

FIFTEEN ROPE FERRY ROAD



WATERFORD, CT 06385-2886

**BOARD OF FINANCE  
SPECIAL MEETING AGENDA**

ATTEST: *Doreen E. Cooper*  
TOWN CLERK

15 SEP 21 PM 1:34

RECEIVED FOR RECORD  
WATERFORD, CT

Town Hall Auditorium  
Special Meeting

Tuesday, September 27, 2016  
5:30 pm

1. Establishment of a quorum and call to order
2. Municipal Complex Building Committee – Updated Status and Informational Presentation on the Municipal Complex Building Project
3. Consider and act upon a request, contingent upon the approval of the Board of Selectmen, on behalf of the Municipal Complex Building Committee for an appropriation in the amount of \$20,000 from Capital and Non-Recurring Designated Line Item # 20530-57695 Municipal Complex Renovations for the hiring of a third party to review the present, updated Municipal Complex Architectural and Engineering Plans, based upon its consistency with the Capital Improvement Program. Upon approval, this request will be forwarded to the Representative Town Meeting as required.
4. Adjournment

*Ronald Fedor*  
Ronald Fedor *(RF)*  
Chairman



## INTER-OFFICE CORRESPONDENCE

DATE: September 21, 2016

TO: Daniel Steward, First Selectman  
Ronald Fedor, Board of Finance Chairman

FROM: Bruce Kruszewski, Chairman  
Municipal Complex Building Committee

RE: Updated Status and Information on Municipal Complex Project

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The Municipal Complex Building Committee passed the following motion at their special meeting on September 20, 2016:

*Motion was made to request a Special Meeting of the Board of Selectman and Board of Finance to give an update of the project and ask for an appropriation of \$20,000.00 to get a third party review of the submitted plans.*

We understand this request will be placed on the agenda for the special meeting on September 27, 2016 at 5:30 of the Board of Selectman and Board of Finance. The attached information shows our support for this request.

- Project Description
- Project Approvals
  - 8-24 Approval
  - Inland Wetland Permit Approval
  - Planning & Zoning Permit approval
- Architect Estimate
- Overall Floor Plan
- Municipal Complex Overall Plans

## PROJECT DESCRIPTION

The project consists of the completion of active site remediation measures and improvements to the Municipal Complex. The proposed work does not include any direct impacts to the on-site wetlands. Remediation activities, soil excavation and backfill, contaminated groundwater pumping, pavement removal, re-paving, planting of landscaped islands, and changes to the upslope stormwater management system will occur within 100 feet of the wetlands. Approximately 7,000 square feet of impacts within the upland review area is anticipated.

### Site Remediation Activities

The Municipal Complex property is identified on the EPA's CERCLIS list as a potential hazardous waste site due to historic operations at the site when it was operated by the New London Textile Print Company prior to the late 1960s. Historic site operations included the spraying of liquid dye wastes on the hill behind the building. The dye liquids percolated through the surface soils or ran down the hill and was collected in lagoons. Solid textile dye wastes were also buried at the northern and southern ends of the property. The site was investigated by the EPA. Based on those investigations, it did not reach the next level, which would have been the Superfund National Priority List (NPL).

The Town began operations on site in the late 1960s and has used the site as a Department of Public Works office, maintenance garage, and storage facility since that time. The facility includes Utility Commission operations, vehicle and equipment fueling and storage, salt storage, construction materials storage, the bus yard, and the firing range. The southern end of the main building formerly housed the Parks & Rec Department and the senior center.

In the late 1990s, the Town of Waterford was contacted by the Connecticut DEEP. To have the site removed from the CERCLIS database, the Town agreed to investigate and remediate the site in accordance with the DEEP's Remediation Standard Regulations (RSRs). A Phase I environmental site assessment was performed to determine areas of potential environmental concern. These areas of concern were evaluated during Phase II and III site investigations.

A remedial action plan was developed and most of the confirmed areas of concern were cleaned up as part of the transfer station construction project. Clean up activities included the excavation and off-site disposal of dye, petroleum, and metals contaminated soils and solid dye wastes. Areas cleaned up included the spray areas on the hill, the former lagoons or ponds, dye waste disposal areas, the firing range, former drum storage areas, the sander storage areas, and other areas related to public works' historic operations. Shortly after the transfer station construction project, an engineered control was designed and implemented for the bus lot. This area was contaminated with polyaromatic hydrocarbons (PAH), most likely from the disposal of "excess soils from Town construction jobs that were brought back to the site" and disposed of at this location. The engineered control consisted of a geomembrane (e.g., plastic) cap over the area to prevent percolation of rainwater through the soils and mobilization of contaminants in the soils. The geomembrane cap was then covered with two-feet of clean soil and pavement. Groundwater monitoring occurs downgradient of the bus lot annually; the groundwater shows no significant soil impacts.

The last area to be actively remediated is the subject of this application: petroleum impacts from a former fuel oil tank. DBBP and Town file records suggest that an underground storage tank was removed from behind the main building in the late 1980s and that it had leaked. Soils and groundwater were impacted in the vicinity of this tank, but the impacts were not remediated at the time -- possibly because the contamination has spread under the building. Upon removal, that tank was replaced with the existing 6,000 gallon underground storage tank in the same location. The earlier Phase II & III site investigations referenced earlier, subsequent investigations and test pits, the project to remove the hydraulic lifts within the maintenance bay, and construction activities associated with a sanitary sewer lateral repair project have provided us with a good picture of where the petroleum-impacted soils exist. The location is shown on the plan sheets provided. Limited testing data exists under the building slab. Detected concentrations of petroleum hydrocarbons and other contaminants are not at levels that raise a concern for the health of workers in the building.

The proposed remedial measures for this project include:

- Removal of existing pavement in front of and behind the building.
- Removal, inspection, cleaning, and disposal of the existing 6,000-gallon underground fuel oil storage tank behind the building.
- Removal of petroleum-contaminated soil above the water table both above and behind the building in areas designated as Remediation Area #1 and #2, respectively. The soil behind the building is expected to be impacted from the surface to the water table. The soil in front of the building is expected to be impacted at the water table (as it has moved up and down over the years).
- Removal of any petroleum product observed on the water table.
- Application of an oxygen release compound which will release oxygen to the petroleum-impacted groundwater and help accelerate the natural bioremediation process under the building.

The tank will be removed and cleaned on site. Wash water will be collected and disposed of by the tank removal company; it will not be allowed to discharge to the storm drain system or the sanitary sewer.

Contaminated soil is present both behind and in front of the main building. Soils will be excavated to the water table (4 to 5 feet below grade) in both Remediation Areas. The upper two to three feet of soils in the area in front of the building may be tested and, if clean, can be used as backfill. The excavation will be managed to limit stormwater running into the hole. The excavation will be have side walls all the way around, so no petroleum-impacted groundwater is expected to run out of it.

Excavated soils will be stockpiled on plastic located on existing asphalt surface and covered with plastic. These soils will be tested for contaminants of concern, and managed of at a permitted off-site treatment facility. The location of the proposed temporary waste stockpile area is presented on the attached site plans. Excavated soils will be placed on plastic sheeting and covered with plastic sheeting until they can be transported off-site to a permitted treatment or disposal facility.

Product recovery trenches/wells will be installed in the excavation to monitor and recover petroleum product that will continue to migrate from under the building towards the front of the property.

Specifications prepared for the environmental remediation activities have been developed. They provide more detail and performance requirements for the environmental contractor selected to complete this work; many of these specifics were discussed at the July 14, 2016 Conservation Commission meeting. The following specifications are attached:

01 57 13	Sediment and Erosion Control
02 65 00	Underground Storage Tank
02 61 13	Controlled Materials Excavation
02 61 14	Securing, Construction and Dismantling of a Waste Disposal Area
02 61 15	Disposal of Controlled Materials
02 61 16	Dewatering and Treatment in Controlled Materials Areas

All project remediation activities will be performed under the oversight of a Connecticut Licensed Environmental Professional (LEP).

After completion of this project, a monitoring program will be implemented to track the amount of petroleum on the water table at the trenches/wells and they will need to be pumped when a significant amount of petroleum is detected.

#### Municipal Complex Improvements: General Overview & Interior

The Waterford Municipal Complex is located at 1000 Hartford Road and houses administrative offices as well as garage space for operations, maintenance and support services for the Town of Waterford Utility Commission and Public Works Department. The purpose of the site improvements is:

- To provide adequate work space for all employees working at the Complex.
- To make building improvements to enhance the services that are provided to the community.
- To meet all building, fire, life safety and handicap code requirements.
- To upgrade all building systems including the envelope, HVAC, lighting, power, plumbing and fire protection systems.
- To remediate hazardous materials found on the site.

The pre-development area of the existing building is 44,524 square feet (SF). As part of the renovation project the overall square footage will be reduced by 915 SF through the demolition of 1,192 SF at the southeast corner of the facility and by the addition of two entrance vestibules to the separate offices for the Utility Commission and Public Works offices. The post-development area will be 43,609 SF. The project consists of three primary functions, housing:

- 12,038 SF of office area
- 13,056 SF devoted to vehicle maintenance and support spaces and
- 18,515 SF of garage space for Public Works vehicles and equipment.

The building was designed to provide separate entrances for the Utility Commission and Public Works customers and is organized around individual secure lobbies where the public can interact with the municipal complex staff without having to access the entire facility. Each main office area contains private offices, open workstations for clerks and administrative staff, small meeting rooms and storage spaces. The shared spaces house areas for centralized IT/servers, large group meetings, men & women locker rooms for field staff and restroom facilities for office staff as well as a large lunch/training room which will also be used as the emergency operations center for the Town. An emergency generator and gas-fired mechanical equipment will ensure 24/7 operations in the event of a power outage. The office area will consist of 3,246 SF for DPW, 3,098 SF for the Utility Commission and 5,694 SF shared space.

The remainder of the building's interior will be devoted to both the storage and maintenance of the Town vehicles and equipment. The maintenance garages will remain intact but will be enhanced with new heating, ventilating and air conditioning equipment. The parts department, wood & sign shop and tool room will expand and/or be reorganized. The existing DPW vehicle garage will be expanded and new garage doors will be added to both sides of nine garage bays which will result in greater flexibility and functionality in accessing vehicles and equipment.

#### Municipal Complex Improvements: Temporary Facilities

During on-site construction activities, temporary office trailers will be placed in the current parking lot at the southern end of the property (near the transfer station entrance) for site staff. At this time, two 24-ft by 60-ft temporary office trailers are anticipated.

#### Municipal Complex Improvements: Exterior and Stormwater

Exterior site improvements include:

- The replacement of bituminous pavement around the building, particularly in areas where the pavement and soils have been removed as part of remediation activities.
- A new entrance design and parking layout
- Installation of new pavement in front of and around the southern end of the building.

Exterior site improvements will include a revised parking layout that provides for a minimum of 82 parking spaces, as required by the Town's Zoning Regulations.

