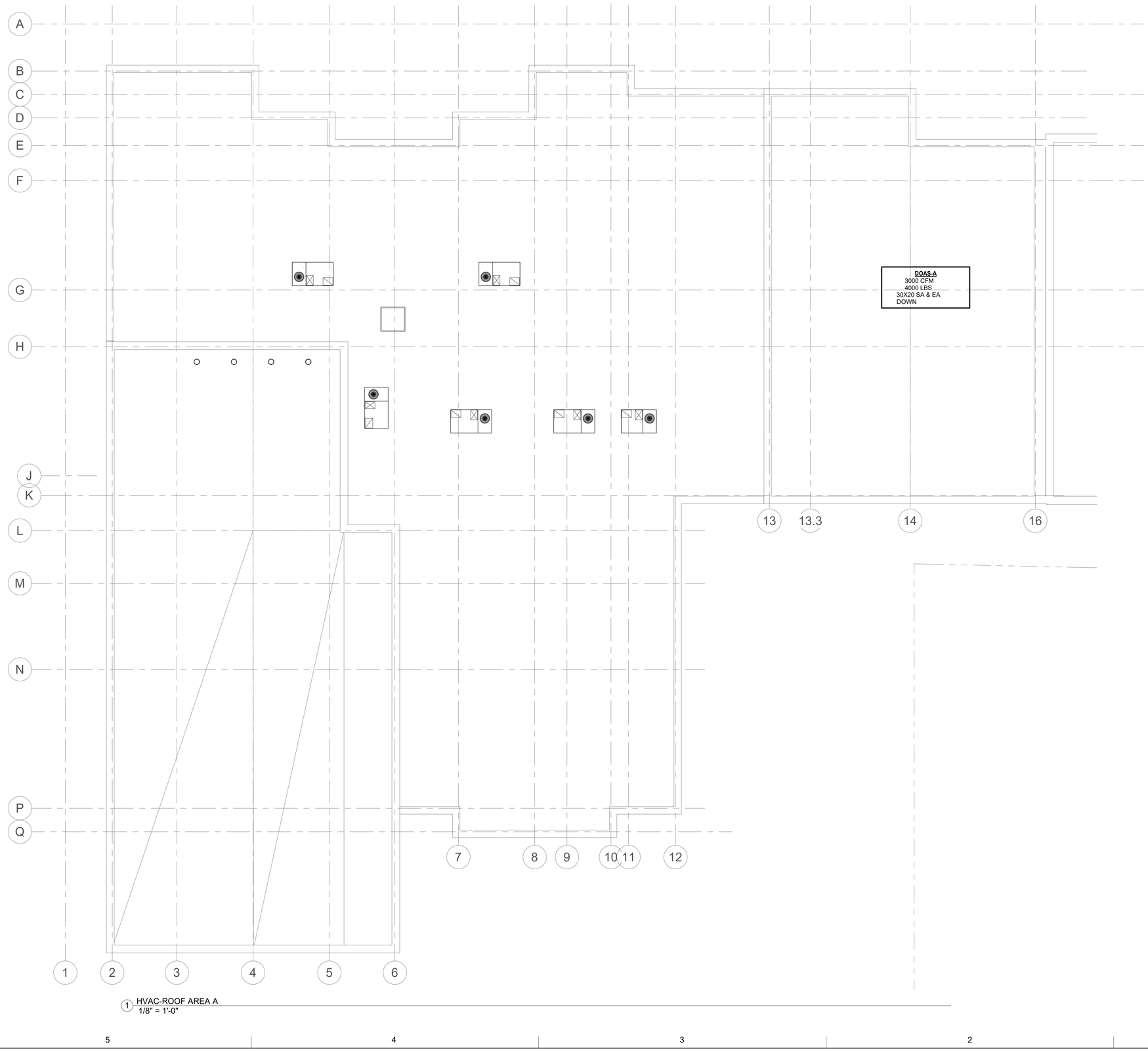

1 HVAC-ROOF AREA A
1/8" = 1'-0"

GENERAL NOTES

1. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of all Work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all. Where a conflict within the Contract Documents exists, the Contractor shall provide the better quality or greater quantity of work in accordance with the Architect's resolution without any increase in the Contract sum. Organization of the Specifications into divisions, sections and articles, and arrangement of sheets shall not control the Contractor in dividing the work among subcontractors, or in establishing the extent of Work to be performed by any trade.

2. REFERENCE KEY NOTES and SHEET KEY NOTES are intended to indicate and clarify the extent and requirements of the Work; they do not indicate every location or occurence of required Work. The lack of a key note to an individual item of Work will not relieve the Contractor of responsibility to execute that Work as part of the Contract when the requirement for that Work can be logically inferred by other parts of the Contract Documents

3. Do not scale drawings, except for estimation and approximation purposes.

4. This is an existing building; all conditions and critical dimensions must be field verified.

KEYNOTES

TOWN OF NEWTOWN 1705 CONN

OWNER

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29 CHURCH HILL ROAD
NEWTOWN, CT 06470

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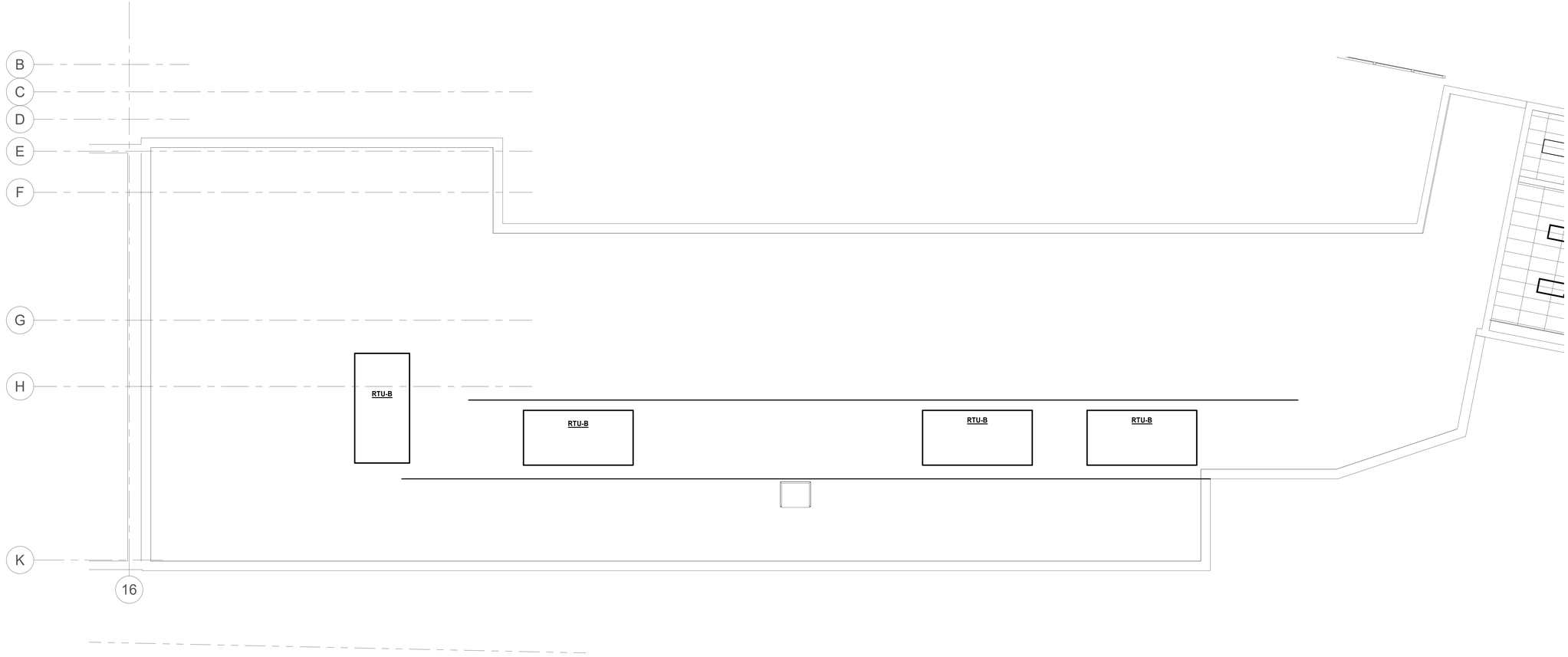
HVAC ROOF PLAN PART A

H104-A



1 HVAC-ROOF AREA B
1/8" = 1'-0"

DUCTWORK GENERAL NOTES:

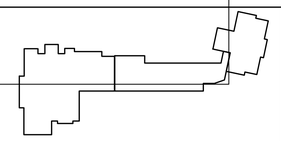
1. XXXXX

GENERAL NOTES:

