

Town of Easton CT
Board of Finance – Regular Meeting Minutes

Date/Time: Tuesday September 6, 2022 – 7:00 pm

Location: Easton Senior Center, 650 Morehouse Road; also on Zoom

Recording: <https://vimeo.com/showcase/easton-board-of-finance>

Attendees: Members in person: Andy Kachele, Ira Kaplan, Art Laske, Paul Skrtich, Michael Kot, Jackie Kaufman
Alternates in person: Michael Gutowski, Maureen Williams, Gregg Saunders

Absentees: None

Guests: Dave Bindelglass, First Selectman
Christine Calvert, Finance Director and Treasurer
Jonathan Arnold, Chief of Emergency Medical Services
John Foley, EMS Planning & Building Committee
Wendy Bowditch (Zoom), EMS Planning & Building Committee

Call to Order: By Chair Art Laske at 7:04 pm

No appointment of alternates necessary

1. (Agenda item #1) Resignation of Clerk (7:04)
Jacqueline O. Kaufman today submitted her resignation as Clerk.
2. Nominate and vote for Clerk (7:05)
Nomination: Andy nominates Ira as Clerk, Mike K seconds. Result: passes 6-0.
3. Discuss and approve 2022 meeting minutes of 3/3, 3/8, 3/29, 4/5, 5/3, 6/7, 7/5 (7:06)
Note minutes from 3/15, 3/23 were handed out this evening, but Art chose to delay approval until October meeting so there is time to review.
Note agenda incorrectly listed 3/8 as 3/9.

Corrections

From Ira, typo and spelling corrections, previously submitted to Art.

3/3 Pension fund \$23m not \$233m.

Correct to: Gerry O'Brien, Alison Witherbee, Justin Giorlando, Veronica Roza

3/8 Jon Stinson, Jenny Chieda, Assistant Superintendent Stephanie Pierson Ugol

3/29 Jon Stinson

4/5 Gregg Saunders

5/3 Munis Report not Minus Report; Motion 11 should note "motion fails"

6/7 \$275k not \$257k

7/5 P&Z transfer (\$19,204) for Retiree (not Additional hours)

Correction from Andy

7/5 Item V. to add agenda item 4a. should be: "to recommend to town meeting" (not to approve grant)

Motion to approve minutes with amendments noted for 7/5, by Jackie/Ira. Result: passes 6-0.

Motion to approve minutes with amendments noted for 3/3, 3/8, 3/29, 4/5, 5/3, 6/7, by Ira/Paul. Results: passes 5-0-1 with Andy abstaining.

4. Update from the EMS Planning and Building Committee. (7:11)

Discussion of status and plans between BOF every attending member of EMS Committee (John Foley, Jon Arnold, Wendy Bowditch). Various aspects discussed.

See attached proposed draft (2023 Bond Request Form) of a possible submission to the State Bonding Commission. A state bond could potentially subsidize the project.

EMS Committee is requested to return for November 1st BOF meeting to report on progress.

5. Discuss and possible action on reimbursable grants. (8:06)

Dave raised the question of what BOF policy should be on reimbursable grants. Our current practice is that full cost is applied to budget, even when subsidizing grant is known and certain. Dave has learned that some towns apply the reimbursable funds against the cost, so the budget only reflects the net cost. Doing so may make Special Town Meeting unnecessary if the net cost is low. Pros and cons were discussed.

Dave was asked to come back with information on what other towns, and the CCM, recommends, and the details of how the policy in other towns works in practice.

6. First Selectman's report. (8:17)

Nothing to report for BOF consideration.

7. Discuss and possible action on line item transfers. (8:18)

See attached 9/6/22 Transfers sheet.

Motion to approve \$783,937.88 in line item transfers as described in 9/6/22 transfers sheet, by Andy/Paul. Result: passes 6-0

Motion for a special appropriation from the undesignated fund balance of \$2,458.38 for Communication, representing overtime weekend coverage, as described in 9/6/22 transfers sheet, by Jackie/Mike K. Result: passes 6-0

Motion for a special appropriation from the undesignated fund balance of \$550.83 for Cemetery, representing material & supplies, as described in 9/6/22 transfers sheet, by Jackie/Paul. Result: passes 6-0

Motion for a special appropriation from the undesignated fund balance of \$1,650.00 for Debt Service, representing new reporting requirement for bonding counsel, as described in 9/6/22 transfers sheet by Jackie/Andy. Result: passes 6-0

8. Treasurer's Report (8:36)

No action taken

9. Discuss and possible action on Munis Financial Report for appropriations and revenue presented by the Finance Director (8:42)

No action taken

10. Motion to adjourn by Mike K/Paul. Result: passes 6-0 at 8:50.

Submitted 9/12/22 by Ira Kaplan, BOF Clerk

2023 Bond Request Form

1. Name of project: Easton Volunteer Emergency Medical Service Headquarters

2. Address of project: To Be Determined

3. Legislators supporting: Tony Hwang, Tony Scott

4. Date submitted: 8/26/2023

5. Amount of state bond request: \$7,000,000

6. Total cost of project: \$7,000,000

7. Sources of other funding for this project and amounts: (i.e. federal, local, private):

Private Donations (\$1,000,000) / ARPA Funds (\$2,000,000)

8. Description of project:

Replacement of the current 97-year-old building. This will allow the 36-volunteer member EMS agency to provide 911 emergency ambulance services to the Town of Easton and to surrounding communities on a mutual aid basis. The building will also be used as a heating and cooling station as well as a charging location for the public during natural disasters. The building will be a training facility for EMS classes and community CPR certifications.

9. Status of project: (i.e. current phase, permits received, designed, federal or local approval, ready for construction): We currently have a design drafted, and are in the process of securing the property for the project.

10. Contact person and contact information (Name, phone number, email address, etc.):

Jonathan Arnold (Chairman) jarnold@eastonems.com (203-452-9595)

John Foley (Board Member) johnfoleyeaston@gmail.com (917-655-7963)

Wendy Bowditch (Member) bowditchemsbuilding@gmail.com (203-856-1958)

11. Project is anticipated to begin upon receiving state funding (check one):

Immediately _____

Within 6 months _____

Within 12 months: X

12. Anticipated length of project (months/years): 2 Years

13. Temporary jobs created or retained: 50 at least. This will be a state-of-the-art Emergency Medical Service building and will create many temporary jobs over the 2 years to build.