The building is being re-designed to allow for Town vehicles and equipment to be parked in the southern end (i.e., in the currently vacant portion of the building) and for drive-through and drive-around capabilities to increase the overall efficiency and functionality of site operations. It will also improve access to the site for any emergency response vehicles (e.g., fire trucks) that may need access.

Stormwater management was carefully considered as part of this site layout and design. The new pavement in front of, around, and behind the southern end of the building will result in additional impervious surface and stormwater flow. Site conditions limit the ability to direct this stormwater to a detention basin or similar structure prior to discharge to the wetlands on the eastern side of the site.

The high water table limits the ability to install underground infiltrators or galley for stormwater management. Therefore, the following stormwater management features have been designed for this site:

- Stormwater from the new paved surfaces at the southern end and rear of the building will be picked up by the existing stormwater system, be directed to the existing Vortechincs 9000 stormwater treatment unit, and discharge to the wetlands. The existing Vortechincs unit has a capacity to treat a peak stormwater flow of 14 cubic feet per second (cfs) and has a pre-development flow of 11.0 cfs. The additional peak stormwater flow from this 0.14-acre of impervious surface is 0.35 cfs, so the Vortechincs has the capacity to manage this stormwater.
- Stormwater from the new paved surfaces in the front of the building will sheet flow to landscaped area equipped with three yard drains, similarly to a system designed for another section of the on-site parking area several years ago. The 0.15-acre of new pavement in front of the building will be increase peak stormwater flow in this area. The landscaped area and yard drains will slow the flow and will allow for biotreatment of the stormwater. The yard drains will be connected with overflow piping to the existing Vortechincs unit. If there were no infiltration into the yard drains and they were to overflow, the increase in peak stormwater flow would be 0.5 cfs. The existing Vortechincs unit has the existing capacity to manage and treat this stormwater flow.

Best management practices proposed during construction activities include:

- Cleaning of existing stormwater control structures prior to construction activities.
- Installation of erosion and sediment control devices prior to construction activities; hay bales will be installed around existing catch basins and silt fence will be installed at the downgradient limit of work.
- Inspection of these devices throughout construction to ensure limited impact to the downstream stormwater management system and the wetlands.

During construction activities, the site's Stormwater Pollution Prevention Plan (SWPPP) will be updated in accordance with Section 5(c)(5) of the DBBP's *General Permit for the Discharge of Stormwater Associated with Industrial Activities*. The SWPPP addresses:

- Stormwater management systems
- Pollution prevention plan team and individual responsibilities
- Potential pollutant sources
- Stormwater pollution control measures, including good housekeeping, vehicle and equipment washing, floor drains, roof areas, exposure minimization, sediment and erosion control, runoff management, preventative maintenance, spill prevention and response procedures, employee training, solid de-icing material storage, vehicle and equipment storage, fueling areas, and liquid de-icing material storage.
- Non-stormwater discharges
- Stormwater monitoring and facility inspections

FIFTEEN ROPE FERRY ROAD



WATERFORD, CT 06385-2886

December 15, 2015

Daniel Steward, First Selectman  
Town of Waterford  
15 Rope Ferry Road  
Waterford, CT 06385

RE: APPLICATION #PL-15-21/1000 HARTFORD TURNPIKE  
~~MUNICIPAL COMPLEX IMPROVEMENTS PHASE II~~  
CGS 8-24 APPROVAL

Dear Mr. Steward:

At its meeting on December 14, 2015, the Planning & Zoning Commission took the following action in regard to the above referenced application:

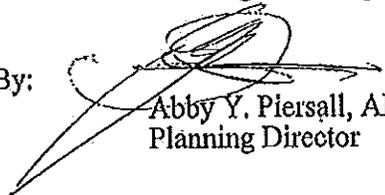
**APPROVED:**

Application #PL-15-21 – Request of Town of Waterford Department of Public Works and Utility Commission for municipal improvement in accordance with Section 8-24 of the Connecticut General Statutes for Municipal Complex Renovations, Phase II.

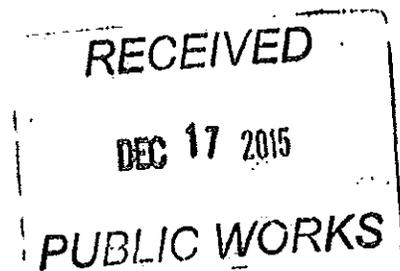
This approval and attached minutes constitutes a report required under CGS 8-24 of the Connecticut General Statutes. A copy of this letter should be included with any request for funds or authorization for grant applications. If you have any questions, please do not hesitate to call this office.

Sincerely,

Joseph Auwood, Chairman  
Planning & Zoning Commission

By:   
Abby Y. Piersall, AICP  
Planning Director

cc: RTM Moderator  
Chairman, Board of Finance  
✓ Director, Department of Public Works  
Chief Engineer, Utility Commission  
Director of Finance  
Chairman, Municipal Complex Building Committee  
Town Clerk



FIFTEEN ROPE PERRY ROAD  
WATERFORD, CT 06385-2886



PHONE: 860-442-0553  
www.waterfordct.org

TOWN OF WATERFORD, CT  
PLANNING DEPARTMENT

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Date: August 26, 2016.

To: Daniel M. Steward, First Selectman

Re: Inland Wetland Permit # C-16-06  
1000 Hartford Turnpike: Alterations & Additions to the Town of Waterford  
Municipal Complex

Dan:

Attached please find the signed inland wetlands and watercourses permit and plan set for the proposed alterations of the municipal complex at 1000 Hartford Turnpike.

The permit is valid for 5 years. The Conservation Commission may authorize an extension of the permit time frame in accordance CT State Statutes and Section 12.2 of the Waterford Inland Wetlands and Watercourses regulations.

If you have any questions, please contact me at 860 444-5813.

Maureen FitzGerald  
Environmental Planner

attachment

cc: Scott Atkin, Anchor Engineering Services, Inc.  
Kristin Zawacki, Department of Public Works ✓  
Neftali Soto, Utility Commission

RECEIVED

AUG 31 2016

PUBLIC WORKS

FIFTEEN ROPE FERRY ROAD  
WATERFORD, CT 06385-2886



PHONE: 860-442-0553  
www.waterfordct.org

**Waterford Conservation Commission  
Inland Wetlands & Watercourses Permit #C-16-06  
1000 Hartford Turnpike, Waterford, CT**

The Waterford Conservation Commission herein authorizes the applicant to conduct regulated activities in designated areas at 1000 Hartford Turnpike, Waterford, CT which are subject to the jurisdiction authorized by the CT General Statutes Section 22a-36 through 22a-45 inclusive, as amended, and the Town of Waterford Inland Wetlands and Watercourses regulations.

This permit is a grant of approval, with conditions, in accordance with the Waterford Inland Wetlands and Watercourses regulations to conduct the following activities:

1. Excavation and grading of 0.14 acres of upland review area to conduct soil remediation of petroleum-contaminated soil up-gradient of inland wetlands,
2. Excavation, grading and re-paving of a portion of the facility up-gradient of inland wetlands for parking lot improvements.
3. Discharge of treated stormwater run-off from parking area to inland wetlands.

These regulated activities are associated with soil remediation work and facility improvements located at 1000 Hartford Turnpike, Waterford, Connecticut as depicted on site plans entitled; "Alterations And Additions to The Town of Waterford Municipal Complex, 1000 Hartford Turnpike, Waterford, CT, Inland Wetland/Watercourse Plans", revised through July 14, 2016, prepared by Anchor Engineering Services, Inc., Sheets 1 through 10.

The Conservation Commission has reviewed the plans and supplemental information dated July 25, 2016 and attaches the following conditions of permit approval to minimize impacts associated with the regulated activities and protect the inland wetlands and watercourses on this site:

**SPECIAL CONDITIONS:**

1. The landscaped island east of the new garage bays shall have a central depression to accept and retain the water quality volume of run-off from the contributing upgradient drainage area.
2. Catch basin sumps, the oil/grit separator, oil/water separator and Vortech unit that comprise the existing drainage system around the building shall be inspected and cleaned of accumulated sediments at the completion of the site work.
3. The existing vegetated swale and high-level drainage inlets located in the parking island east of the parking lot shall be inspected and cleaned of accumulated sediment following completion of site work.
4. During soil remediation and site construction activity, the wetland east of the project area shall be monitored for signs indicative of petroleum contamination including odor, surface sheen or staining. Detections of petroleum contamination in this wetland shall be immediately reported to

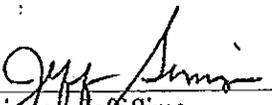
The Conservation Commission renders this Summary Ruling in accordance with the Waterford Inland Wetlands and Watercourses Regulations based on the following considerations:

- A. The activity does not involve direct or indirect impacts to inland wetland and watercourse resources. Removal of contaminants from the soil is an improvement to existing conditions.
- B. The short-term impacts of the activity will be controlled by application of erosion and sediment control measures.
- C. The stormwater run-off from this facility will be renovated through vegetated swales and a Vortechmics unit prior to discharging to inland wetlands.

This permit will be strictly enforced. If the Conservation Commission finds that the applicant has not complied with the permit conditions or has exceeded the scope of this permit as set forth herein, or, if the intended use of the general site is not as represented by the application or the plan of record, the Commission may suspend or revoke this permit, direct the Environmental Officer to issue a cease and desist order, require the applicant to modify, extend or revise the site work, or require the applicant to restore the area to its original condition.

Dated: August 11, 2016

Issued By:

  
Chairman, Jeff Sims  
Waterford Conservation Commission

FIFTEEN ROPE FERRY ROAD  
WATERFORD, CT 06385-2886



PHONE: 860-442-0553  
www.waterfordct.org

September 16, 2016

First Selectman Daniel Steward  
Town of Waterford  
15 Rope Ferry Road  
Waterford, CT 06385

RE: APPLICATION #PL-16-15

Dear Mr. Steward:

At a meeting held on September 12, 2016, the Town of Waterford Planning and Zoning Commission took the following action in regards to the above referenced application:

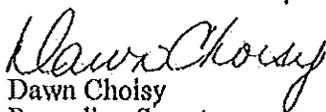
**APPROVED with Conditions:** Application #PL-16-15 – Request of First Selectman Daniel Steward, applicant, Town of Waterford, owner for modification of an existing site plan for property located at 1000 Hartford Turnpike, I-G zone, in accordance with Sections 11 & 22 of the Zoning Regulations, and as shown on plans titled "Alterations and Additions to the Town of Waterford Municipal Complex".

Please refer to the attached minutes for the conditions of approval.

In order to comply with the records retention schedule required by the State of Connecticut you are required to file a signed site plan with the Waterford Town Clerk.

Please submit one mylar and ten (10) paper copies of the plans to this office for the Chairman's signature. After the plans have been signed, you will then be required to record the mylar with the Town Clerk. After recording, signed plans will be distributed to various agencies and 2 copies will be returned to you.