1. XXXXX

UNGROUP BEFORE USE

KEY PLAN



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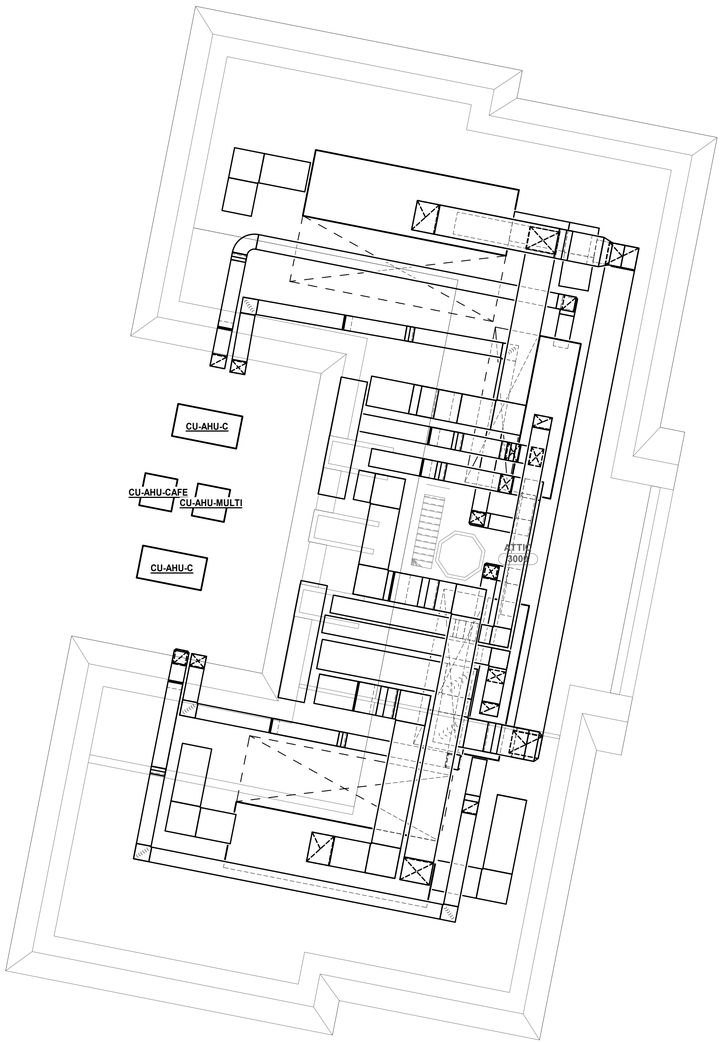
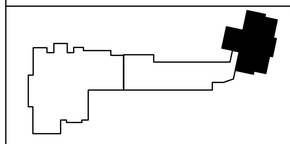
HVAC ROOF PLAN PART B

H104-B



HVAC-ROOF AREA C
1/8" = 1'-0"

KEY PLAN



AREA C

TOWN OF NEWTOWN 1705 CONN

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HVAC ROOF PLAN AREA C

H104-C

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Hawley Elementary School

Newtown, CT

HVAC Upgrade

Conceptual Estimate

20-Nov-20

Prepared by:
MEP Cost LLC

For:
Christopher Williams Architects, LLC

Hawley Elementary School
Newtown, CT
HVAC Upgrade

Conceptual Estimate
Gross Floor Area (sf): 54,193
Date: 20-Nov-20

Contents

Hawley Elementary School
Newtown, CT
HVAC Upgrade

Conceptual Estimate
Gross Floor Area (sf): 54,193
Date: 20-Nov-20

Basis of Estimate

Net Floor Area:

Phase 1 - Area C - 1921 Building	16,298	sf
Phase 2 - Area B (& 1997 classrooms) - 1948 Addition	25,710	sf
Phase 3 - Area A - 1997 Addition	12,185	sf
TOTAL	**54,193**	**sf**
1921 Building Attic	*4,773*	*sf*

Information used in preparation of estimate:

Basis of Design Narrative Draft Report dated Oct. 24, 2020 by BVH Integrated Services
Photos of existing conditions provided by Christopher Williams Architects LLC
2012 Boiler Replacement project drawings
2005 HVAC Repairs drawings
Information received through emails, and in telephone discussions with BVH and CWA

Clarifications & Exclusions

Clarifications:

The estimated construction durations are:
- Phase 1: 5 months for work in the 1921 building/Area C.
- Phase 2: 5 months for work in the 1948 addition/Area B.
- Phase 3: 2 months for work in the 1997 addition/Area A.

The estimated construction start dates are:
- June, 2021 for the 1921 building/Area C.
- June, 2022 for the 1948 addition/Area B.
- As desired for the 1997 addition/Area A.

As construction is desired to be phased and possibly performed during summer and other breaks, the estimate includes a 10% phasing premium, to account for multiple mobilizations/demobilizations, possible double shift premiums, possible night and weekend work premiums, temporary services/connections/reconnections, premiums for smaller work packages, etc.

This estimate is based on the use of a VAV reheat (variable air volume) HVAC system.

The estimate is based on prevailing wage rates for construction in this market, and represents a reasonable opinion of cost. It is not a prediction of the successful low bid from a contractor as bids will vary due to fluctuating market conditions, errors and omissions, proprietary specifications, a lack of or surplus of bidders, perception of risk, etc. Consequently the estimate is expected to fall within the range of bids from a number of competitive contractors or subcontractors.

Exclusions:

Costs associated with the following items are **NOT** included in the estimate:
- code upgrades (eg: building, seismic, fire alarm, fire protection, life safety, etc).
- firesafing of any existing penetrations.
- roof warranty extension (after repairs/patching for HVAC upgrade work).
- state sales tax.
- soft costs (design fees, bldg permits, etc).

Hawley Elementary School | **Conceptual Estimate**
Newtown, CT | Gross Floor Area (sf): 54,193
HVAC Upgrade | Date: 20-Nov-20

EXECUTIVE SUMMARY

		Total
Phase 1 (Area C) - 1921 Building	$	3,435,245
Phase 2 (Area B) - 1948 Addition (+ 1997 Classrooms)	$	3,001,220
Phase 3 (Area A) - 1997 Addition	$	832,072
TOTAL - All Phases	**$**	**7,268,537**

Hawley Elementary School | **Conceptual Estimate**

Newtown, CT | Net Floor Area (sf): 16,298

HVAC Upgrade - Phase 1 - 1921 | Date: 20-Nov-20

PHASE 1 - ESTIMATE SUMMARY

	Description	$/sf	Total
	General Requirements		
01	General Requirements	5.95	97,000
	Facility Construction		
02	Existing Conditions	10.26	167,208
04	Masonry	0.06	900
05	Metals	10.59	172,670
06	Wood & Plastics	1.84	29,950
07	Thermal and Moisture Protection	7.43	121,022
08	Openings	2.33	38,025
09	Finishes	6.87	111,921
10	Specialties		
	Facility Services		
22	Plumbing	0.64	10,500
23	Heating Ventilating and Air Conditioning	80.33	1,309,273
26	Electrical	15.83	258,027
	Site and Infrastructure		
32	Exterior Improvements		
33	Utilities		
	Sub-Total:	142.13	$ 2,316,496
	Design & Pricing Contingency	10.00%	231,650
	Construction Contingency	3.00%	76,444
	Insurance (General Liability & Workers Compensation)	2.00%	52,492
	Performance and Payment Bond	1.00%	26,771
	General Conditions/Overhead/Profit	12.50%	337,982
	Escalation - to June 2021 @ 6% per annum	3.00%	81,116
	Phasing premium	10.00%	312,295
	Total Construction Cost:	210.78	$ 3,435,245