14. Permanent jobs created or retained: 12 and possibly more for career and per diem EMTs and building maintenance required for up-keep.

15. Who will benefit from this project and how: The residents of the Town of Easton and the EMS Communities in the surrounding towns and cities.

16. Additional details (if applicable): This group allows for volunteerism within the community and gives high school and college students experience in real-world emergencies for a future in Medicine, Fire Service, or Police Services. Easton Volunteer EMS responds to approximately 600 life-threatening emergencies per year.

**PAVARINI****Easton EMS Facility**

CONCEPTUAL CONSTRUCTION COST ESTIMATE

MOREHOUSE ROAD

EASTON, CT

PCC Project 35002963ES

May 13, 2022

AREA STUDY (SF)

OFFICE, 1ST FL 7,453

GARAGE 2,181

TOTAL (SF) 9,634**BUILDING DESCRIPTION:**

ONE STORY w/ HIP ROOF (6/12 PITCH) CFMF STRUCTURE, STRUCTURAL SHEATHING, A/B, HORIZONTAL CEMENT BOARD SIDING & TRIMS, ALUMINUM CLAD WOOD WINDOWS, ASPHALT SHINGLES

ITEM NO.	TRADE	EMS BUILDING BUDGET	SITE WORK BUDGET	TOTAL
TRADE COSTS:				
A	EXCAVATION & FOUNDATION	\$ 366,445		\$ 366,445
B	SUPERSTRUCTURE WORK	\$ 602,636		\$ 602,636
C	VERTICAL CIRCULATION	\$ -		\$ -
D	EXTERIOR ENCLOSURE & ROOFING	\$ 480,505		\$ 480,505
E	FINISHES	\$ 601,111		\$ 601,111
F	EQUIPMENT	\$ 53,000		\$ 53,000
H	FIRE PROTECTION	\$ 62,621		\$ 62,621
I	PLUMBING	\$ 289,020		\$ 289,020
J	HVAC	\$ 385,360		\$ 385,360
K	ELECTRICAL	\$ 519,079		\$ 519,079
L	TELCOM & SECURITY	\$ 115,608		\$ 115,608
	SITE WORK ALLOWANCE	---	---	---
	SURVEY REQUIREMENTS	\$ -	\$ 18,500	\$ 18,500
	BUILDING DEMOLITION	\$ -	not req'd	not req'd
	SITWORK	\$ -	\$ 256,332	\$ 256,332
	STORM DRAINAGE ALLOWANCE	\$ -	\$ 128,000	\$ 128,000
	SITE UTILITIES	\$ -	\$ 128,625	\$ 128,625
	SITE ELECTRIC	\$ -	\$ 53,250	\$ 53,250
	PAVING, WALKS & CURBS	\$ -	\$ 197,843	\$ 197,843
	SITE IMPROVEMENTS	\$ -	\$ 15,000	\$ 15,000
	LANDSCAPING	\$ -	\$ 84,100	\$ 84,100
	TEMPORARY HEAT & WINTER CONDITIONS	TBD	TBD	TBD
	PERMITTING (ALLOW \$20/\$1,000)	\$ 69,508	\$ 17,633	\$ 87,141

TOTAL TRADE COST	\$ 3,544,892	\$ 899,283	\$ 4,444,175
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SOFT COSTS

7.50%	ARCHITECTURAL, STRUCTURAL, MEPS FEES	\$ 265,867	\$ 67,446	\$ 333,313
	CIVIL FEES	\$ 50,000	\$ -	\$ 50,000
	GEOTECH ENGINEER	\$ 15,000	\$ -	\$ 15,000
	LOW VOLTAGE CONSULTANTS	TBD	TBD	TBD
	HAZMAT CONSULTANTS	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED
	LANDSCAPE ARCHITECT	\$ 15,000	\$ -	\$ 15,000
	REIMBURSABLES	\$ 10,000	\$ -	\$ 10,000
	LEGAL FEE'S / BONDING COSTS	BY OWNER	BY OWNER	BY OWNER
	TRAFFIC STUDIES	\$ 10,000	\$ -	\$ 10,000
	FF&E - ALLOW \$15 PER SF	\$ 144,510	\$ -	\$ 144,510
	SIGNAGE & WAYFINDING- ALLOW \$5 PER SF	\$ 48,170	\$ -	\$ 48,170
	LAND ACQUISITION	BY OWNER	BY OWNER	BY OWNER
	PROJECT MANAGER / OWNER REP	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED
	EXPEDITING	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED
	LEED / WELL CERTIFICATION	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED
	SPECIAL INSPECTIONS / TESTING	\$ 25,000	\$ -	\$ 25,000
	RELOCATION / MOVING EXPENSES	\$ 5,000	\$ -	\$ 5,000
	UTILITY CONSUMPTION CHARGES	\$ 6,000	\$ -	\$ 6,000
	TECHNOLOGY,AV, SECURITY SYSTEMS EQUIPMENT	\$ 75,000	\$ -	\$ 75,000
	COMMUNICATIONS RADIOS	\$ 10,000	\$ -	\$ 10,000

SUBTOTAL SOFT COSTS	\$ 679,547	\$ 67,446	\$ 746,993
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ESCALATION & CONTINGENCIES

3.00%	ESCALATION	\$ 126,733	\$ 29,002	\$ 155,735
10.00%	DESIGN CONTINGENCY	\$ 435,117	\$ 99,573	\$ 534,690
3.00%	CONSTRUCTION CONTINGENCY ON TRADE COST	\$ 106,347	\$ 26,978	\$ 133,325
0.00%	OWNERS CONTINGENCY	TBD	TBD	TBD

SUBTOTAL ESCALATION & CONTINGENCIES	\$ 668,197	\$ 155,553	\$ 823,751
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FEES & INSURANCE