Sincerely,

  
Dawn Choisy  
Recording Secretary  
Planning and Zoning Commission

Enclosure: Minutes  
Notice of Action

Certified #9171 9690 0935 0094 6683 98

Cc: D. Scott Atkin, Anchor Engineering Services, Inc., w/attachments

FIFTEEN ROPE FERRY ROAD  
WATERFORD, CT 06385-2886



PHONE: 860-442-0553  
www.waterfordct.org

September 15, 2016

The Day Publishing Company – Legal Ads  
Eugene O'Neill Drive  
New London, CT 06320

Please prepare the following notice for publication in your newspaper on September 19, 2016 and send a Publisher's Certificate along with your bill, charged to #92962:

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**Waterford Planning and Zoning Commission Notice of Action**

At a meeting held on September 12, 2016, the Waterford Planning and Zoning Commission took the following actions:

**Approved with Conditions: #PL-16-15** – Request of First Selectman Daniel Steward, applicant, Town of Waterford, owner for modification of an existing site plan for property located at 1000 Hartford Turnpike, I-G zone.

Dated at Waterford this 15<sup>th</sup> day of September, 2016.

Joseph Auwood, Chairman  
Waterford Planning & Zoning Commission

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# FLETCHER THOMPSON

ARCHITECTURE ENGINEERING INTERIORS

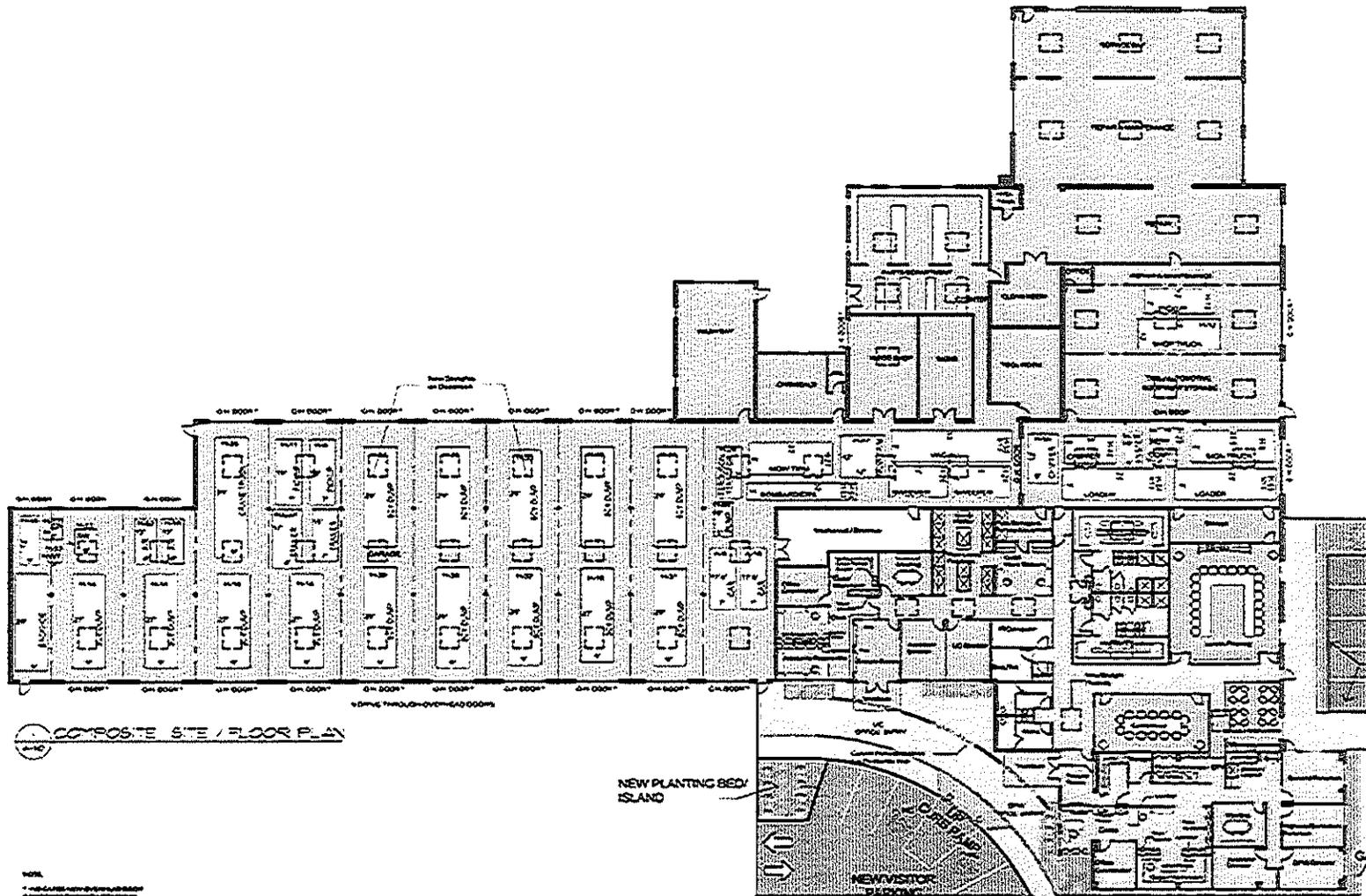
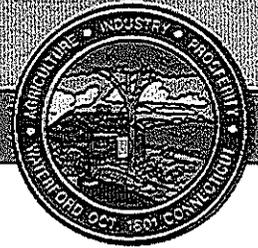
Opinion of Probable Cost for the Construction of  
Alterations & Additions to the Waterford Municipal Complex  
Project No. CT15135.000

No.	Description		
01 00 00	General Conditions		\$645,000.00
02 00 00	Selective Demolition		\$534,000.00
02 00 01	Interior HazMat Remediation		\$153,000.00
03 00 00	Concrete		\$182,000.00
04 00 00	Masonry		\$515,000.00
05 00 00	Metals		\$118,000.00
06 00 00	Wood, Plastics & Composites		\$149,000.00
07 00 00	Thermal & Moisture Protection		\$1,055,000.00
08 00 00	Doors & Windows		\$347,000.00
09 00 00	Finishes		\$431,000.00
10 00 00	Specialties		\$103,000.00
11 00 00	Equipment		\$15,000.00
12 00 00	Furnishings		\$13,000.00
13 00 00	Special Construction		\$0.00
14 00 00	Conveying Systems		\$0.00
21 00 00	Fire Suppression		\$336,000.00
22 00 00	Plumbing		\$588,000.00
23 00 00	HVAC		\$1,318,000.00
24 22 00	Geothermal System eliminated from Project		\$0.00
25 30 00	Solar Panel Wall eliminated from Project		\$0.00
26 00 00	Electrical		\$718,000.00
31 00 00	Earthwork (Incl Soil Remediation)		\$816,000.00
	Sub-total		\$8,036,000.00
	Construction Contingency	6.00%	\$482,000.00
	Staffing	0.50%	\$40,000.00
	Insurance & Bonds (\$4.50 x 41,000SF)		\$185,000.00
	Building Permt Fee - State	0.17%	\$13,500.00
	Building Permt Fee - Waterford	0.22%	\$17,500.00
	Fee/Overhead & Profit	6.00%	\$482,000.00
	<b>TOTAL CONSTRUCTION COST</b>		<b>\$9,256,000.00</b>

	Temporary Space (9 months excluding monthly Utilities)		\$51,000.00
	Testing & Special Inspectios		\$25,000.00
	A/E Construction Administration Services		\$305,000.00
	Clerk of the Works		\$65,000.00
	Owners Contingency	5.00%	\$462,000.00
	<b>TOTAL PROJECT COST</b>		<b>\$10,164,000.00</b>

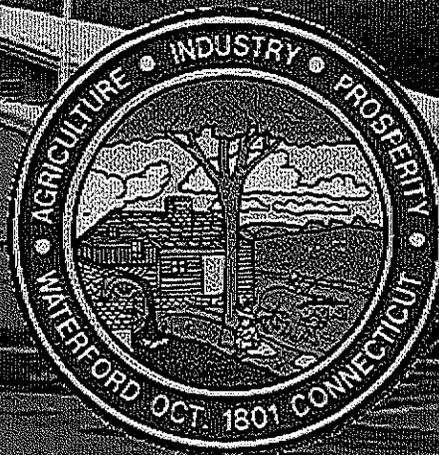
# Proposed Renovations

## Overall Floor Plan



# Municipal Complex Renovations

1000 Hartford Road Waterford, Connecticut



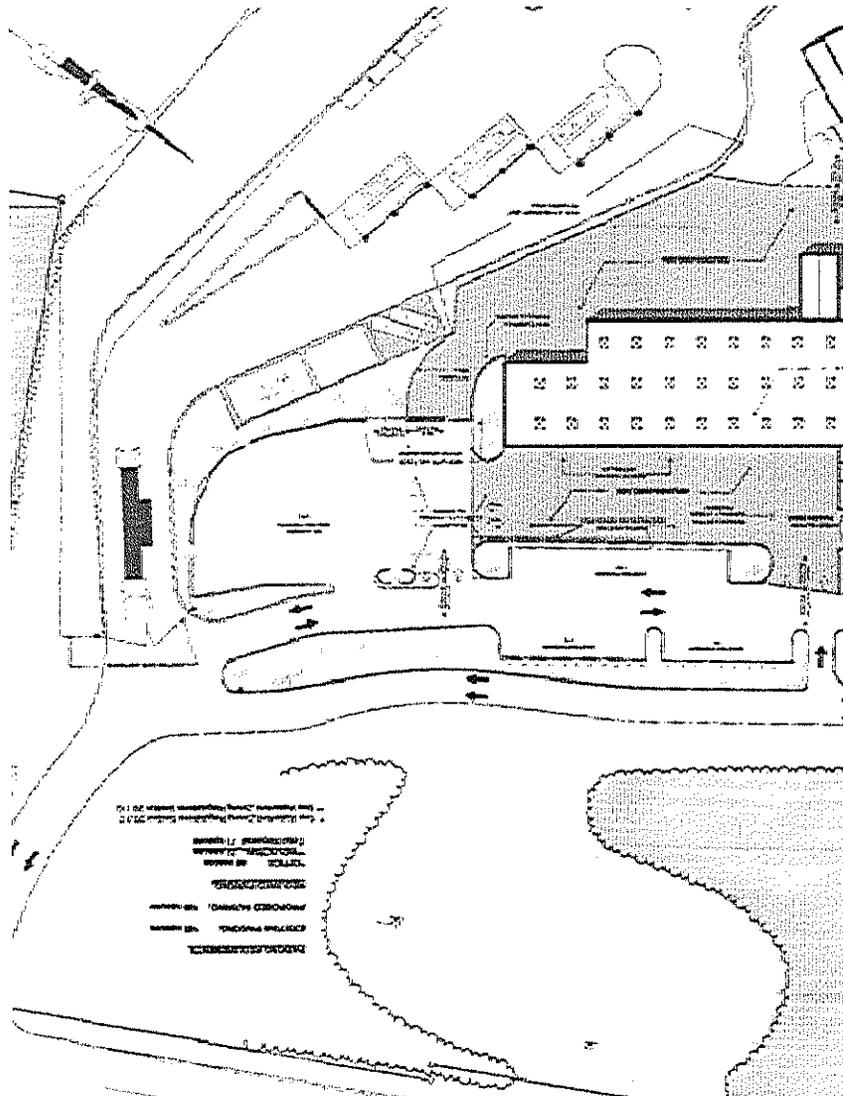
Presentation to Boards of Finance & Selectman