Hawley Elementary School
Newtown, CT
HVAC Upgrade - Phase 1 - 1921

Conceptual Estimate
Net Floor Area (sf): 16,298
Date: 20-Nov-20

Description	Quantity	Unit	Unit Cost	Total
GENERAL REQUIREMENTS				
01 GENERAL REQUIREMENTS				
Temporary Facilities & Controls				
Dust control (place & remove, cleanup, removal of demo'd materials), moving desks & chairs / floor protection	5	mos	10,000.00	50,000
Dumpster, 4 pulls per month	5	mos	6,400.00	32,000
Cut & patch site surfaces for new incoming electrical service	1	alw	15,000.00	15,000
Temporary protection at new dormer opening	300	sf	10.00	3,000
Temporary Facilities & Controls				**97,000**
TOTAL GENERAL REQUIREMENTS				**$ 97,000**
FACILITY CONSTRUCTION				
02 EXISTING CONDITIONS				
Removal and Salvage of Construction Materials				
Demo ceilings for installation of electrical wiring, duct, etc	5,984	sf	2.00	11,968
Cutting masonry walls for new ductwork distribution across corridor	10	ea	300.00	3,000
Core drilling of masonry walls for new piping/conduit distribution across corridor	50	ea	130.00	6,500
Cut hole through slabs for new ductwork and piping	15	ea	1,000.00	15,000
Cut openings in roof for new steel column extensions (or ties to beams) for support of new AHUs, low roof of 1921 building	8	ea	500.00	4,000
Cut holes in roof/structure for elec feeders to mech equip, & heating piping for AHUs	2	locns	1,000.00	2,000
Remove existing boxed out skylights at low 1921 roof	2	ea	2,500.00	5,000
Remove existing attic dormers and windows for new shed dormer	3	locns	1,500.00	4,500
Remove existing attic dormers and windows for new shed dormer	3	locns	1,500.00	4,500
Sawcut and remove top of masonry exterior wall to facilitate new dormer transition	31	lf	40.00	1,240
Brace opening at new dormer location during and after demo	350	sf	10.00	3,500
X-ray of floor/roof slabs in 1921 areas before coring/cutting holes	1	alw	4,500.00	4,500
Removal and Salvage of Construction Materials				**65,708**
Facility Remediation				
Spot Lead Abatement for cutting masonry walls x corridor	56	ea	250.00	14,000
Spot Lead Abatement for core drilling x corridor	140	ea	100.00	14,000
Spot Lead Abatement for piping/conduits	400	ea	50.00	20,000
Spot Asbestos Abatement for piping/conduits	25	ea	50.00	1,250
Cleaning of Attic & sealing	1	alw	10,000.00	10,000
Abatement of hidden asbestos pipe insulation in way	2	ea	2,500.00	5,000
Abatement of asbestos caulk at 1921 doors	50	lf	20.00	1,000
Asbestos transport & disposal	1	alw	1,250.00	1,250
Lead paint transport & disposal	1	alw	5,000.00	5,000
PCB transport & disposal	1	alw	5,000.00	5,000
3rd party testing & monitoring	1	alw	25,000.00	25,000
Facility Remediation				**101,500**

	Description	Quantity	Unit	Unit Cost	Total
	TOTAL EXISTING CONDITIONS				**$ 167,208**
04	**MASONRY**				
	Brick Masonry				
	Modify top of existing masonry ext. wall at new dormer	30	lf	30.00	900
	Brick Masonry				**900**
	TOTAL MASONRY				**$ 900**
05	**METALS**				
	Misc Metals				
	Misc metal angles at openings in floor & roof for new shafts	50	ea	750.00	37,500
	Misc metal angles at openings in walls for new shafts	10	ea	500.00	5,000
	Add galv steel dunnage to support of new units on multi-purpose room roof	2	ton	6,400.00	9,600
	Add ledger angles or other misc metals at top wall/bottom dormer	31	lf	35.00	1,085
	Cover openings left by demo'd skylights with metal roof deck - use hilti connectors to attach to existing concrete	256	sf	10.00	2,560
	Add angle supports at edge of skylight opening (incl repair perim)	93	lf	25.00	2,325
	Add steel supports in attic to distribute weight of new units	10	ton	8,000.00	80,000
	Screenwall, galvanized supports (20 lbs per sf of screenwall)	4	ton	6,400.00	25,600
	Screenwall 4'-0" high, edge of flat roof of 1921 building	360	sf	25.00	9,000
	Misc Metals				**172,670**
	TOTAL METALS				**$ 172,670**
06	**WOOD & PLASTICS**				
	Rough Carpentry				
	Frame new shed dormer, including remove bracing left by demo sub	350	sf	40.00	14,000
	Sheathing and vapor barrier on dormer	600	sf	12.00	7,200
	Hardee plank siding at face with louvers; piece work	80	sf	20.00	1,600
	Trex trim at sides and edge of dormer; allow for trim at ex. Roofline	30	lf	25.00	750
	Rough Carpentry				**23,550**
	Finish Carpentry				
	Remove and replace classroom cabintry to facilitate duct risers	8	locns	800.00	6,400
	Finish Carpentry				**6,400**
	TOTAL WOOD & PLASTICS				**$ 29,950**
07	**THERMAL and MOISTURE PROTECTION**				
	Roofing				
	Provide new 2" thick conc pavers to/from cond units	100	sf	3.00	300
	New EPDM roof on dormer, including alum edging/trim	350	sf	28.00	9,800
	Copper flashing at valley and on sides of dormer	130	sf	35.00	4,550
	New roof at low 1921 roof, including sheathing, insulation, flashing for MEP piping & equipment curbs	1,924	sf	28.00	53,872

Description	Quantity	Unit	Unit Cost	Total
Provide insulation at existing attic - closed cell spray polyurethane applied between rafters to underside of roof shathing -2" thick.	7,000	sf	6.00	42,000
Hard coat ignition barrier over spray insul for fire rating	7,000	sf	1.50	10,500
Roofing				**121,022**
TOTAL THERMAL and MOISTURE PROTECTION				**$ 121,022**
08 OPENINGS				
Louvers				
New louvers at attic dormer	169	sf	225.00	38,025
Louvers				**38,025**
TOTAL OPENINGS				**$ 38,025**
09 FINISHES				
Gypsum Board				
Build new pipe/duct enclosure/shafts through 1st & 2nd floors, assume 2-2'x2' pipe shafts & 3-3'x4' duct shafts, including bulk heads. Includes bulkheads at new suspended ceilings	1,000	sf	25.00	25,000
New soffits	1,100	sf	15.00	16,500
Gypsum Board				**41,500**
Ceilings				
Add new drop ceiling to rooms with no existing drop ceiling	3,130	sf	6.50	20,345
FULL - replace demo'd T-bar ceiling grid & tiles for installation of ductwork, control wiring, electrical wiring, etc	5,984	sf	6.50	38,896
PARTIAL - Remove & replace T-bar ceiling tiles for installation of ductwork, control wiring, electrical wiring, etc	339	sf	3.50	1,187
Replace 25% of removed ceiling tiles due to breakage after removal for HVAC upgrade	85	sf	3.50	297
Replace 25% of T-bar ceiling grid damaged during HVAC upgrade and/or for installation of ductwork	85	sf	3.50	297
Ceilings				**61,021**
Painting and Coatings				
Paint new gyp bd bulkheads, soffits & shafts	2,200	sf	2.00	4,400
Allowance for touch up of wall/surface areas damaged during HVAC upgrade	1	alw	5,000.00	5,000
Painting and Coatings				**9,400**
TOTAL FINISHES				**$ 111,921**
FACILITY SERVICES				
22 PLUMBING				
Plumbing Fixtures & Related Services				
Floor drain w/trap guard (in attic) incl sanitary drainage piping (for AHU cooling coil cond drain)	3	ea	3,500.00	10,500
Plumbing Fixtures & Related Services				**10,500**

Description	Quantity	Unit	Unit Cost	Total
TOTAL PLUMBING				**$ 10,500**
23 HEATING VENTILATING and AIR CONDITIONING				
Heating				
Existing heating water plant, pumps, exp tanks, air separators, piping, perimeter finned tube radiation, etc				*ETR*
Connect to exist heating water lines	2	ea	453.56	907
Cabinet unit heater, hot water (for 1921 area C)	2	ea	2,210.00	4,420
Heating water piping, 3" dia	227	lf	67.60	15,345
Heating water piping, 2" dia	53	lf	59.31	3,143
Heating water piping, 1 1/2" dia	257	lf	47.41	12,184
Heating water piping, 1 1/4" dia	83	lf	42.30	3,511
Heating water piping, 1" dia	185	lf	34.76	6,431
Heating water piping, 3/4" dia	560	lf	28.10	15,736
Local heating water piping rough-in & conn at AHU	4	ea	2,833.84	11,335
Local heating water piping rough-in & conn at new CUH	2	ea	1,164.59	2,329
Local heating water piping rough-in & conn at VAV box reheat coil	22	ea	1,407.84	30,972
Valves & specialties (thermometers, pressure gauges, test fittings, air vents, flex pipe conns, access panels, drain pans, backflow preventors)	1	ls	8,500.00	8,500
Pipe insulation, 1 1/2" thick, 3" dia	227	lf	13.29	3,017
Pipe insulation, 1 1/2" thick, 2" dia	53	lf	12.69	673
Pipe insulation, 1 1/2" thick, 1 1/2" dia	257	lf	11.88	3,053
Pipe insulation, 1 1/2" thick, 1 1/4" dia	83	lf	11.69	970
Pipe insulation, 1 1/2" thick, 1" dia	185	lf	11.32	2,094
Pipe insulation, 1 1/2" thick, 3/4" dia	560	lf	11.06	6,194
Heating				**130,815**
Cooling				
Refrigerant piping, insulated, between AHUs & condensing units	4	ea	3,500.00	14,000
Cooling				**14,000**
Air Distribution				
AHU-C w/split cond unit, 8000 cfm (assembled on site)	2	ea	94,175.00	188,350
AHU-C-Cafe w/split cond unit & heat recovery, 2500 cfm (assembled on site)	1	ea	33,075.00	33,075
AHU-C-Multi-Purpose w/split cond unit & heat recovery, 2800 cfm (assembled on site)	1	ea	33,075.00	33,075
Bi-polar ionization units				*not included*
Sound attenuators for AHU supply & return ducts	42,600	cfm	0.50	21,300
VAV box w/hot water reheat coil	22	ea	1,164.22	25,613
Toilet rooms exhaust, janitor room exhaust, misc exh systems	1	alw	10,000.00	10,000
Kitchen exhaust fan & ductwork	1	alw	15,000.00	15,000
HVAC systems for boiler & elec rooms - to remain as is				*ETR*
Galv steel duct, med press incl scrap, waste, hangers	5,987	lbs	13.82	82,740
Galv steel duct, low press incl scrap, waste, hangers	20,080	lbs	12.33	247,586
Relief & outside air plenums for louvers	540	sf	41.10	22,194
Duct insulation, external, thermal, 3/4 # density, 1 1/2" thick	17,060	sf	3.35	57,151
Air outlet, supply	73	ea	235.09	17,162