	PRECONSTRUCTION / PREDESIGN	\$ 70,000	w/ Building	\$ 70,000
	GENERAL CONDITIONS	\$ 430,000	w/ Building	\$ 430,000
3.00%	FEE	\$ 181,825	\$ 38,335	\$ 220,160
1.50%	INSURANCE	\$ 93,640	\$ 19,743	\$ 113,382
0.35%	BUILDERS RISK INSURANCE	\$ 22,177	\$ 4,676	\$ 26,853
1.25%	BONDING / DEFAULT INSURANCE	\$ 44,311	\$ 11,241	\$ 55,552
0.00%	PERFORMANCE & PAYMENT BOND	TBD	TBD	TBD

SUBTOTAL FEES & INSURANCE	\$ 841,953	\$ 73,994	\$ 915,947
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TOTAL PROJECT COST	\$ 5,734,590	\$ 1,196,277	\$ 6,930,866
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Easton EMS Facility
CONCEPTUAL CONSTRUCTION COST ESTIMATE
MOREHOUSE ROAD
EASTON, CT
PCC Project 35002963ES
May 13, 2022

QUALIFICATIONS & CLARIFICATIONS

THE FOLLOWING ARE NOT INCLUDED:

- COST OF THE BUILDING PERMIT (W/ SOFT COSTS)
- BUILDER'S RISK INSURANCE (W/ SOFT COSTS)
- DEMOLITION OF EXISTING STRUCTURES
- UTILITY COMPANY CHARGES & CONSUMPTION (W/ SOFT COSTS)
- ARCHEOLOGICAL DIGS AND COSTS RELATED TO SAME
- HAZARDOUS AND/OR CONTAMINATED MATERIAL REMOVALS
- REMOVAL OF OIL/GAS TANKS
- COST OF REGULATED MATERIAL DISPOSAL
- ROCK EXCAVATION
- FURNITURE, FIXTURES & EQUIPMENT (W/ SOFT COSTS)
- TEMPORARY HEAT & WINTER CONDITIONS
- SPRAYED-ON FIREPROOFING
- SPECIAL FOUNDATION WORK
- DEWATERING BY WELLPOINT SYSTEM
- LAWN IRRIGATION SYSTEM
- OFF-SITE AND ROADWAY IMPROVEMENTS



Easton EMS Facility

CONCEPTUAL CONSTRUCTION COST ESTIMATE
MOREHOUSE ROAD
EASTON, CT
PCC Project 35002963ES
May 13, 2022

AREA STUDY

OFFICE, 1ST FL	7,453
GARAGE	2,181
TOTAL (SF)	9,634

RETAIL BUILDING BUDGET // TOTAL ALL AREAS // QUANTITY SURVEY

ITEM NO.	TRADE // DESCRIPTION	QTY	U/M	UNIT RATE	TOTAL
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A EXCAVATION & FOUNDATION

	FOUNDATION EXCAVATION & BACKFILL			\$ 144,292	---
	SPREAD FOOTING EXCAVATION	308	CY	\$ 24.00	\$ 7,396
	STRIP FOOTING EXCAVATION	610	CY	\$ 24.00	\$ 14,640
	ELEVATOR PIT EXCAVATION	19	CY	\$ 24.00	\$ 444
	PUMPING OF SURFACE WATER	1	LOT	\$ 5,000.00	\$ 5,000
	FOUNDATION DRAINS	505	LF	\$ 35.00	\$ 17,675
	PERIMETER INSULATION, 4"V + 4"H	4,040	SF	\$ 5.00	\$ 20,200
	BACKFILL FOOTINGS AND FOUNDATIONS	765	CY	\$ 35.00	\$ 26,766
	FINE GRADE SLAB-ON-GRADE	9,634	SF	\$ 0.30	\$ 2,890
	ALLOW FOR U.G. PLUMBING & ELECTRICAL	1	LOT	\$ 5,000.00	\$ 5,000
	POROUS FILL UNDER SOG, 6"TH	178	CY	\$ 65.00	\$ 11,596
	DISPOSE OF EXCESS MATERIAL	172	CY	\$ 35.00	\$ 6,017
	ALLOW FOR SITE EXCAVATION BELOW BUILDING	833	CY	\$ 15.00	\$ 12,500
	ROCK EXCAVATION - ALLOWANCE	167	CY	\$ 85.00	\$ 14,167
	FOUNDATION CONCRETE			\$ 220,154	
	SPREAD FOOTINGS (AVG. 4' x 4' x 1.25')	19	CY	\$ 675.00	\$ 13,000
	STRIP FOOTINGS (3' x 1.25')	76	CY	\$ 675.00	\$ 51,469
	PERIMETER WALL GRADE BEAMS (3' x 1.0')	61	CY	\$ 800.00	\$ 48,800
	COLUMN PIERS	15	CY	\$ 850.00	\$ 13,096
	ELEVATOR PIT	0	CY	\$ 850.00	
	OFFICE SLAB-ON-GRADE, 5"TH, WWM REINFORCED	7,453	SF	\$ 8.00	\$ 59,624
	GARAGE SLAB-ON-GRADE, 8"TH, WWM REINFORCED	2,181	SF	\$ 12.50	\$ 27,263
	DAMP-PROOFING @ FOUNDATION WALLS	1,972	SF	\$ 3.50	\$ 6,902
	MISCELLANEOUS				
	MISC. PIT FRAMES, GRATES, ETC.	1	LOT	\$ 2,000.00	\$ 2,000
	TOTAL COST FOR EXCAVATION & FOUNDATIONS				\$ 366,445

B SUPERSTRUCTURE WORK

	L.G. EXTERIOR WALL FRAMING & SHEATHING	8,436	SF	\$ 18.00	\$ 151,848
	MISC. STRUCTURAL STEEL SUPPORT FRAMING @ GARAGE & MAIN ENTRY	1	LS	\$ 50,000.00	\$ 50,000
	L.G. HIP ROOF TRUSSES/FRAMING (6/12 PITCH) & PLYWOOD INCLUDING FASCIA & SOFFIT TRIMOUT	11,088	SF	\$ 22.00	\$ 243,936
	RATED CMU DEMISING WALL BETWEEN GARAGE & OFFICE AREA, 1ST FLOOR	866	SF	\$ 28.00	\$ 24,248
	RATED GWB DEMISING WALL BETWEEN GARAGE & OFFICE AREA, ATTIC SPACE	8,436	SF	\$ 14.00	\$ 118,104
	MISCELLANEOUS				---
	LADDER TO ATTIC MECHANICAL PLATFORM	1	EA	\$ 2,500.00	\$ 2,500
	BOLLARDS	8	EA	\$ 1,500.00	\$ 12,000
	TOTAL COST FOR SUPERSTRUCTURE WORK				\$ 602,636