September 27, 2016

**FLETCHER THOMPSON**

ARCHITECTURE ENGINEERING INTERIORS

# Agenda



History

Existing Conditions

Proposed Renovations

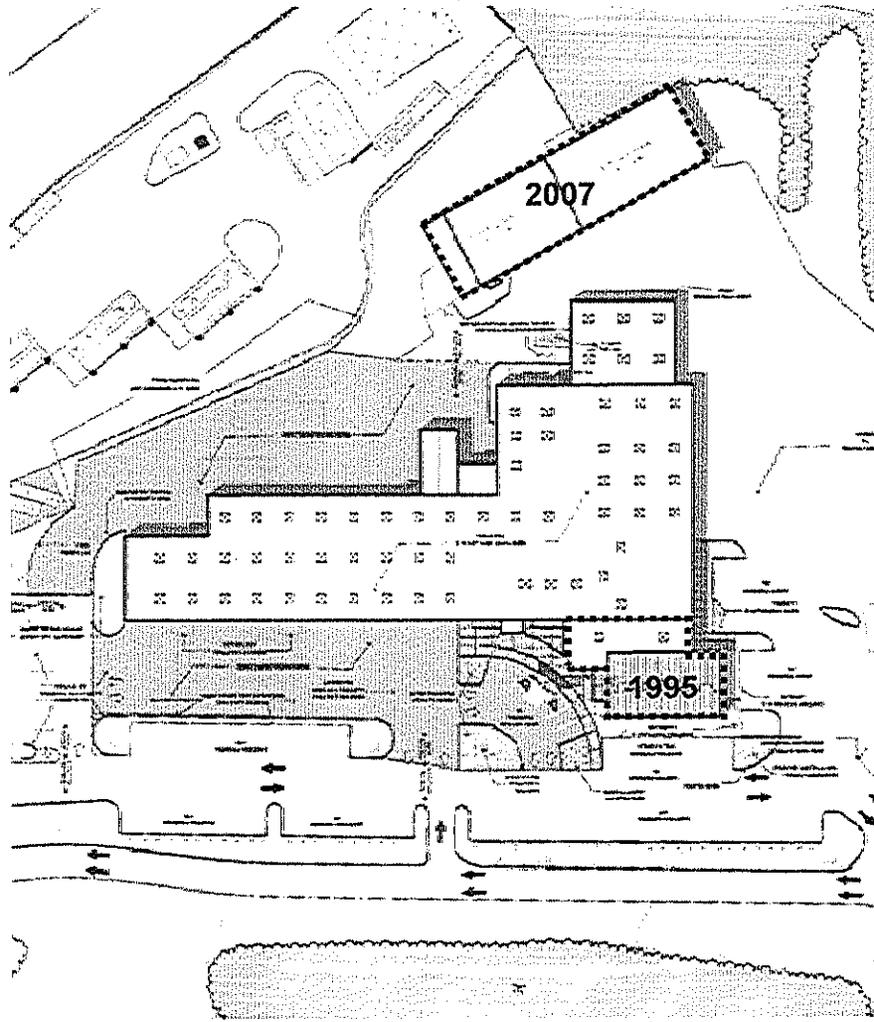
Proposed Cost

Past Options

Questions & Answers

# History

## Building Usage



■ Cloth Stenciling Mill

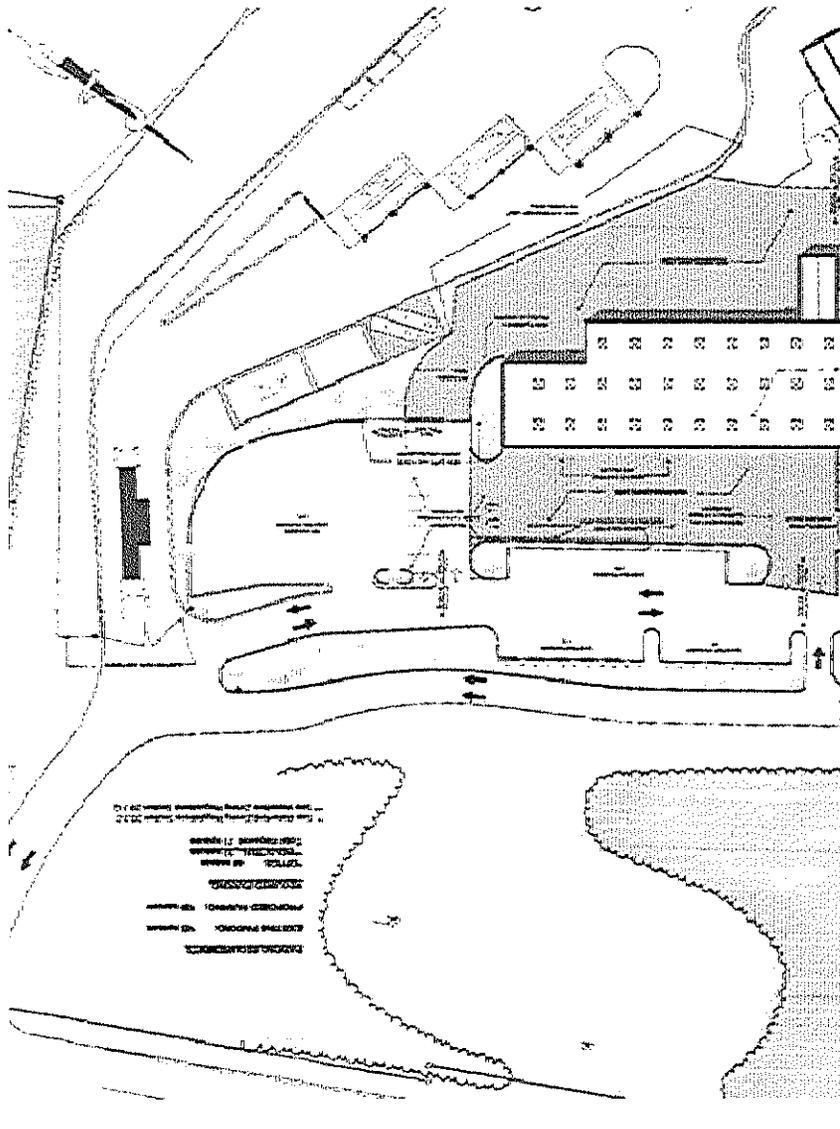
■ Town Acquired Property

■ Office Expansion Completed

■ Utility Commission Renovation

# History

## Complex Renovation Project



**Project Initiated**

**Task 1 – SD Completed**

**Task 2 – DD/CD Initiated**

**Task 2 – Project Bid Ready**

**Project Restart**

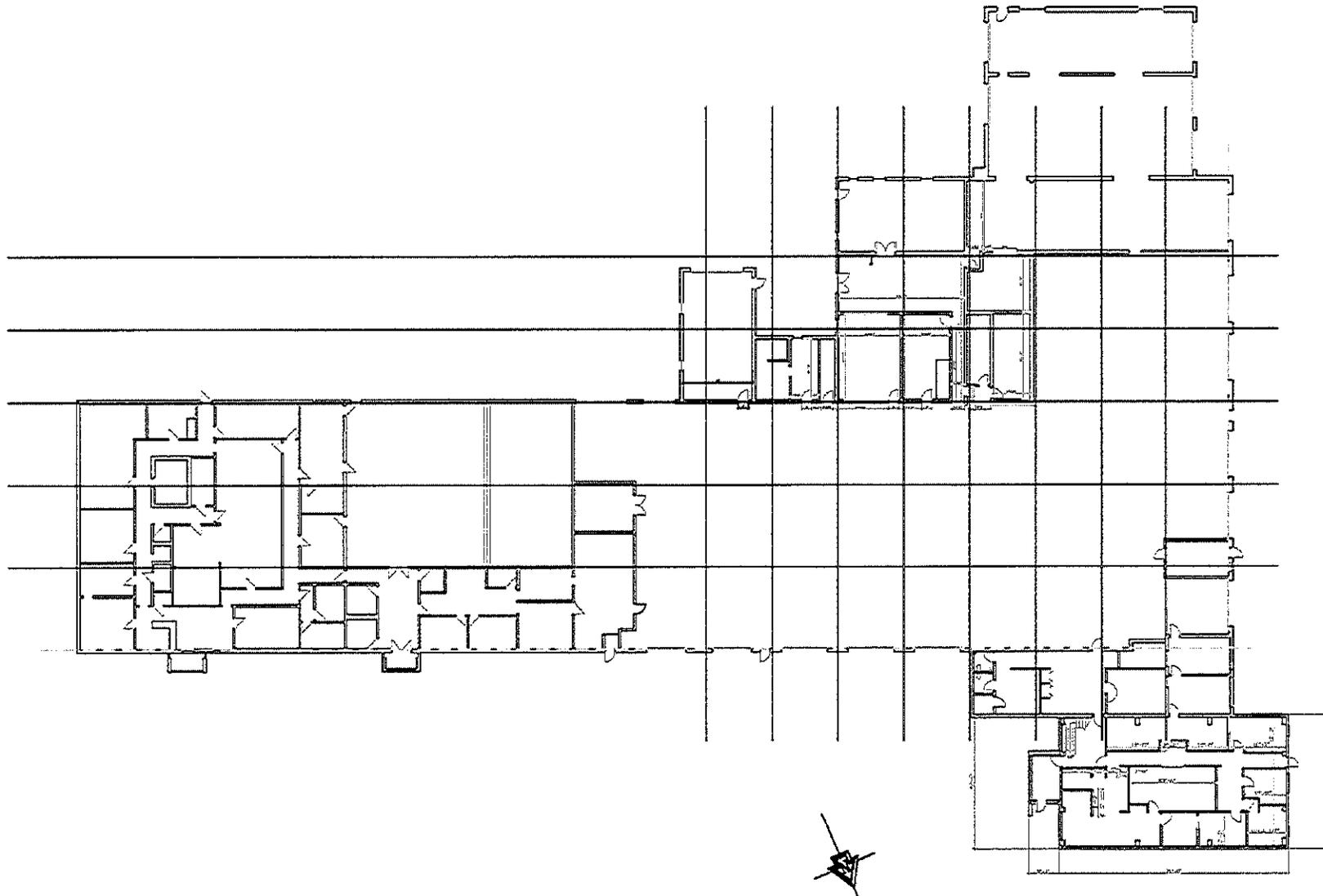