Hawley Elementary School
Newtown, CT
HVAC Upgrade - Phase 1 - 1921

Conceptual Estimate
Net Floor Area (sf): 16,298
Date: 20-Nov-20

Description	Quantity	Unit	Unit Cost	Total
Air outlet, return	37	ea	199.35	7,376
Manual balancing dampers	73	ea	136.31	9,951
Flexible duct	511	lf	25.93	13,250
Fire/smoke dampers, small (for 1921 area C)	8	alw	1,724.99	13,800
Air Distribution				**797,623**
Testing, Adjusting, and Balancing for HVAC				
Testing, adjusting & balancing air & (new) water systems	180	hrs	105.00	18,900
Testing, Adjusting, and Balancing for HVAC				**18,900**
Controls				
DDC BAS system budget provided by ABS-DDC (incl head end equip for all phases)	1	ls	194,000.00	194,000
Controls				**194,000**
HVAC Demolition				
Demo all exist HVAC systems in 1921 area C (except perim heat)	19,870	sf	0.50	9,935
Demo exist split system ACUs in 1921 area C multipurpose room	4	ea	1,000.00	4,000
HVAC Demolition				**13,935**
Miscellaneous HVAC				
Firesafing (at new penetrations only)	1	alw	5,000.00	5,000
Coord & As-Builts (3% labor)	1	ls	17,600.00	17,600
Daily cleanup (3% labor)	1	ls	17,600.00	17,600
Small tools & consum (4% labor)	1	ls	23,500.00	23,500
Equip Rental (2% labor)	1	ls	11,700.00	11,700
Startup (2% material)	1	ls	11,700.00	11,700
Warranty (0.5% material & labor)	1	ls	5,900.00	5,900
Supervision (8% labor)	1	ls	47,000.00	47,000
Miscellaneous HVAC				**140,000**
TOTAL HEATING VENTILATING and AIR CONDITIONING				**$ 1,309,273**

Hawley Elementary School
Newtown, CT
HVAC Upgrade - Phase 1 - 1921

Conceptual Estimate
Net Floor Area (sf): 16,298
Date: 20-Nov-20

Description	Quantity	Unit	Unit Cost	Total
26 ELECTRICAL				
Cabling, Conductors, Raceway				
New electrical equip & feeders for new mech motor/equip loads:				
New primary power service duct bank (2x5")	100	lf	30.00	3,000
Excavation, backfill and concrete for primary duct bank	100	lf	20.00	2,000
Grounding for transformer	1	ea	1,100.00	1,100
New secondary power service duct bank (6x4")	50	lf	45.00	2,250
Excavation, backfill and concrete for secondary duct bank	50	lf	40.00	2,000
500 MCM XHHW str copper in duct bank	960	lf	15.00	14,400
#1/0 AWG XHHW str copper in duct bank	240	lf	4.11	986
New Main Switchboard 1600A 208V MCB w/1200A CB to backfeed existing Main Switchboard	1	ea	87,500.00	87,500
1200A feeder to backfeed existing MSB	100	lf	300.00	30,000
Splice 1200A feeder	1	ea	4,500.00	4,500
Building Electrical:				
Connect to Condensing Unit 30ton w/safety switch (wp)	2	ea	1,000.00	2,000
Connect to Condensing Unit 12ton w/safety switch (wp)	2	ea	700.00	1,400
Connect to AHU 8000CFM w/safety switch	2	ea	750.00	1,500
Connect to AHU 2500CFM w/safety switch	2	ea	300.00	600
Connect to VAV boxes	22	ea	263.00	5,786
Connect to cabinet unit heater	2	ea	110.00	220
200A motor feeder	200	lf	52.00	10,400
175A motor feeder	200	lf	45.00	9,000
70A motor feeder	200	lf	24.00	4,800
60A motor feeder	200	lf	18.00	3,600
20A motor feeder	1,000	lf	12.00	12,000
Commissioning/Checkout/Test	1	ea	5,250.00	5,250
Remove light fixts in demo'd ceilings & later reinstall in new ceilings	69	ea	415.00	28,635
New light fixtures incl wiring	30	ea	500.00	15,000
Remove, temporarily support & replace exist cameras, speakers, FA devices, WAPs, etc, mounted in ceiling, for removal & replacement of ceiling tiles/grid to allow installation of ductwork, electrical wiring	2	ea	50.00	100
Duct smoke detectors (1 per unit) & conns to fire alarm system	1	alw	10,000.00	10,000
Cabling, Conductors, Raceway				**258,027**
TOTAL ELECTRICAL				**$ 258,027**

Hawley Elementary School | **Conceptual Estimate**

Newtown, CT | Net Floor Area (sf): 25,710

HVAC Upgrade - Phase 2 - 1948 (+ 1997 Classrooms) | Date: 20-Nov-20

PHASE 2 - ESTIMATE SUMMARY

	Description	$/sf	Total
	General Requirements		
01	General Requirements	3.19	82,000
	Facility Construction		
02	Existing Conditions	8.57	220,250
03	Concrete	0.12	3,000
04	Masonry	1.57	40,400
05	Metals	2.94	75,658
06	Wood & Plastics	0.12	3,200
07	Thermal and Moisture Protection	0.93	24,000
08	Openings		
09	Finishes	4.95	127,371
10	Specialties		
	Facility Services		
23	Heating Ventilating and Air Conditioning	46.93	1,206,506
26	Electrical	5.50	141,492
	Site and Infrastructure		
32	Exterior Improvements		
33	Utilities		
	Sub-Total:	74.83	$ 1,923,877
	Design & Pricing Contingency	10.00%	192,388
	Construction Contingency	3.00%	63,488
	Insurance (General Liability & Workers Compensation)	2.00%	43,595
	Performance and Payment Bond	1.00%	22,233
	General Conditions/Overhead/Profit	12.50%	280,698
	Escalation - to June 2022 @ 6% per annum	9.00%	202,102
	Phasing premium	10.00%	272,838
	Total Construction Cost:	116.73	$ 3,001,220

Hawley Elementary School | **Conceptual Estimate**
Newtown, CT | Net Floor Area (sf): 25,710
HVAC Upgrade - Phase 2 - 1948 (+ 1997 Classrooms) | Date: 20-Nov-20

Description	Quantity	Unit	Unit Cost	Total
GENERAL REQUIREMENTS				
01 GENERAL REQUIREMENTS				
Temporary Facilities & Controls				
Dust control (place & remove, cleanup, removal of demo'd materials), moving desks & chairs / floor protection	5	mos	10,000.00	50,000
Dumpster, 4 pulls per month	5	mos	6,400.00	32,000
Allow for carpenters, misc safety and temporary partitions	100	hr	60.00	6,000
Temporary Facilities & Controls				**82,000**
TOTAL GENERAL REQUIREMENTS				**$ 82,000**
FACILITY CONSTRUCTION				
02 EXISTING CONDITIONS				
Removal and Salvage of Construction Materials				
Demo ceilings for installation of electrical wiring, duct, etc	13,225	sf	2.00	26,450
Cutting block walls for new ductwork distribution across corridor	74	ea	500.00	37,000
Core drilling of block walls for new piping/conduit distribution across corridor	111	ea	300.00	33,300
Cut hole through floors for new ductwork and piping	8	ea	1,000.00	8,000
Cut holes in walls/floors for installation of new elec panelboards, conduits, ducts, etc (NOTE: lead based paint on walls in 1948 areas)	1	alw	5,000.00	5,000
Cut holes in roof for ducts from new RTUs	8	ea	1,500.00	12,000
Cut holes in roof/structure for elec feeders to mech equip & heating piping for RTUs	8	ea	1,000.00	8,000
Removal and Salvage of Construction Materials				**129,750**
Facility Remediation				
Small Asbestos Abatement for 2x2 duct holes in floor	8	ea	2,000.00	16,000
Spot Lead Abatement for piping/conduits	100	ea	50.00	5,000
Spot Asbestos Abatement for piping/conduits	75	ea	50.00	3,750
Vinyl Floor Tile abatement in 2 Electrical Rooms	2	ea	3,500.00	7,000
Abatement of hidden asbestos pipe insulation in way	8	ea	2,500.00	20,000
Trim trees that overhang roof	1	alw	10,000.00	10,000
Asbestos transport & disposal	1	alw	3,750.00	3,750
3rd party testing & monitoring	1	alw	25,000.00	25,000
Facility Remediation				**90,500**
TOTAL EXISTING CONDITIONS				**$ 220,250**
03 CONCRETE				
Cast-in-Place Concrete				
Patch/cover/seal openings in roof for demo'd exhaust fans	1	alw	3,000.00	3,000
Cast-in-Place Concrete				**3,000**
TOTAL CONCRETE				**$ 3,000**