Easton EMS Facility

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ITEM NO.	TRADE // DESCRIPTION	QTY	U/M	UNIT RATE	TOTAL
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C VERTICAL CIRCULATION

	STAIRS				---
	METAL STAIRS & RAILINGS (TO MECH MEZZANINE ONLY)	0	FLT	\$ 15,000.00	\$ -
	ELEVATORS				---
	HYDRAULIC ELEVATORS, 2 STOP, 14' TRAVEL, 2000#, STD. CAB	0	EA	\$ 95,000.00	\$ -
	CAB ALLOWANCE			\$ -	\$ -
	MISCELLANEOUS				---
	ELEVATOR PIT LADDERS	0	EA	\$ 2,500.00	\$ -
	ELEVATOR SILL ANGLES	0	EA	\$ 1,500.00	\$ -
	ELEVATOR SMOKE HOLE GRATES	0	EA	\$ 500.00	\$ -
	ELEVATOR HOIST BEAMS	0	EA	\$ 2,500.00	\$ -

TOTAL COST FOR VERTICAL CIRCULATION	\$ -
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D EXTERIOR ENCLOSURE

	EXTERIOR FAÇADE				---
	HARDI BOARD HORIZONTAL SIDING ON LG FRAMING BACKUP	8,436	SF	\$ 12.00	\$ 101,232
	AIR BARRIER	8,436	SF	\$ 6.00	\$ 50,616
	WINDOWS, 6' X 5' - ALUMINUM CLAD/ VINYL	30	EA	\$ 1,600.00	\$ 48,000
	ENTRY STOREFRONT	160	SF	\$ 110.00	\$ 17,600
	EXTERIOR D/F/H	10	EA	\$ 1,850.00	\$ 18,500
	O.H. DOORS, 10'W x 12' H - FRONT & REAR	8	EA	\$ 12,000.00	\$ 96,000
	ALLOW FOR CAULKING & SEALANTS	9,634	SF	\$ 0.75	\$ 7,226
	ROOFING				---
	SHINGLE ROOFING & FLASHING ON GABLE ROOF INCLUDING ICE/WATER & FLASHINGS	11,088	SF	\$ 10.00	\$ 110,880
	GUTTERS & LEADERS	1	LS	\$ 16,000.00	\$ 16,000
	MISC.				---
	ALLOW FOR MISC METALS	9,634	SF	\$ 1.50	\$ 14,451

TOTAL COST FOR EXTERIOR ENCLOSURE	\$ 480,505
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E FINISHES

	OFFICE / INTERIOR FITOUT COSTS	7,453	SF	\$ 50.00	\$ 372,650
	MILLWORK	<<WITH ABOVE>>			
	VISUAL DISPLAY BOARDS	<<WITH ABOVE>>			
	GARAGE FINISHES	2,181	SF	\$ 35.00	\$ 76,335
	TOILET ROOM FINISHES	700	SF	\$ 65.00	\$ 45,500
	CLEAN UP / RUBBISH REMOVAL / PROTECTION MATERIALS	35	WKS	\$ 2,800.00	\$ 96,992
	TEMPORARY & OSHA PROTECTION	9,634	SF	\$ 1.00	\$ 9,634

TOTAL COST FOR FINISHES	\$ 601,111
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Easton EMS Facility

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MOREHOUSE ROAD
EASTON, CT
PCC Project 35002963ES
May 13, 2022

AREA STUDY

OFFICE, 1ST FL	7,453
GARAGE	2,181
TOTAL (SF)	9,634

RETAIL BUILDING BUDGET // TOTAL ALL AREAS // QUANTITY SURVEY

ITEM NO.	TRADE // DESCRIPTION	QTY	U/M	UNIT RATE	TOTAL
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F EQUIPMENT

	MECHANICS WORK BENCH AREA	1	LS	\$ 5,000.00	\$ 5,000
	DOUBLE WALL FUEL STORAGE FILL TANK	1	LS	\$ 15,000.00	\$ 15,000
	LOCKERS	20	EA	\$ 650.00	\$ 13,000
	LAUNDRY & PANTRY APPLIANCES	1	LS	\$ 20,000.00	\$ 20,000
	MEDICAL EQUIPMENT (CPR / TANKS / ETC)	<<BY OWNER>>			\$ -

TOTAL COST	\$ 53,000
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H FIRE PROTECTION

	FIRE PROTECTION SERVICES	9,634	SF		---
	OFFICE	7,453	SF	\$ 6.50	\$ 48,445
	GARAGE	2,181	SF	\$ 6.50	\$ 14,177
					\$ -

TOTAL COST FOR FIRE PROTECTION	\$ 62,621
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I PLUMBING

	PLUMBING SERVICES	9,634	SF	\$ 30.00	\$ 289,020
	SERVICE ENTRANCE	<<W/ ABOVE>>			
	DOMESTIC MAINS AND RISERS	<<W/ ABOVE>>			
	HOT WATER PLANT	<<W/ ABOVE>>			
	GAS SYSTEMS	<<W/ ABOVE>>			
	SANITARY MAINS & RISERS	<<W/ ABOVE>>			
					\$ -

TOTAL COST FOR PLUMBING	\$ 289,020
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J HVAC

	CORE & SHELL HVAC & CONTROLS	9,634	SF	\$ 40.00	\$ 385,360
	OFFICE - HEATING & COOLING	7,453	SF	<<W/ ABOVE>>	
	GARAGE - VENTILATION & HEATING	2,181	SF	<<W/ ABOVE>>	
	GARAGE CO2 DETECTION & EXHAUST SYSTEM	2,181	SF	<<W/ ABOVE>>	
					\$ -

TOTAL COST FOR HVAC	\$ 385,360
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GARAGE	2,181
TOTAL (SF)	9,634