# Existing Conditions

## Site Plan



# Existing Conditions

## Floor Plan



# Existing Conditions

## Exterior Images



# Existing Conditions

## Exterior Images



# Existing Conditions

## Exterior Images



# Existing Conditions

## Exterior Images



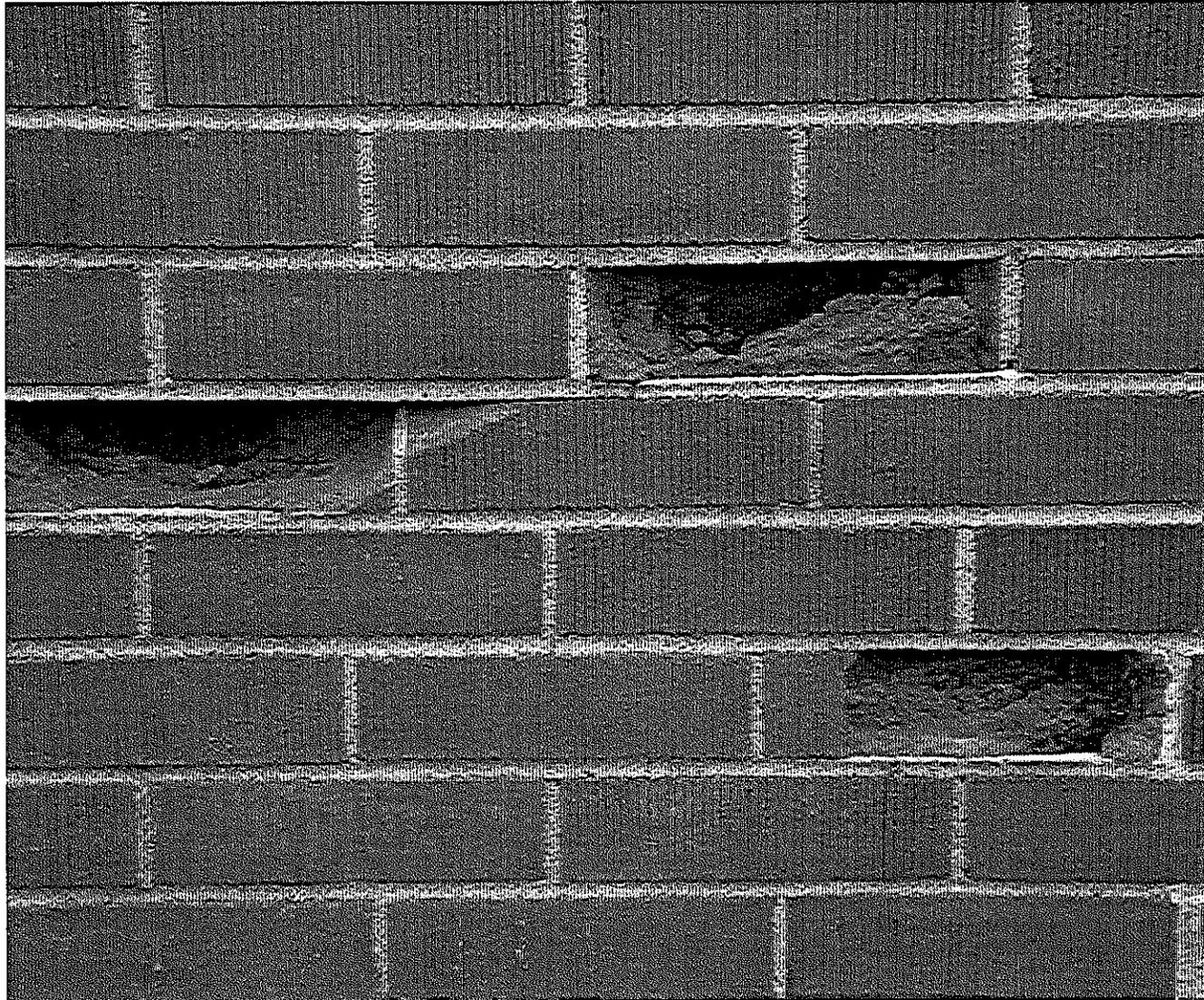
# Existing Conditions

## Exterior Images



# Existing Conditions

## Exterior Images



# Existing Conditions

## Interior Images



# Existing Conditions

## Interior Images



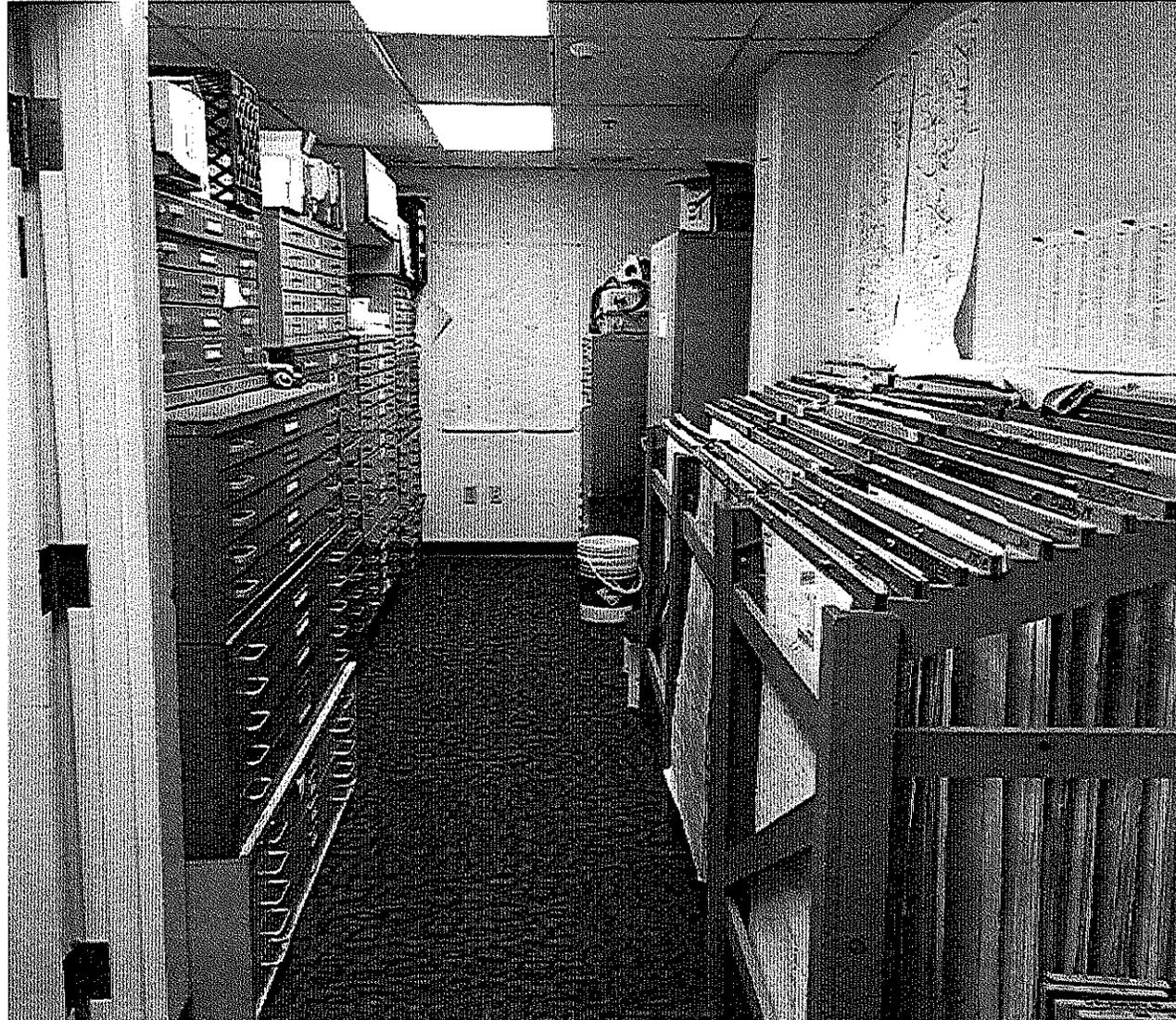
# Existing Conditions

## Interior Images



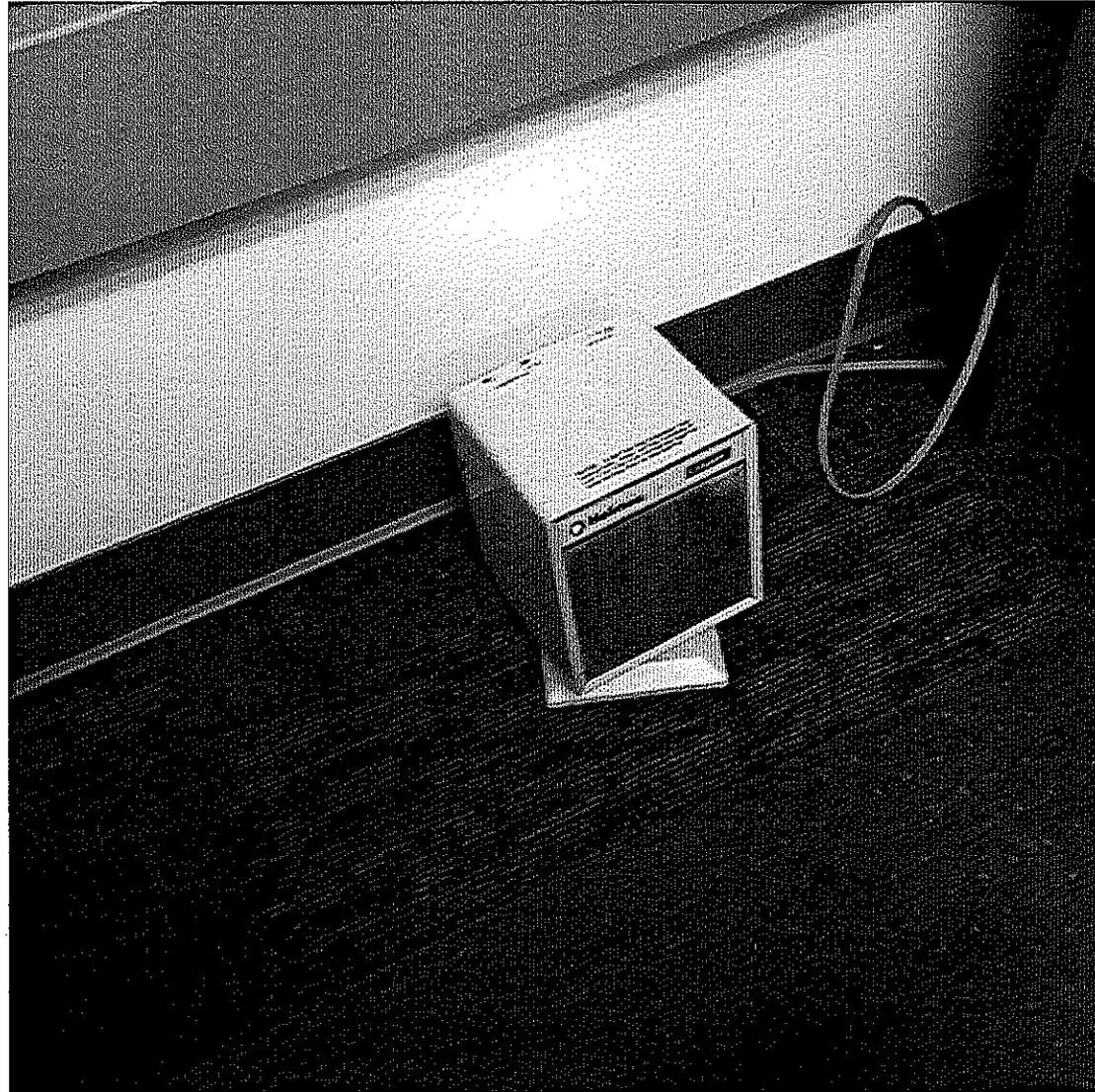