Hawley Elementary School | **Conceptual Estimate**
Newtown, CT | Net Floor Area (sf): 25,710
HVAC Upgrade - Phase 2 - 1948 (+ 1997 Classrooms) | Date: 20-Nov-20

	Description	Quantity	Unit	Unit Cost	Total
04	**MASONRY**				
	Brick Masonry				
	Modifications to exist block walls to support steel beams for RTUs:				
	Cut beam pockets in block walls at locations to receive RTU support beams	32	locns	200.00	6,400
	Grout cells solid; add reinforcing steel at new beam locations	32	locns	800.00	25,600
	Set base plates provided by steel contractor	32	ea	75.00	2,400
	Drypack around steel beams after steel contractor sets beams	16	beams	250.00	4,000
	Repair damaged block in locations with new RTUs - assume 100 sf at each F	400	sf	5.00	2,000
	Brick Masonry				**40,400**
	TOTAL MASONRY				**$ 40,400**
05	**METALS**				
	Misc Metals				
	Misc metal angles at openings in floor & roof for new shafts	27	ea	750.00	20,250
	Misc metal angles at openings in walls for new ducts	74	ea	500.00	37,000
	Add steel beams to support of new rooftop units	2	ton	9,000.00	13,608
	Furnish base plates to masonry contractor to anchor in block pocket	32	ea	150.00	4,800
	Misc Metals				**75,658**
	TOTAL METALS				**$ 75,658**
06	**WOOD & PLASTICS**				
	Finish Carpentry				
	Remove and replace classroom cabintry to facilitate duct risers	4	rms	800.00	3,200
	Finish Carpentry				**3,200**
	TOTAL WOOD & PLASTICS				**$ 3,200**
07	**THERMAL and MOISTURE PROTECTION**				
	Roofing				
	Re-roof/patch at new RTU curbs	6	ea	2,500.00	15,000
	Patch openings in roof for demo'd refrig piping	2	ea	500.00	1,000
	Provide new 2" thick conc pavers to/from RTUs	1,000	sf	3.00	3,000
	Flash & patch hole in roof for elec feeders to mech equip & heating piping for RTUs	100	sf	30.00	3,000
	Roof patching/flashings after new RTU curbs & duct penetrations installed	4	ea	500.00	2,000
	Roofing				**24,000**
	TOTAL THERMAL and MOISTURE PROTECTION				**$ 24,000**

Description	Quantity	Unit	Unit Cost	Total
09 FINISHES				
Gypsum Board				
Build new pipe/duct enclosure/shafts through 2nd floor, assume 2-2'x2' pipe shafts & 3-3'x4' duct shafts, including bulk heads. Includes bulkheads at new suspended ceilings	1,000	sf	25.00	25,000
Gypsum Board				**25,000**
Ceilings				
FULL - replace demo'd T-bar ceiling grid & tiles for installation of ductwork, control wiring, electrical wiring, etc	13,225	sf	6.50	85,963
PARTIAL - Remove & replace T-bar ceiling tiles for installation of ductwork, control wiring, electrical wiring, etc	2,173	sf	3.50	7,606
Replace 25% of removed ceiling tiles due to breakage after removal for HVAC upgrade	543	sf	3.50	1,901
Replace 25% of T-bar ceiling grid damaged during HVAC upgrade and/or for installation of ductwork	543	sf	3.50	1,901
Ceilings				**97,371**
Painting and Coatings				
Allowance for touch up of wall/surface areas damaged during HVAC upgrade & after demo of split system AC units	1	alw	5,000.00	5,000
Painting and Coatings				**5,000**
TOTAL FINISHES				**$ 127,371**
FACILITY SERVICES				
23 HEATING VENTILATING and AIR CONDITIONING				
Heating				
Existing heating water plant, pumps, exp tanks, air separators, piping, perimeter finned tube radiation, etc				*ETR*
Connect to exist heating water lines	2	ea	453.56	907
Heating water piping, avg 1 1/4" dia	1,500	lf	42.30	63,450
Local heating water piping rough-in & conn at RTU	4	ea	2,833.84	11,335
Local heating water piping rough-in & conn at VAV box reheat coil	24	ea	1,407.84	33,788
Valves & specialties (thermometers, pressure gauges, test fittings, air vents, flex pipe conns, access panels, drain pans, backflow preventors)	1	ls	9,600.00	9,600
Pipe insulation, 1 1/2" thick, avg 1 1/4" dia	1,500	lf	11.69	17,535
Heating				**136,616**
Cooling				
Split system ACU incl indoor unit, outdoor condensing unit & insulated refrig piping, for area requiring 24/7 cooling	1	alw	9,500.00	9,500
Cooling				**9,500**

Hawley Elementary School | **Conceptual Estimate**
Newtown, CT | Net Floor Area (sf): 25,710
HVAC Upgrade - Phase 2 - 1948 (+ 1997 Classrooms) | Date: 20-Nov-20

Description	Quantity	Unit	Unit Cost	Total
Air Distribution				
RTU-B1-1, 5500 cfm	1	ea	34,192.00	34,192
RTU-B1-2, 5000 cfm	1	ea	34,192.00	34,192
RTU-B2-1 w/heat recovery, 6500 cfm	1	ea	88,242.00	88,242
RTU-B2-2, 5000 cfm	1	ea	34,192.00	34,192
Bi-polar ionization units				*not included*
Sound attenuators for RTU supply & return ducts	44,000	cfm	0.50	22,000
VAV box w/hot water reheat coil (1/900 cfm)	24	ea	1,164.22	27,941
Toilet rooms exhaust, janitor room exhaust, misc exh systems	1	alw	20,000.00	20,000
HVAC systems for boiler & elec rooms - to remain as is				*ETR*
Galv steel duct, med press incl scrap, waste, hangers	6,160	lbs	13.82	85,131
Galv steel duct, low press incl scrap, waste, hangers	20,680	lbs	12.33	254,984
Duct insulation, external, thermal, 3/4 # density, 1 1/2" thick	17,446	sf	3.35	58,444
Duct insulation, external, thermal w/alum jacket for ductwork exposed at roof	600	sf	17.75	10,650
Air outlet, supply (1/300 cfm)	73	ea	235.09	17,162
Air outlet, return (1/500 cfm)	44	ea	199.35	8,771
Manual balancing dampers	73	ea	136.31	9,951
Flexible duct	511	lf	25.93	13,250
Air Distribution				**719,103**
Testing, Adjusting, and Balancing for HVAC				
Testing, adjusting & balancing air & (new) water systems	190	hrs	105.00	19,950
Testing, Adjusting, and Balancing for HVAC				**19,950**
Controls				
DDC BAS system budget provided by ABS-DDC	1	ls	165,000.00	165,000
Controls				**165,000**
HVAC Demolition				
Demo exhaust ducts & fans in 1948 area B	21,876	sf	0.50	10,938
Demo exist split system ACUs in M206 & M207	2	ea	1,000.00	2,000
Demo misc items not identified above (allowance)	1	alw	10,000.00	10,000
HVAC Demolition				**22,938**
Miscellaneous HVAC				
Firesafing (at new penetrations only)	1	alw	5,000.00	5,000
Coord & As-Builts (3% labor)	1	ls	16,100.00	16,100
Daily cleanup (3% labor)	1	ls	16,100.00	16,100
Small tools & consum (4% labor)	1	ls	21,500.00	21,500
Equip Rental (2% labor)	1	ls	10,700.00	10,700
Rigging/Cranes	1	ls	5,000.00	5,000
Startup (2% material)	1	ls	10,700.00	10,700
Warranty (0.5% material & labor)	1	ls	5,400.00	5,400
Supervision (8% labor)	1	ls	42,900.00	42,900
Miscellaneous HVAC				**133,400**