RETAIL BUILDING BUDGET // TOTAL ALL AREAS // QUANTITY SURVEY

ITEM NO.	TRADE // DESCRIPTION	QTY	U/M	UNIT RATE	TOTAL
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K ELECTRICAL

	CORE & SHELL ELECTRICAL	9,634	SF	\$ 30.00	\$ 289,020
	LIGHTING	9,634	SF	\$ 10.00	\$ 96,340
	GENERATOR SYSTEM	1	LS	\$ 100,000.00	\$ 100,000
	FIRE ALARM	9,634	SF	\$ 3.50	\$ 33,719
					\$ -

TOTAL COST FOR ELECTRICAL	\$ 519,079
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L TELCOM & SECURITY

	TELCOM	9,634	SF	\$ 4.50	\$ 43,353
	SECURITY	9,634	SF	\$ 2.50	\$ 24,085
	AUDIO VISUAL	9,634	SF	\$ 5.00	\$ 48,170
	COMMUNICATIONS EQUIPMENT / RADIOS	<<BY OWNER>>			

TOTAL COST TELCOM & SECURITY	\$ 115,608
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Easton EMS Facility
CONCEPTUAL CONSTRUCTION COST ESTIMATE
MOREHOUSE ROAD
EASTON, CT
PCC Project 35002963ES
May 12, 2022

SITE WORK BUDGET // TOTAL ALL AREAS // QUANTITY SURVEY

DIV. #	TRADE // DESCRIPTION	QUANTITY	U/M	UNIT	TOTAL
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SURVEY REQUIREMENTS

	PROVIDE FOR UTILITY SURVEY	1	LS	\$ 3,500.00	\$ 3,500
	PROVIDE FOR LINE & GRADE	1	LS	\$ 5,000.00	\$ 5,000
	PROVIDE FOR CONSTRUCTION LAYOUT	1	LS	\$ 10,000.00	\$ 10,000
					\$ -
	TOTAL COST				\$ 18,500

02010 BUILDING DEMOLITION

	BUILDING DEMO		<<ASSUME NOT REQUIRED>>		
					\$ -
	TOTAL COST				May 13, 2022

02100 SITEWORK

	SITE PREPARATION AND REMOVALS				---
	REMOVAL OF TREES AND OTHER VEGETATION INDICATED TO BE REMOVED	32,000	SF	\$ 3.00	\$ 96,000
	REMOVE AND RECYCLE CURBS, SIDEWALKS AND PAVEMENTS (ASPHALT & CONCRETE) AS REQUIRED	-	SF	\$ -	\$ -
	PROVIDE TRAFFIC CONTROLS, FLAGMEN, BARRICADES & PROTECTION AS REQUIRED TO MAINTAIN SAFE SITE	1	LS	\$ 5,000.00	\$ 5,000
	SITE PROTECTION				---
	PERIMETER CONSTRUCTION FENCE w/ WIND SCREEN	765	LF	\$ 12.00	\$ 9,180
	CONSTRUCTION GATES	2	EA	\$ 3,000.00	\$ 6,000
	EROSION AND SEDIMENT CONTROLS				---
	CONSTRUCTION ENTRANCE	2	EA	\$ 1,500.00	\$ 3,000
	SILT FENCE	765	LF	\$ 5.00	\$ 3,825
	INLET PROTECTION	1	LS	\$ 5,000.00	\$ 5,000
	MAINTENANCE	10	MOS	\$ 500.00	\$ 5,000
	DUST CONTROL & STREET SWEEPING, DAILY DURING FOUNDATION CONSTRUCTION WORK	10	MOS	\$ 500.00	\$ 5,000
	REMOVE ALL TEMPORARY EROSION CONTROLS AT COMPLETION OF PROJECT	1	LS	\$ 3,000.00	\$ 3,000
	EARTHWORK FOR SITE & STRUCTURE				---
	STRIP & STOCKPILE TOPSOIL	593	CY	\$ 12.00	\$ 7,111
	PROVIDE CUTS AND LOADING OF TRUCKS, TO BRING PROJECT SITE TO THE SUBGRADE	1,185	CY	\$ 15.00	\$ 17,778
	HAUL EXCESS EXCAVATED MATERIAL & DISPOSE	1,778	CY	\$ 32.00	\$ 56,889
	ROUGH GRADE SITE	22,366	SF	\$ 1.50	\$ 33,549
	TOTAL COST				\$ 256,332

**PAVARINI****Easton EMS Facility****CONCEPTUAL CONSTRUCTION COST ESTIMATE****MOREHOUSE ROAD****EASTON, CT****PCC Project 35002963ES****May 12, 2022****SITE WORK BUDGET // TOTAL ALL AREAS // QUANTITY SURVEY**

DIV. #	TRADE // DESCRIPTION	QUANTITY	U/M	UNIT	TOTAL
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STORM DRAINAGE ALLOWANCE

	ALLOWANCE FOR SITE STORM WATER SYSTEM PIPING AND APPURTENANT DRAINAGE STRUCTURES INCLUDING:	32,000	SF	\$ 4.00	\$ 128,000
	F/I NEW MANHOLES, AREA DRAINS & CATCH BASINS				---
	F/I TRENCH DRAIN @ GARAGE ENTRY'S				---
	F/I STORM DRAINAGE PIPING				---
	PROVIDE CONNECTIONS TO EXISTING MH				---
	F/I UNDERGROUND DETENTION SYSTEM				---
	PROVIDE GRAVEL BACKFILLS				---
	PROVIDE ENGINEERED & STAMPED DRAWINGS				---

	TOTAL COST				\$ 128,000
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SITE UTILITIES