# Existing Conditions

## Interior Images



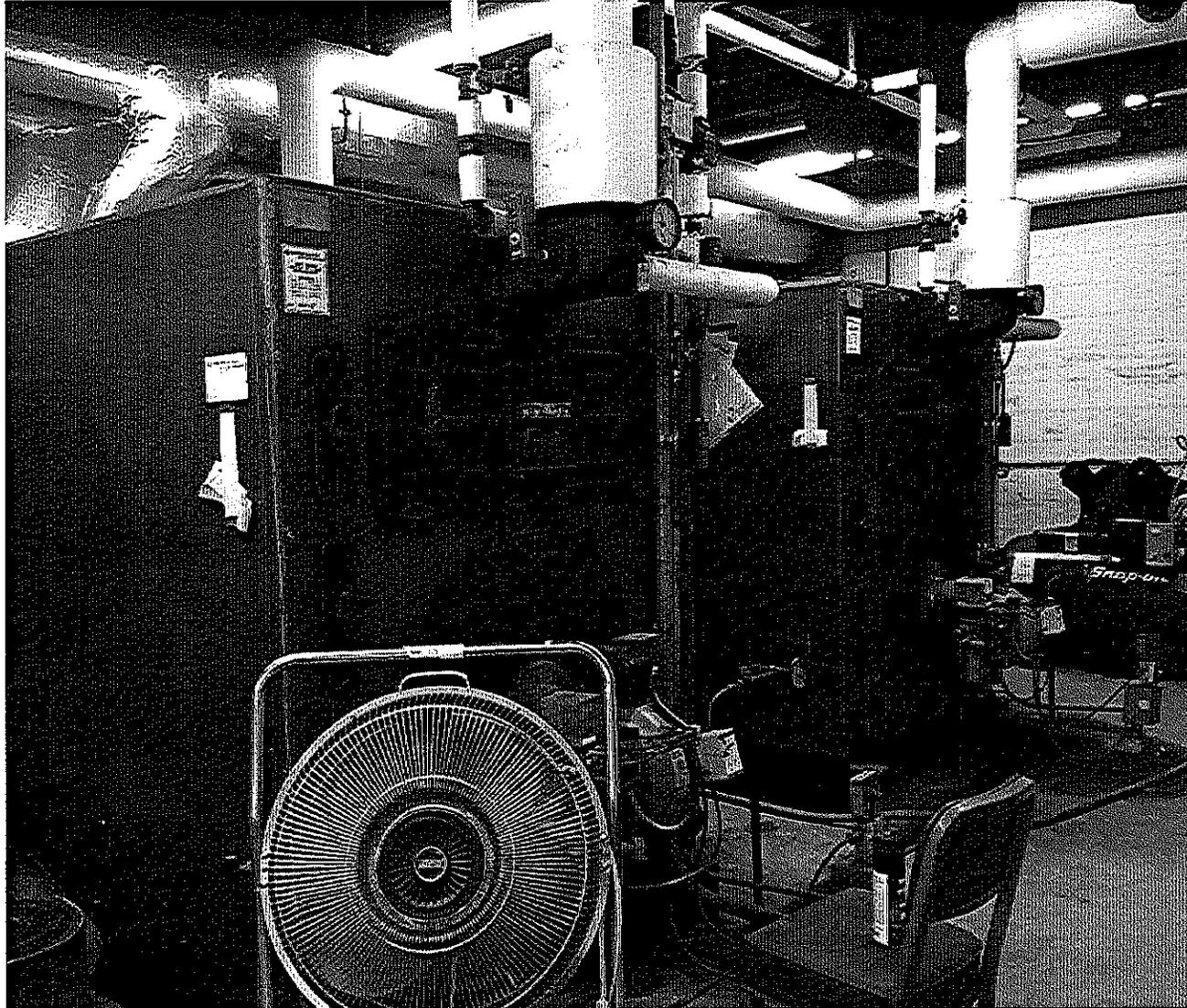
# Existing Conditions

## Building System Images



# Existing Conditions

## Building System Images



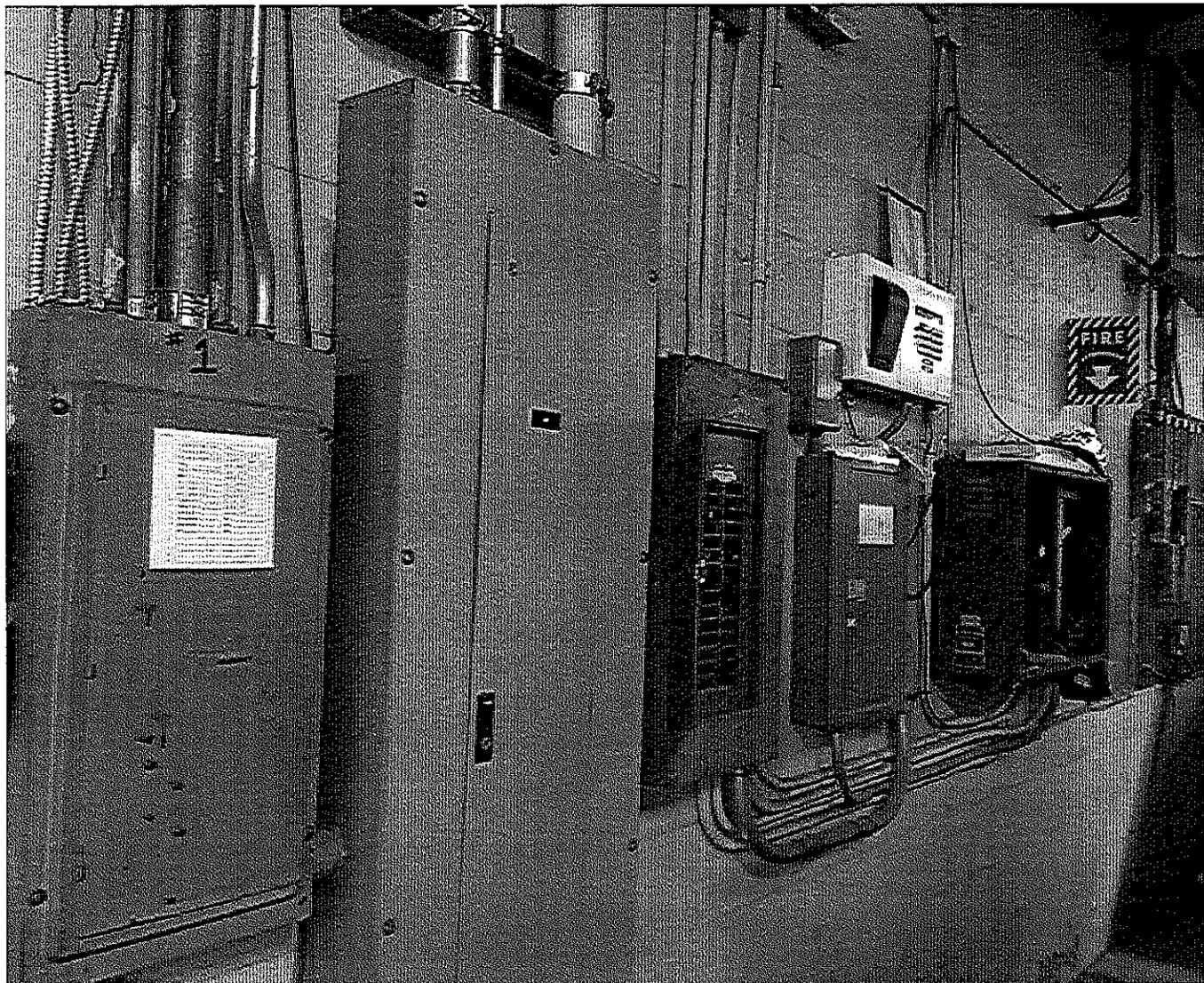
# Existing Conditions

## Building System Images



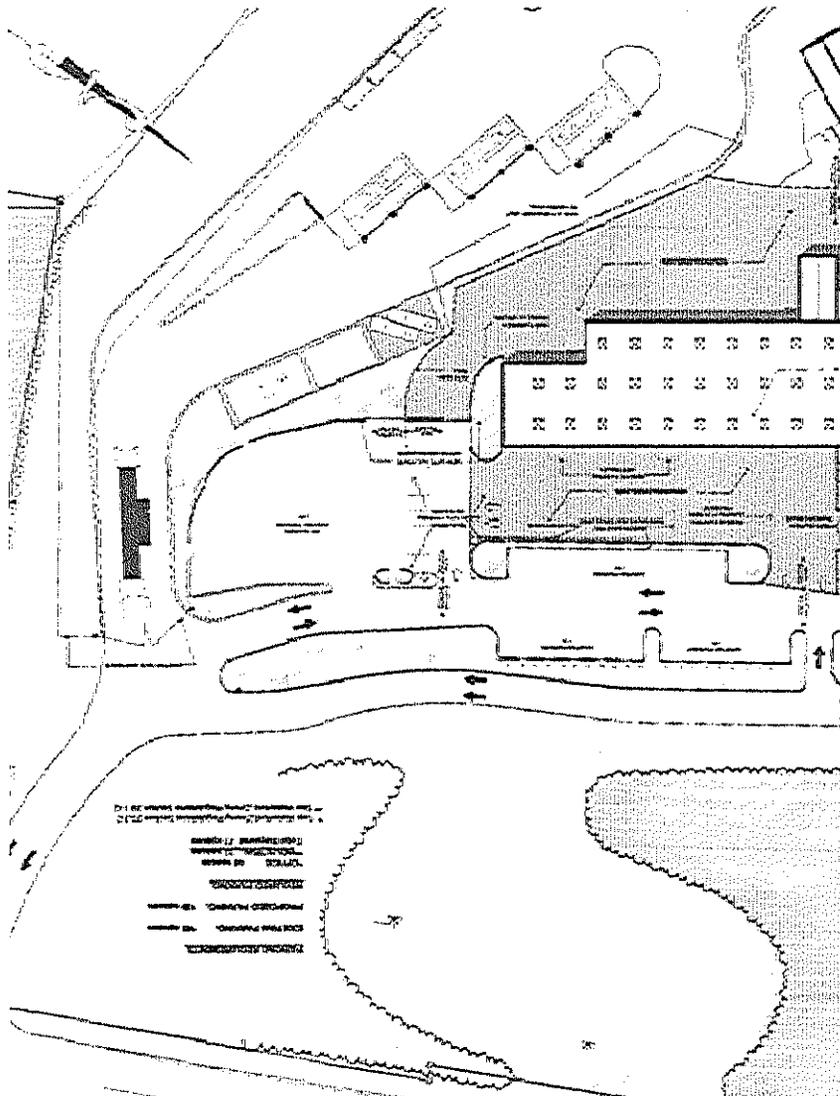
# Existing Conditions

## Building System Images



# Proposed Renovations

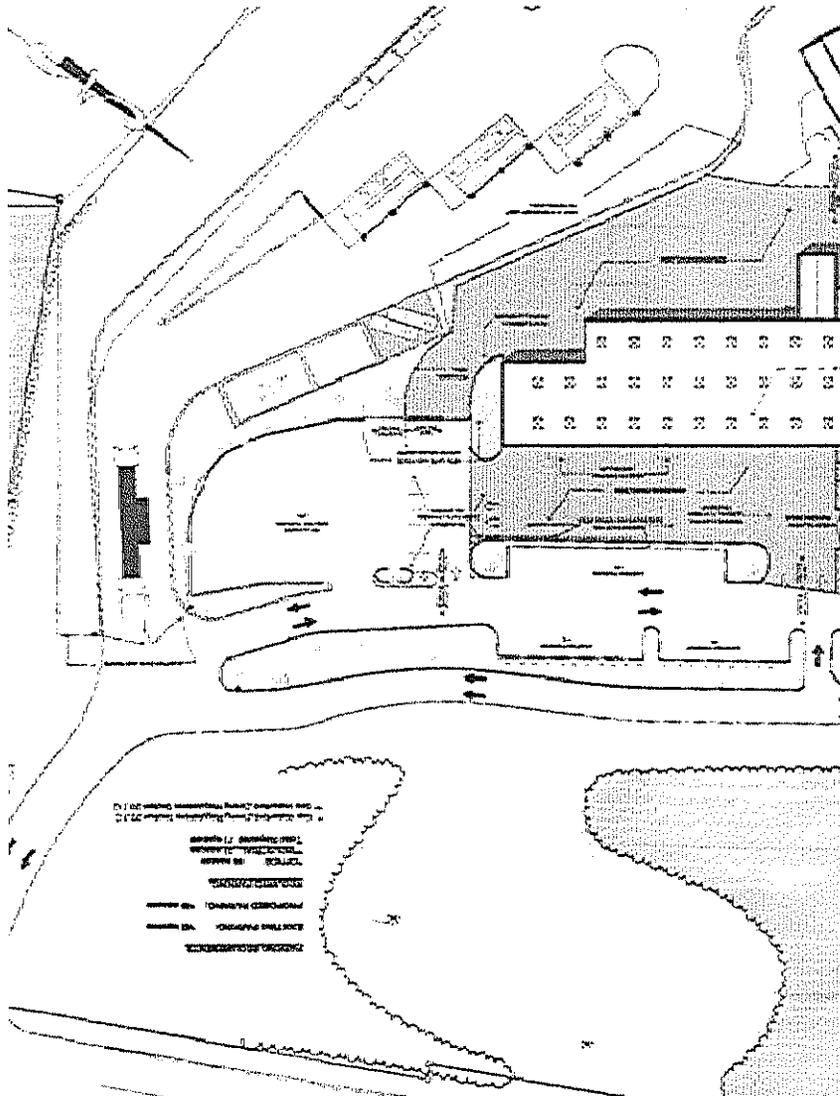
## Objectives



- **Meet Building, Fire, Health & Safety Codes**
- **Remediate Hazardous Materials**
- **Make Building Energy Efficient**