Hawley Elementary School
Newtown, CT
HVAC Upgrade - Phase 2 - 1948 (+ 1997 Classrooms)

Conceptual Estimate
Net Floor Area (sf): 25,710
Date: 20-Nov-20

	Description	Quantity	Unit	Unit Cost	Total
	TOTAL HEATING VENTILATING and AIR CONDITIONING				**$ 1,206,506**
26	**ELECTRICAL**				
	Cabling, Conductors, Raceway				
	Connect and feed 15ton RTU with safety switch (wp)	4	ea	1,000.00	4,000
	Connect to VAV boxes w/manual starters	24	ea	263.00	6,312
	150A motor feeder	400	lf	42.00	16,800
	20A motor feeder	960	lf	12.00	11,520
	Remove light fixts in demo'd ceilings & later reinstall in new ceilings	214	ea	415.00	88,810
	Remove, temporarily support & replace exist cameras, speakers, FA devices, WAPs, etc, mounted in ceiling, for removal & replacement of ceiling tiles/grid to allow installation of ductwork, electrical wiring	81	ea	50.00	4,050
	Duct smoke detectors (1 per unit) & conns to fire alarm system	1	alw	10,000.00	10,000
	Cabling, Conductors, Raceway				**141,492**
	TOTAL ELECTRICAL				**$ 141,492**

Hawley Elementary School | **Conceptual Estimate**
Newtown, CT | Net Floor Area (sf): 12,185
HVAC Upgrade - Phase 3 - 1997 | Date: 20-Nov-20

PHASE 3 - ESTIMATE SUMMARY

	Description	$/sf	Total
	General Requirements		
01	General Requirements	0.86	10,480
	Facility Construction		
02	Existing Conditions	0.36	4,414
03	Concrete		
04	Masonry		
05	Metals	0.25	3,000
07	Thermal and Moisture Protection	1.07	13,000
08	Openings		
09	Finishes	0.64	7,788
10	Specialties		
	Facility Services		
23	Heating Ventilating and Air Conditioning	43.20	526,363
26	Electrical	0.90	11,010
	Site and Infrastructure		
32	Exterior Improvements		
33	Utilities		
	Sub-Total:	47.28	**$ 576,056**
	Design & Pricing Contingency	10.00%	57,606
	Construction Contingency	3.00%	19,010
	Insurance (General Liability & Workers Compensation)	2.00%	13,053
	Performance and Payment Bond	1.00%	6,657
	General Conditions/Overhead/Profit	12.50%	84,048
	Escalation - by owner (depending on const start date)		*not included*
	Phasing premium	10.00%	75,643
	Total Construction Cost:	68.29	**$ 832,072**

Description	Quantity	Unit	Unit Cost	Total
GENERAL REQUIREMENTS				
01 GENERAL REQUIREMENTS				
Temporary Facilities & Controls				
Dust control (place & remove, cleanup, removal of demo'd materials), moving desks & chairs / floor protection	2,040	sf	2.00	4,080
Dumpster, 4 pulls per month	1	mo	6,400.00	6,400
Temporary Facilities & Controls				**10,480**
TOTAL GENERAL REQUIREMENTS				**$ 10,480**
FACILITY CONSTRUCTION				
02 EXISTING CONDITIONS				
Removal and Salvage of Construction Materials				
Demo corridor ceilings for installation of, electrical wiring, duct, etc	607	sf	2.00	1,214
Cutting block walls for new ductwork distribution across corridor	4	ea	500.00	2,000
Core drilling of block walls for new piping/conduit distribution across corridor	4	ea	300.00	1,200
Removal and Salvage of Construction Materials				**4,414**
TOTAL EXISTING CONDITIONS				**$ 4,414**
05 METALS				
Misc Metals				
Misc metal angles at openings in floor & wall for new duct & pipe	1	alw	3,000.00	3,000
Misc Metals				**3,000**
TOTAL METALS				**$ 3,000**
07 THERMAL and MOISTURE PROTECTION				
Roofing				
Temporary roof protection/walkways for removal of exist 1997 RTUs & installation of new RTUs	1	alw	10,000.00	10,000
Roof patching/flashings after installation of curb adaptors for replaced RTUs in 1997 area	6	ea	500.00	3,000
Roofing				**13,000**
TOTAL THERMAL and MOISTURE PROTECTION				**$ 13,000**
09 FINISHES				
Ceilings				
FULL - replace demo'd T-bar ceiling grid & tiles for installation of ductwork, control wiring, electrical wiring, etc	607	sf	6.50	3,946
PARTIAL - Remove & replace T-bar ceiling tiles for installation of ductwork, control wiring, electrical wiring, etc	351	sf	3.50	1,229
Replace 25% of removed ceiling tiles due to breakage after removal for HVAC upgrade	88	sf	3.50	307
Replace 25% of T-bar ceiling grid damaged during HVAC upgrade and/or for installation of ductwork	88	sf	3.50	307
Ceilings				**5,788**

Description	Quantity	Unit	Unit Cost	Total
Painting and Coatings				
Allowance for touch up of wall/surface areas damaged during HVAC upgrade	1	alw	2,000.00	2,000
Painting and Coatings				**2,000**
TOTAL FINISHES				**$ 7,788**
FACILITY SERVICES				
23 HEATING VENTILATING and AIR CONDITIONING				
Heating				
Existing heating water plant, pumps, exp tanks, air separators, piping, perimeter finned tube radiation, etc				*ETR*
Connect to exist heating water lines	2	ea	453.56	907
Heating water piping, 3/4" dia (for VAV box reheat coils)	250	lf	28.10	7,025
Local heating water piping rough-in & conn at VAV box reheat coil	3	ea	1,407.84	4,224
Valves & specialties (thermometers, pressure gauges, test fittings, air vents, flex pipe conns, access panels, drain pans, backflow preventors)	1	ls	1,100.00	1,100
Pipe insulation, 1 1/2" thick, 3/4" dia (for VAV box rhc)	250	lf	11.06	2,765
Heating				**16,021**
Air Distribution				
Demo exist 1997 wing RTU & replace with new pkg DX cooled RTU w/energy recovery wheel & curb adaptor (6 ea, total 20,250 cfm)	1	ls	198,850.00	198,850
Bi-polar ionization units				*not included*
Sound attenuators for RTU supply/return ducts	40,500	cfm	0.50	20,250
VAV box w/hot water reheat coil (for 1997 area A Science Classroom & Lobby/Corridor)	3	ea	1,164.22	3,493
Ductwork, insulation, air outlets, dampers, flex duct, etc for Science Classroom and Lobby/Corridor VAV boxes	1	alw	33,700.00	33,700
Clean (50%), pressure test (50%) & reseal (10%) of existing to remain ducts in 1997 areas	1	alw	10,000.00	10,000
HVAC systems for boiler & elec rooms - to remain as is				*ETR*
Air Distribution				**266,293**
Testing, Adjusting, and Balancing for HVAC				
Testing, adjusting & balancing air & (new) water systems	150	hrs	105.00	15,750
Testing, Adjusting, and Balancing for HVAC				**15,750**
Controls				
DDC BAS system budget provided by ABS-DDC	1	ls	167,000.00	167,000
Controls				**167,000**

	Description	Quantity	Unit	Unit Cost	Total
	Miscellaneous HVAC				
	Firesafing (at new penetrations only)	1	alw	2,000.00	2,000
	Coord & As-Builts (3% labor)	1	ls	7,100.00	7,100
	Daily cleanup (3% labor)	1	ls	7,100.00	7,100
	Small tools & consum (4% labor)	1	ls	9,400.00	9,400
	Equip Rental (2% labor)	1	ls	4,700.00	4,700
	Rigging/Cranes	1	ls	5,000.00	5,000
	Startup (2% material)	1	ls	4,700.00	4,700
	Warranty (0.5% material & labor)	1	ls	2,400.00	2,400
	Supervision (8% labor)	1	ls	18,900.00	18,900
	Miscellaneous HVAC				**61,300**
	TOTAL HEATING VENTILATING and AIR CONDITIONING				**$ 526,363**
26	**ELECTRICAL**				
	Cabling, Conductors, Raceway				
	Disconnect existing RTU, leave feeder for re-use	6	ea	100.00	600
	Connect new RTU to existing feeder, provide new safety switch	6	ea	700.00	4,200
	Remove light fixts in demo'd ceilings & later reinstall in new ceilings	14	ea	415.00	5,810
	Remove, temporarily support & replace exist cameras, speakers, FA devices, WAPs, etc, mounted in ceiling, for removal & replacement of ceiling tiles/grid to allow installation of ductwork, electrical wiring	8	ea	50.00	400
	Cabling, Conductors, Raceway				**11,010**
	TOTAL ELECTRICAL				**$ 11,010**

CHRISTOPHER WILLIAMS ARCHITECTS LLC

Hawley School Meeting PBSC Meeting Agenda
Meeting Date **November 24, 2020**

CWA TEAM:
Christopher Williams CWA
Ilona Prosol, BVH
John Luby, Enviro-med.