	SANITARY				---
	ALLOWANCE TO TIE FORCE MAIN INTO SAMUEL STAPLES ELEMENTARY SCHOOL SEPTIC SYSTEM	1	LS	\$ 50,000.00	\$ 50,000
	WATER (FROM MOREHOUSE RD)				---
	PROVIDE WATER SERVICE TO BUILDING	125	LF	\$ 85.00	\$ 10,625
	PROVIDE FIRE WATER SERVICE TO BUILDING	125	LF	\$ 120.00	\$ 15,000
	F/I WATER METER PIT	1	LS	\$ 3,500.00	\$ 3,500
	E&B FOR WATER SERVICE	125	LF	\$ 45.00	\$ 5,625
	ALLOW FOR HYDRANT	1	EA	\$ 8,500.00	\$ 8,500
	GAS (FROM MOREHOUSE RD)				---
	E&B FOR GAS SERVICE	125	LF	\$ 45.00	\$ 5,625
	ELECTRIC & DATA (FROM MOREHOUSE RD)				---
	E&B FOR PRIMARY SERVICE	100	LF	\$ 45.00	\$ 4,500
	F/I TRANSFORMER PAD	1	EA	\$ 3,500.00	\$ 3,500
	E&B FOR SECONDARY SERVICE	25	LF	\$ 45.00	\$ 1,125
	E&B FOR DATA CONDUITS	125	LF	\$ 45.00	\$ 5,625
	MISC.				---
	PROVIDE RESTORATION OF TOWN ROAD AFTER UTILITY WORK	1	LS	\$ 10,000.00	\$ 10,000
	PROVIDE TRAFFIC CONTROLS, FLAGMEN, BARRICADES & PROTECTION AS REQUIRED TO MAINTAIN SAFE SITE	1	LS	\$ 5,000.00	\$ 5,000
					\$ -

	TOTAL COST				\$ 128,625
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Easton EMS Facility

CONCEPTUAL CONSTRUCTION COST ESTIMATE

MOREHOUSE ROAD

EASTON, CT

PCC Project 35002963ES

May 12, 2022

SITE WORK BUDGET // TOTAL ALL AREAS // QUANTITY SURVEY

DIV. #	TRADE // DESCRIPTION	QUANTITY	U/M	UNIT	TOTAL
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SITE ELECTRIC

	F/I PRIMARY (2-5" X 100 LF) & SECONDARY PVC CONDUITS (4-5" X 25 LF) FROM MOREHOUSE RD	300	LF	\$ 35.00	\$ 10,500
	F/I SECONDARY CABLE & GROUND	25	LF	\$ 110.00	\$ 2,750
	F/I SITE LIGHT POLES, CONDUIT, WIRE & BASES	8	EA	\$ 5,000.00	\$ 40,000
					\$ -
	TOTAL COST				\$ 53,250

PAVING, WALKS & CURBS

	SITE CONCRETE				---
	F/I CONCRETE CURBS	1,215	LF	\$ 40.00	\$ 48,600
	F/I CONCRETE WALKWAYS	925	SF	\$ 7.50	\$ 6,938
	F/I SLOPED H.D. CONCRETE SLAB @ GARAGE ENTRY	900	SF	\$ 12.00	\$ 10,800
	ASPHALT PAVING & CURBS				---
	F/I H.D. PAVING IN DRIVE AREAS	8,160	SF	\$ 4.00	\$ 32,640
	F/I L.D. PAVING IN PARKING STALLS	10,720	SF	\$ 3.50	\$ 37,520
	PROVIDE SUBBASE MATERIAL FOR PAVEMENTS AND WALKS. SLOPE AS REQUIRED FOR DRAINAGE	767	CY	\$ 65.00	\$ 49,845
	PROVIDE LINE STRIPING & SYMBOLS FOR LOWER & UPPER LEVEL PARKING LOT	1	LS	\$ 6,500.00	\$ 6,500
	MISC. SITE ITEMS				---
	BOLLARDS	1	LS	\$ 5,000.00	\$ 5,000
	TOTAL COST				\$ 197,843

SITE IMPROVEMENTS

	ALLOW FOR MISC. SITE IMPROVEMENTS	1	ALLOW	\$ 15,000.00	\$ 15,000
	OUTDOOR REC AREAS		<<W/ ABOVE>>		\$ -
	FENCING		<<W/ ABOVE>>		\$ -
	MISC. FURNITURE & TRASH CANS ETC		<<W/ ABOVE>>		\$ -
	TOTAL COST				\$ 15,000

BUILDING PROGRAM

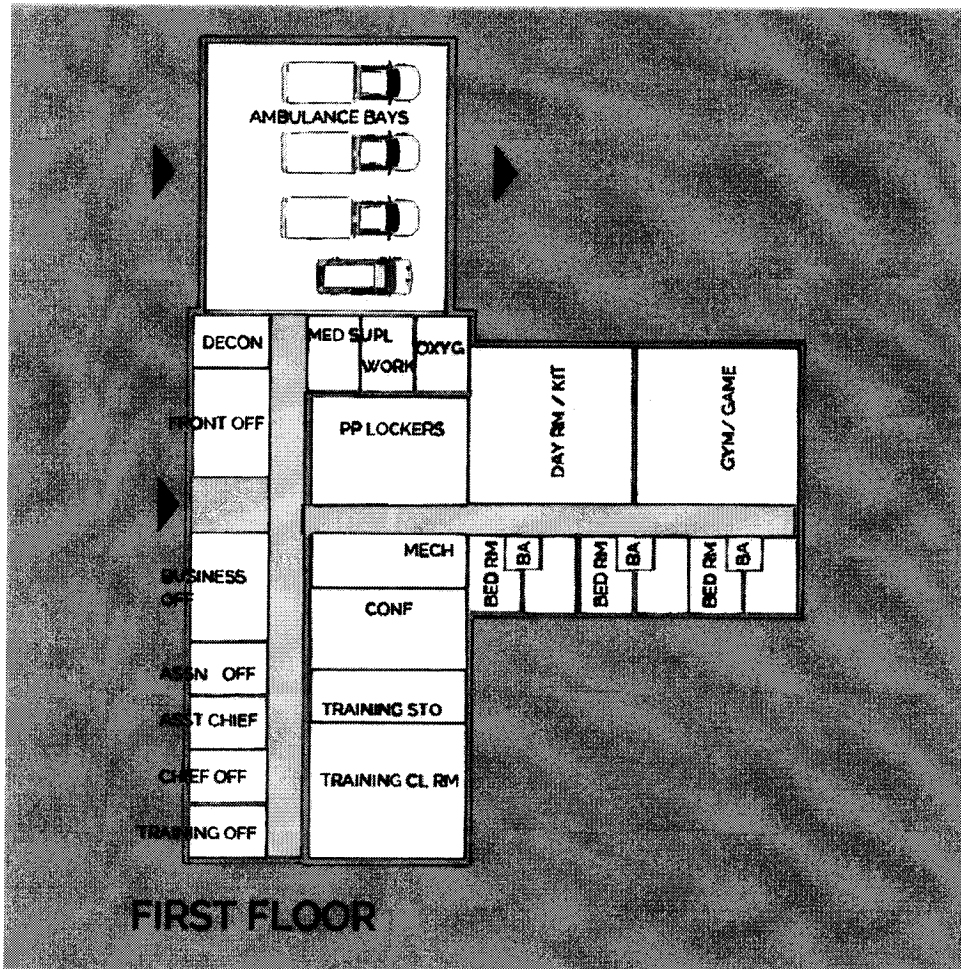
(4.1.22)