- **Upgrade Bldg Systems**
- **Provide Adequate Office Space**
- **Stay within existing footprint**

# Proposed Renovations

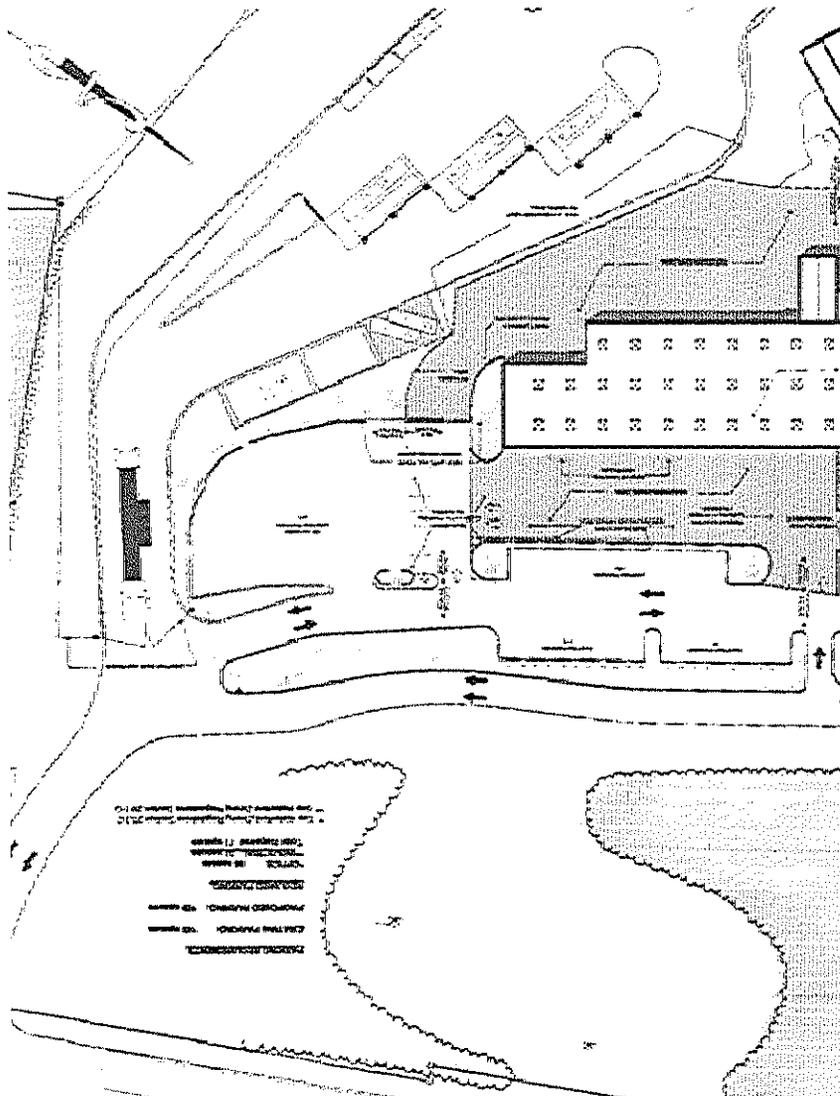
## Project Restart Process



- Update project to comply with new Energy Code
- Review plans & specs for outdated information
- Update Project Budget
- Add costs for temp. space
- Review HVAC alternatives

# Proposed Costs

## History



Estimated Cost – 11/2012

Updated Cost – 7/2015

Value Engineering Initiated

Revised Cost – 9/2016

# Proposed Costs

Current

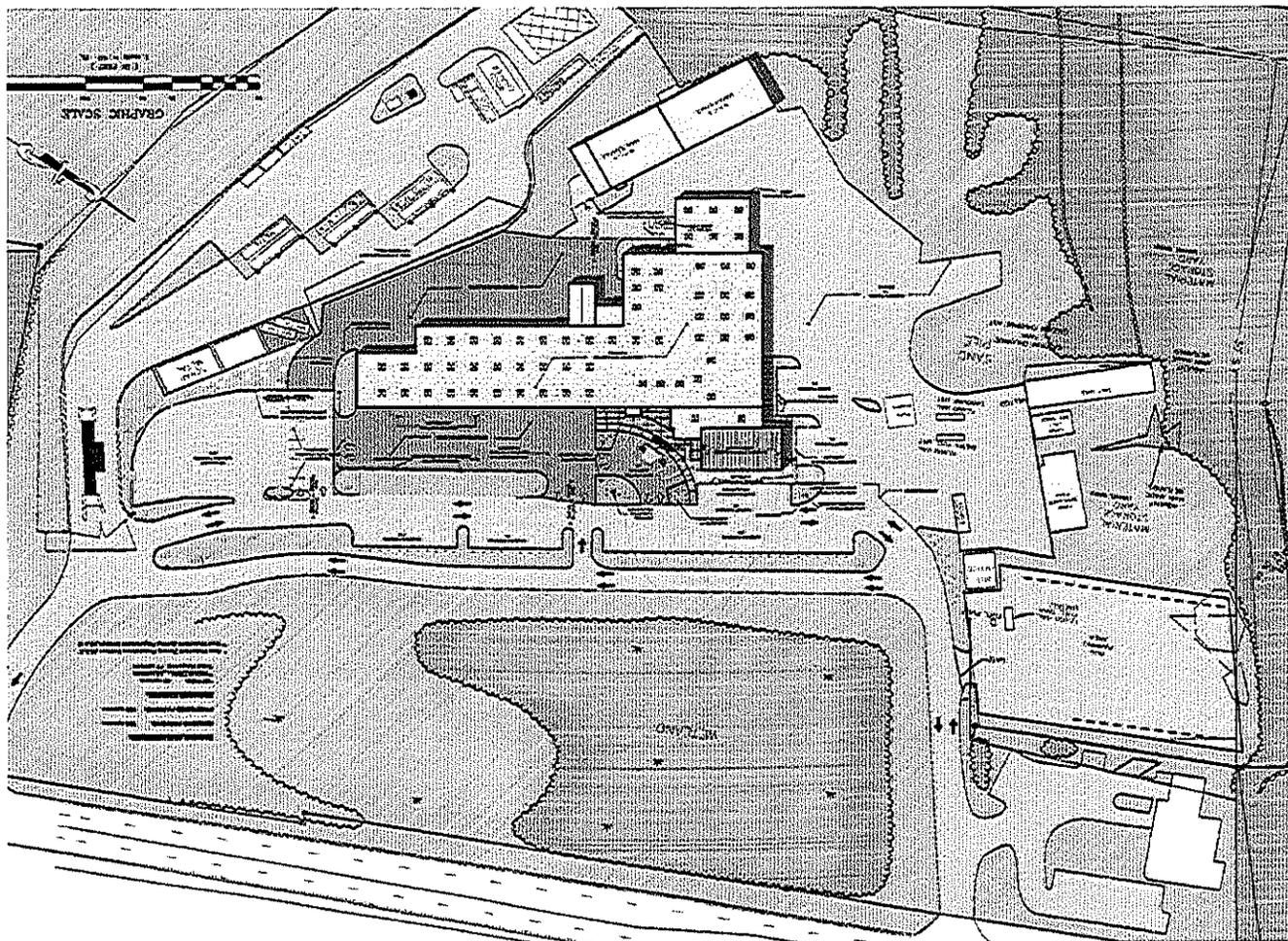
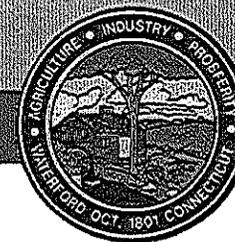