1. **Testing:** Enviro-med is scheduled to perform the second IAQ study on the week of December 7, 2020, which is a postponement from the scheduled date due to distance learning.

2. **Meeting Notes, 11/3/20**: On 11/03/20, a zoom meeting was held with:

   Bob Gerbert (Town of Newtown)
   Allen Adriani (Town of Newtown)
   Christopher Williams (CWA)
   Ilona Prosol (BVH)
   Jeremy Rapoza (BVH)
   Josiah Butler (BVH)

   2.1. Items discussed:
   - 2.1.1. The Town is concerned that the VRF system will result in a series of individual units throughout the building that rely on a refrigerant that will be phased out of production in 2024, resulting in excessive refrigerant replenishment costs afterwards and possible complicated replacement work when the units become obsolete in the future.
   - 2.1.2. Design parameters were reviewed, and it was agreed that equipment should be sized per ASHRAE/IMC ventilation rates.
   - 2.1.3. The increase in ductwork size will necessitate additional suspended ceiling modifications and/or additions. The Town agreed, especially in the 1921 building that has high ceilings with poor acoustics.
   - 2.1.4. The Town reiterated the preference to design a VAV type system.
   - 2.1.5. The Town requested that a conceptual estimate be prepared by 11/6/20 for the next finance committee meeting.

3. **Conceptual Estimate no. 1, 11/6/20:**

   3.1. 11/6/20 Estimate: CWA presented an estimate totaling $6,313,595.00. This was based on a VRF system proposed by BVH. An additional Rough Order of Magnitude (ROM) cost of $1,000,00 was identified to upgrade the system to a VAV system. The additional costs would be attributed to:
   - 3.1.1. Larger ductwork required to handle the increased volume of air.
   - 3.1.2. Changing refrigerant piping to hot water supply and return piping.
   - 3.1.3. Increase in spatial requirements to accommodate larger ductwork and VAV units throughout the building.
   - 3.1.4. Increase in outdoor air, resulting in additional louvers.
   - 3.1.5. Additional suspended ceilings being removed/replaced and added throughout the building.

4. **Meeting Notes, 11/13/20**: On 11/03/20, a zoom meeting was held with:

   Bob Gerbert (Town of Newtown)
   Allen Adriani (Town of Newtown)

Gordon Johnson (Town of Newtown)
Christopher Williams (CWA)
Ilona Prosol (BVH)
Jeremy Rapoza (BVH)

4.1. Items Discussed:
- 4.1.1. Budget: The $6.3 - $7.3 million estimate exceeds the Town's initial $4.1 Million estimate.
- 4.1.2. The Town will consider phasing the project into three phases roughly reflecting the vintage of each building wing-1921, 1948 and 1997.
- 4.1.3. The design team expressed concern over phasing and performing the work during school breaks, which would be 2 months during the summer and a few weeks during the school year. The work cannot reasonably be completed in those time periods, especially if a more extensive ducted system is deployed. The town needs to develop temporary plans for the classes held in the affected rooms.
- 4.1.4. The design team recommends that the Town engage a Construction Manager/Owner's Rep who can assist in developing logistic plans, identify swing spaces, develop independent cost estimates and offer funding/budgeting guidance on ancillary but necessary non-construction expenses.
- 4.1.5. The design team was asked to develop a phased Conceptual Estimate by 11/20/20.

5. Conceptual Estimate no. 2, 11/20/20:

5.1. The attached Conceptual Estimate is divided into 3 phases totaling $7,268,537.00.

5.2. In addition to the estimate, attached are phasing floor plans:
- 5.2.1. Phase 1: 1921 Building
- 5.2.2. Phase 2: 1948 Building and part of the 1995 Building. The central corridor of the 1948 building extends into the 1995 building and including it with the 1948 building is a logical choice. The 1995 lobby/corridor that extends beyond the classrooms would not be included in phase 2, so corridor bi-directional doors may be considered to keep the atmospheres separate.
- 5.2.3. Phase 3: Replacing/upgrading the 1995 building Rooftop units, including extending the system into Science Classroom M100 and the lobby/corridor.

6. Design Progress: The design team has developed progress plans sufficient for the cost estimator to develop the attached budget. Between actual drawings, take-offs from the BIM model, narratives and discussions, the scope is sufficiently captured in the budget. As with most conceptual budgets, some items may be high in cost and some low but will level off as the accuracy of design and pricing increases.

6.1. To move forward into Design Development, the design team needs direction on the budget from the Town.

Attachments as Separate Files:
Conceptual Estimate, dated 20-Nov-20 prepared by MEP Cost LLC
G001-Phasing Plans-dated 11.20.20 prepared by CWA
Progress Drawing Set-dated 11.20.20 by CWA and BVH

Hawley Elementary School
HVAC Improvements

-Split project into separate phases
    Phase I – 1921 Section
    Phase II – 1948 Section

-Phase I work scope
    -Perform work using current funding on CIP
    -Ducted VAV air distribution for 1921 portion of building
    -Electrical service upgrade to facilitate Phase I and Phase II work
    -Ceiling/lighting in classrooms, hallways, etc.
    -HVAC controls
-Phase II work scope
    -Add project/funding to CIP in 2021 for FY 2024/25
    -Ducted VAV air distribution for 1948 portion of building
    -Ceiling/lighting in classrooms, hallways, etc.

-Phase I work split into two summers 2021 & 2022

Summer 2021
-Electric service upgrade
-Hazmat abatement
-HVAC unit prep work (i.e equipment pads)
-Structural modifications/prep work
-Roofing modification/prep work

Summer 2022
-HVAC unit installation
-Ductwork/VAV installation
-Heating pipe installation
-Ceiling/lighting installation

-Phase II work

Summer 2023
-HVAC unit prep work (roof curbs)
-Structural modifications/prep work
-Roofing modifications/prep work
-Hazmat abatement

Summer 2024
-HVAC unit installation
-Ductwork/VAV installation
-Heating pipe installation
-Ceiling/lighting installation

TOWN OF NEWTOWN
FINANCIAL IMPACT STATEMENT
(Per Town Charter 6-35(b), 6-40 & 7-25)

REQUESTING DEPARTMENT ECONOMIC & COMMUNITY DEVELOPMENT

PROJECT: Neglected Cemetery Grant 2020: Cold Spring Cemetery

PROPOSED APPROPRIATION AMOUNT:	$	6,664
PROPOSED FUNDING:		
BONDING		
GRANT	$	3,332
OTHER	$	3,332
	$	6,664

ANNUAL FINANCIAL IMPACT ON OPERATING BUDGET (GENERAL FUND):

List any financial impact your request will have on the Town's annual operating budget.
Attach spreadsheet(s) showing your calculation of the estimated impact.

EXPENDITURE CATEGORY: (**FOR BRACKETS USE NEGATIVE SIGN BEFORE NUMBER**)	**(POSITIVE IMPACT) / NEGATIVE IMPACT**		Attachment #
SALARIES & BENEFITS		***	
PROFESSIONAL SERVICES			
CONTRACTED SERVICES			
REPAIRS & MAINTENANCE			
UTILITIES			
OTHER	3,332		
DEBT SERVICE (1st year)			
TOTAL IMPACT ON EXPENDITURES	$ 3,332		

REVENUE CATEGORY:	**POSITIVE IMPACT / (NEGATIVE IMPACT)**	Attachment #
PROPERTY TAXES		
CHARGES FOR SERVICES (FEES)		
OTHER		
TOTAL IMPACT ON REVENUES		
TOTAL FINANCIAL IMPACT ON OPERATING BUDGET	$ 3,332	

EQUIVALENT MILL RATE OF TOTAL IMPACT
(using current year's information)

0.0011 mills

COMMENTS:

We are hoping for a 1-to-1 match on this $3,332 grant.