Easton EMS HQ- list of wants and needs for a building

NSF

3,000 SF	• 4 to 6 ambulance bays	500 SF / bay
600	• 6 Dorm style bed rooms (3 male, 3 female)	6 bed rooms at 100 SF
300	• Lavatory and showers to support 6 dorms (male and female)	3 unisex toilet/shower rooms @ 80 SF
150	• Laundry area	
	o Laundry area/decon area (sink) for bio hazard	✓
200	• Secure Medical supply storage	✓
100	• Work bench area and gasoline equipment storage area	/ 2 @ 100 see sample plan @ ambulance bays
50	• Oxygen storage area	/
700	• Training class room for 30 students (power point and remote learning capable)	/
120	• Training office for 2 staff	/
200	• Training storage for CPR manikins, extra tables/chairs, also can be used as break out room for 1 on 1 training	
120	• Chiefs' office	/
120	• Presidents / Association office	/
120	• Asst. Chiefs office, 2 persons	/
240	• Business / Directors' office, 4 persons	/
300	• Conference room for 10 to 16 people	?
	• Elevator, stairwells to meet fire code	← 25sf/per 12x25=
480	• 40 mid-size lockers	12sf per locker
750	• Day room (Living room/Kitchen) for 8 people	
250	• Front office / report writing / radio room for 3 people to complete reports	
	• Paved parking area for 30 to 40 cars	
750	• Gym/game room area.	big guess here.....made it the size of hotel "small" fitness area.
	• Dishwasher in kitchen	
80	• Communications closet	
	• Security system	
8,630 NSF		

helps massing but I'm not seeing the benefit of 2 stories unless the site dictates



Easton EMS

CONCEPT PLAN
April 4, 2022



END OF YEAR TRANSFERS MEETING 9/6/22							
#1							
Department	From Account Name	From Acct#	Amount	To Account Name	To Acct#	Transfer Amount	Special Appropriation Amount
Town Clerk **	Full Time Wages	01101000-5106	5,210.00	Contingency	05830000-5132	5,210.00	Funds in account to cover retirement
First Selectman **	Extra Clerical	01201000-5121	1,137.21	Union Position	01201000-5128	1,137.21	Union Contract
Treasurer **	Extra Clerical	01801000-5121	1,137.68	Union Position	01801000-5128	1,137.68	Union Contract
Assessor	Contingency	05830000-5132	769.88	Union Position	01901000-5106	769.88	Union Contract
	Services & Fees	01902000-5200	383.37	Materials & Supplies	01904000-5400	383.37	Additional Postage
Tax Collector	Contingency	05830000-5132	259.04	Union Position	02101000-5117	259.04	Union Contract
	Contingency	05830000-5132	185.50	Union Position	02101000-5119	185.50	Union Contract
Planning & Zoning	Contingency	05830000-5132	305.98	Non Union Shared Pos.	02401000-5128	305.98	Union Contract
	Contingency	05830000-5132	3,766.62	Part Time Union Position	02401000-5128	3,766.62	Employee Retiree - M.A.
	Services & Fees	02402000-5200	2,450.70	Materials & Supplies	02404000-5400	2,450.70	Desks & Folders
	Services & Fees	02402000-5200	223.24	Cell Phone	02405000-5556	223.24	Reimbursement
ZBA	Legal Notices	02502000-5250	660.54	Meetings	02501000-5123	660.54	Transcription services
	Union Position	02501000-5128	396.28	Meetings	02501000-5123	396.28	Transcription services
Building	Services & Fees	02602000-5200	3.18	Material & Supplies	02604000-5400	3.18	Additional Postage
	Non-union	02601000-5119	479.95	PT Union	02601000-5107	479.95	Union Contract
	Non-union	02601000-5119	111.95	PT Union	02601000-5121	111.95	Additional Hours
Technology	Computer Services	02702000-5227	1,229.52	Computer Supplies	02704000-5453	1,229.52	Additional Microsoft license
							Camera & Microphone for Zoom
Town Hall	Contingency	05830000-5132	1,102.16	Union Position	02801000-5128	1,102.16	Union Contract
	Maintenance & Repairs	02808000-5800	938.36	Services & Fees	02802000-5200	938.36	Increase in Cleaning Services
	Maintenance & Repairs	02808000-5800	1,581.34	Materials & Supplies	02804000-5400	1,581.34	Flagpole
Communications	Contingency	05830000-5132	15,935.20	Dispatch Wages	02901000-5111	15,935.20	Union Contract
	Contingency	05830000-5132	2,986.91	Dispatch OT Wages	02901000-5112	2,986.91	Union Contract