No.	Description		
01 00 00	General Conditions		\$645,000.00
02 00 00	Selective Demolition		\$534,000.00
02 00 01	Interior HazMat Remediation		\$153,000.00
03 00 00	Concrete		\$182,000.00
04 00 00	Masonry		\$515,000.00
05 00 00	Metals		\$118,000.00
06 00 00	Wood, Plastics & Composites		\$149,000.00
07 00 00	Thermal & Moisture Protection		\$1,055,000.00
08 00 00	Doors & Windows		\$347,000.00
09 00 00	Finishes		\$431,000.00
10 00 00	Specialties		\$103,000.00
11 00 00	Equipment		\$15,000.00
12 00 00	Furnishings		\$13,000.00
13 00 00	Special Construction		\$0.00
14 00 00	Conveying Systems		\$0.00
21 00 00	Fire Suppression		\$336,000.00
22 00 00	Plumbing		\$588,000.00
23 00 00	HVAC		\$1,318,000.00
24 22 00	Geothermal System eliminated from Project		\$0.00
25 30 00	Solar Panel Wall eliminated from Project		\$0.00
26 00 00	Electrical		\$718,000.00
31 00 00	Earthwork (incl Soil Remediation)		\$816,000.00
	<b>Sub-total</b>		<b>\$8,036,000.00</b>
	Construction Contingency	6.00%	\$482,000.00
	Staffing	0.50%	\$40,000.00
	Insurance & Bonds (\$4.50 x 41,000SF)		\$185,000.00
	Building Permit Fee - State	0.17%	\$13,500.00
	Building Permit Fee - Waterford	0.22%	\$17,500.00
	Fee/Overhead & Profit	6.00%	\$482,000.00
	<b>TOTAL CONSTRUCTION COST</b>		<b>\$9,256,000.00</b>

	Temporary Space (9 months excluding monthly Utilities)		\$51,000.00
	Testing & Special Inspectios		\$25,000.00
	A/E Construction Administration Services		\$305,000.00
	Clerk of the Works		\$65,000.00
	Owners Contingency	5.00%	\$462,000.00
	<b>TOTAL PROJECT COST</b>		<b>\$10,164,000.00</b>

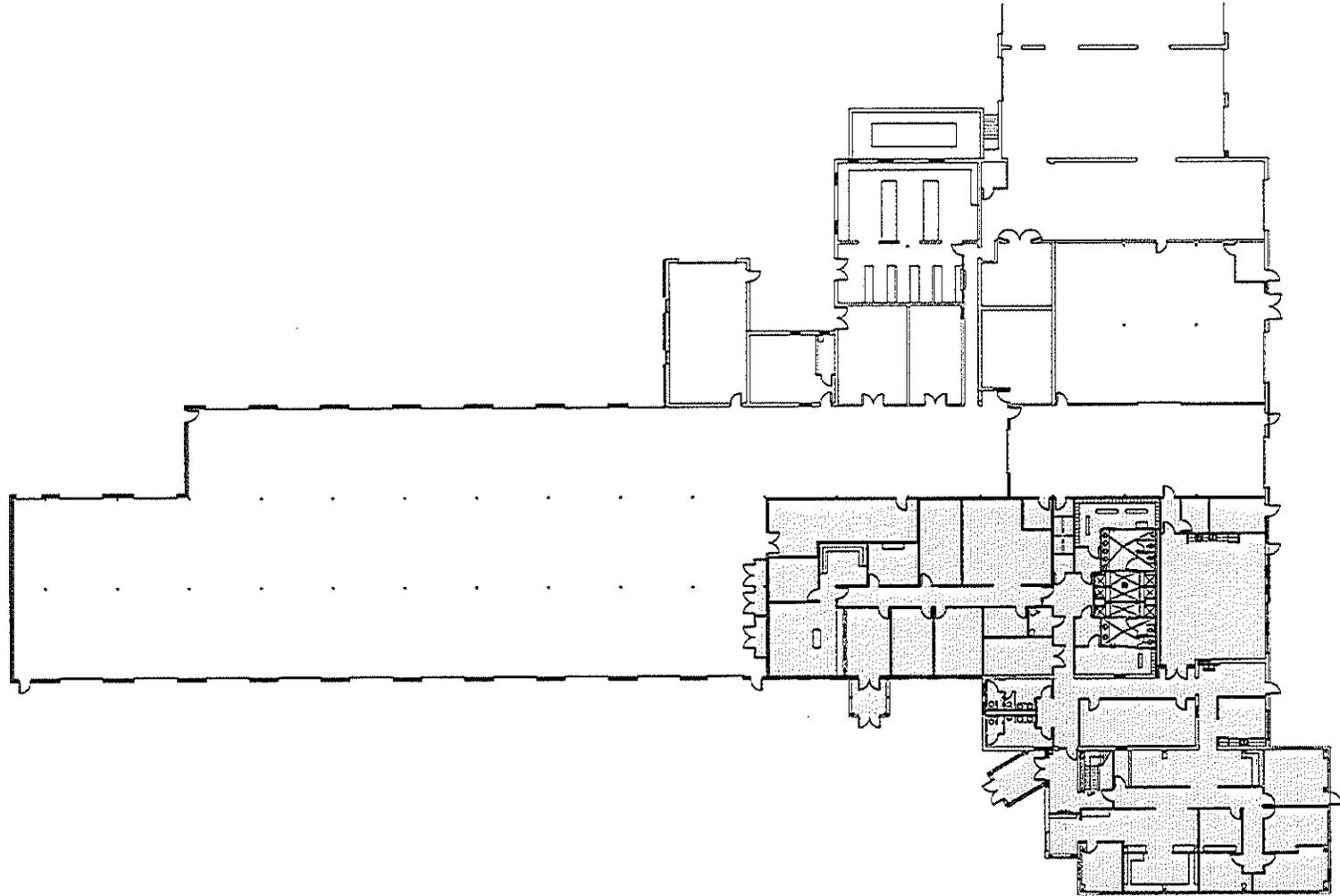
# Proposed Renovations

## Site Plan



# Proposed Renovations

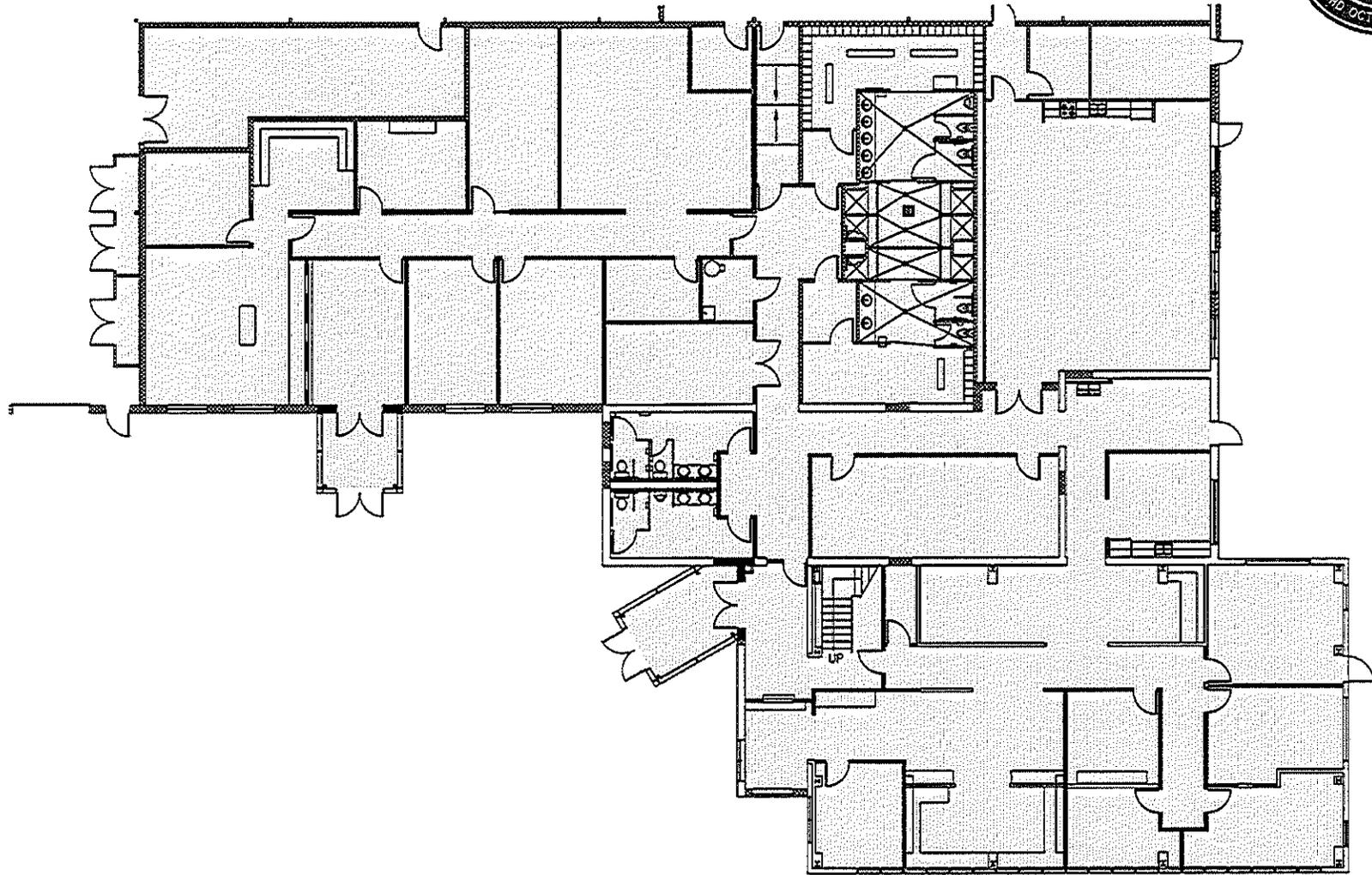
## Overall Floor Plan





# Proposed Renovations

## Office Floor Plan



# Proposed Renovations

View of Office Entrance