PREPARED BY: _____ DATE: _____

TO: BOF, LC

CERTIFIED RESOLUTION
ACCEPTING

WHEREAS, the State of Connecticut Office of Policy and Management has the capacity to extend financial assistance for this Neglected Cemetery Account Grant Program under Section 19a-308b of the Connecticut General Statutes (CGS); and

WHEREAS, it is desirable and in the public interest that the Town of Newtown enter into an agreement with the State of Connecticut for a $3,332 grant for the Cold Spring Cemetery cleanup project at 41 Botsford Hill Road;

NOW THEREFORE, BE IT RESOLVED by the Newtown Board of Finance:

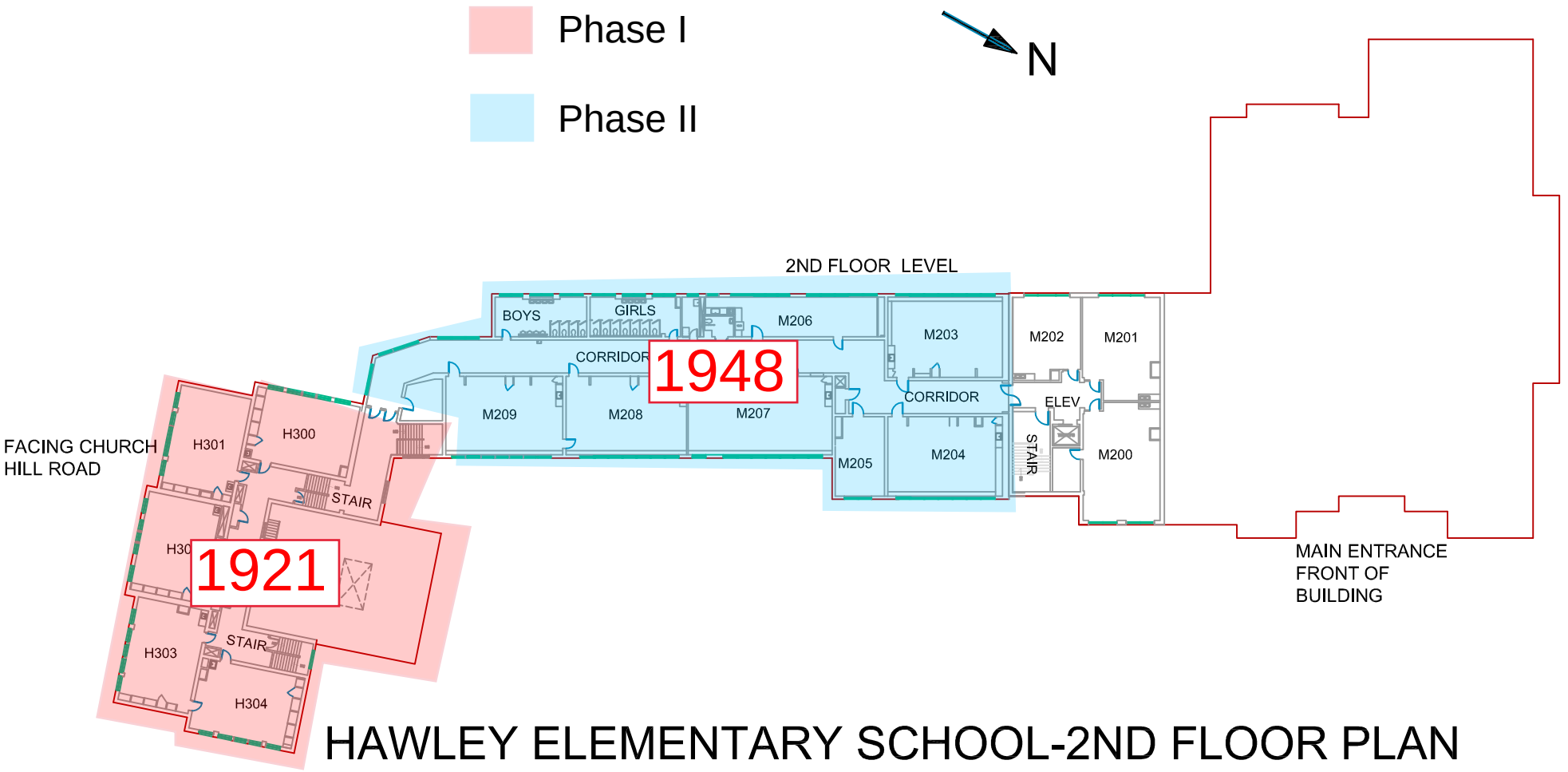
1. That is cognizant of the conditions and prerequisites for the State Assistance imposed by C.G.S. 19a-308b.

2. That the acceptance of State financial assistance by The Town of Newtown in an amount not to exceed $3,332 is hereby approved and that Daniel C. Rosenthal, First Selectman is directed to execute an agreement with the Connecticut Office of Policy and Management, to provide such additional information, to execute such other documents as may be required, to execute any amendments, decisions and revisions thereto, and to act as the authorized representative of the Town of Newtown, Connecticut.

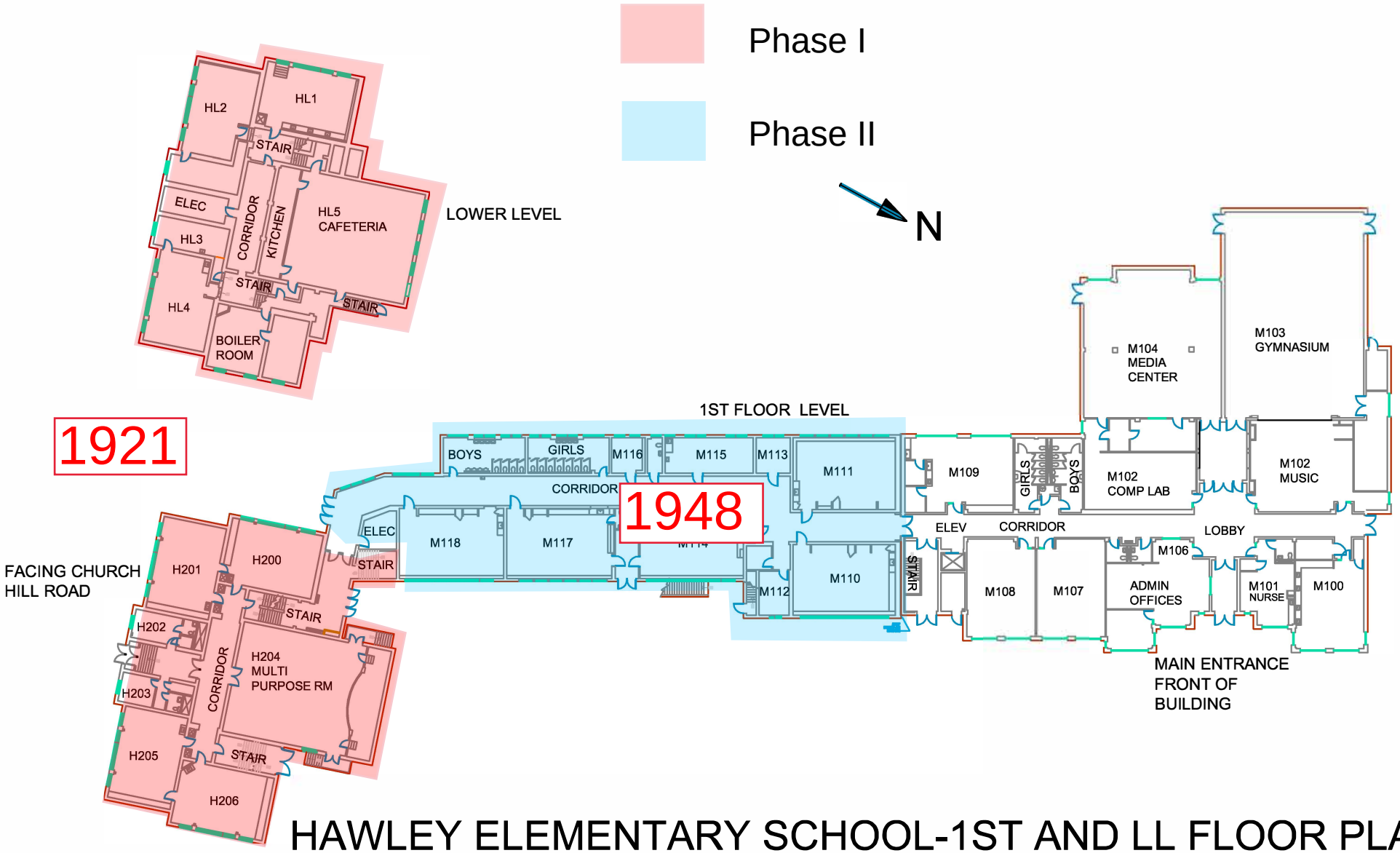
_____
Sandy T. Roussas, Chair, Board of Finance

Certified a true copy of a resolution duly adopted by the Town of Newtown, Connecticut at a meeting of its Board of Finance on November 23, 2020 and which has not been rescinded or modified in any way.

_____ _____
Date Debbie A. Halstead, Town Clerk



HAWLEY ELEMENTARY SCHOOL-2ND FLOOR PLAN



HAWLEY ELEMENTARY SCHOOL-1ST AND LL FLOOR PLAN