END OF YEAR TRANSFERS MEETING 9/6/22							
#1							
Department	From Account Name	From Acct#	Amount	To Account Name	To Acct#	Transfer Amount	Special Appropriation Amount
	Contingency	05830000-5132	1,000.00	Longevity	02901000-5113	1,000.00	Union Contract
	Contingency	05830000-5132	3,172.56	OT	02901000-5112	3,172.56	Union Contract
	Non-union	02901000-5119	565.13	Holiday Pay	02901000-5114	565.13	Union Contract
	Non-union	02901000-5119	968.12	OT	02901000-5112	968.12	Weekend Coverage
	Material & Supplies	02904000-5400	695.14	OT	02901000-5112	695.14	Weekend Coverage
	Material & Supplies	02904000-5400	64.04	Service & Fees	02902000-5200	64.04	Increased Cost/Fuel
	Material & Supplies	02904000-5400	54.00	Uniforms	02926000-5026	54.00	New Hire
	Education	02906000-5600	231.00	OT	02901000-5112	231.00	Weekend Coverage
	Mileage Reimbursement	02907000-5777	150.00	OT	02901000-5112	150.00	Vac/Weekend Coverage
Comm for Aging	Education	03006000-5600	71.08	Services & Fees	03002000-5200	71.08	Additional Service
660 Morehouse	Utilities	03200099-4032	85,182.50	Utilities	03210000-5000	85,182.50	Tenant Paid
Senior Center	Contingency	05830000-5132	637.87	FT Union	03138010-5119	637.87	Union Contract
	Transportation	03138070-5757	1,889.10	Communication	03105000-5500	1,889.10	Budget Adjustment
	Van Maintenance & Rep	03138080-5800	2,435.76	Communication	03105000-5500	2,435.76	Budget Adjustment
Police **	Regular Wages	03601000-5111	19,208.43	OT	03601000-5112	19,208.43	Open Shift / Work Comp
	Holiday Pay	03601000-5114	35,574.22	OT	03601000-5112	35,574.22	Open Shift / Work Comp
	Certifications	03601000-5124	2,350.00	OT	03601000-5112	2,350.00	Open Shift / Work Comp
	Education	03606000-5600	14,535.67	OT	03601000-5112	14,535.67	Open Shift / Work Comp
	Transportation	03607000-5757	944.84	OT	03601000-5112	944.84	Open Shift / Work Comp
	Transportation	03607000-5757	750.00	Longevity	03601000-5113	750.00	Union Contract
	Transportation	03607000-5757	1,893.70	Detective	03601000-5131	1,893.70	Union Contract
	Transportation	03607000-5757	480.67	Services & Fees	03602000-5200	480.67	Increased Costs
	Transportation	03607000-5757	473.00	Materials & Supplies	03604000-5400	473.00	Increased Costs
	Transportation	03607000-5757	2,948.04	Maintenance & Repair	03608000-5800	2,948.04	Additional repairs
	Transportation	03607000-5757	765.00	Pre-Hire Testing	03622000-5022	765.00	New Hire Testing
	Transportation	03607000-5757	6,494.33	Sergeant - Union	03641010-5104	6,494.33	Union Contract
	Clothing Allowance	03626000-5026	580.35	Sergeant - Union	03641010-5104	580.35	Union Contract
	Clothing Allowance	03626000-5026	417.27	Administrative Assistant	03641010-5105	417.27	Union Contract
	Communications	03605000-5500	793.71	Administrative Assistant	03641010-5105	793.71	Union Contract
	Communications	03605000-5500	210.96	Records Clerk	03641010-5106	210.96	Union Contract
	Extra Clerical	03641010-5121	1,000.00	Records Clerk	03641010-5106	1,000.00	Union Contract
	Special Duty	03600099-4117	207,603.34	Special Duty	03601000-5115	207,603.34	Special Duty Services

END OF YEAR TRANSFERS MEETING 9/6/22							
#1							
Department	From Account Name	From Acct#	Amount	To Account Name	To Acct#	Transfer Amount	Special Appropriation Amount
Fire	Wages / OT	03701000-5112	50,097.12	Regular Wages	03701000-5111	50,097.12	Change in Staff
	Material & Supplies	03704000-5400	827.95	Communications	03705000-5500	827.95	Additional Costs
	Services & Fees	03702000-5200	2,340.60	Uniforms	03726000-5026	2,340.60	Two New Hires
Conservation **	Contingency	05830000-5132	2,387.59	Non-Union	04001000-5129	2,387.59	Retiree - P.D.
	Services & Fees	04002000-5250	187.86	Material & Supplies	04004000-5400	187.86	Desk
Recycling	Services& Fees	04102000-5200	173.33	Communications	04105000-5500	173.33	Increased Costs
Public Works **	Incentive Pay	04201000-5118	400.00	Longevity	04201000-5113	400.00	Clerical Error
	Regular Wages	04201000-5111	3,425.47	Wages - Admin	04241010-5106	3,425.47	Union Contract/Extra Hours
	Regular Wages	04201000-5111	16,180.48	Wages - Maintainer I	04244010-5105	16,180.48	Delayed Promotion
	OT	04201000-5112	9,873.23	OT - Maintainer/Supervisor	04244010-5112	9,873.23	Budget Adjustment
	Regular Wages	04201000-5111	328.63	Supervisor	04244010-5103	328.63	Additional Day not budgeted
EMS	Contingency	05830000-5132	1,620.93	Regular Wages	04801000-5111	1,620.93	Union Contracts
	Special Duty	04801000-5115	7,848.00	PT Non-Union	04801000-5119	7,848.00	Extra Hours to cover vac/sick
	OT Wages	04801000-5112	494.85	PT Non-Union	04801000-5119	494.85	Extra Hours to cover vac/sick
	Communication	04805000-5500	152.09	Education	04806000-5600	152.09	Additional Classes
	Communication	04805000-5500	128.20	Transportation	04807000-5700	128.20	Increased Calls
	Communication	04805000-5500	449.44	Uniforms	04826000-5026	449.44	Additional Volunteers
Funds Available for Salary							
Library **	FT Union	05101000-5107	1,102.16	Union Position	05101000-5128	1,102.16	Union Negotiations
	Library Resources	05170340-5451	379.94	Services & Fees	05102000-5200	379.94	Increase in Cleaning Service
	Library Resources	05170340-5451	563.34	Materials & Supplies	05104000-5400	563.34	Increased Costs
	Library Resources	05170340-5451	15.02	Communication	05105000-5500	15.02	Increased Costs
	Library Resources	05170340-5451	24.00	Drug Testing	05122000-5023	24.00	New Hire
Park & Recreation	Services & Fees	05202000-5200	1,048.75	Communications	05205000-5500	1,048.75	Increased Costs
	Contingency	05830000-5132	1,217.51	Supervisor - Union	08001000-5120	1,217.51	Union Negotiations
	Contingency	05830000-5132	1,043.88	FT Union	08001000-5106	1,043.88	Union Negotiations
Tree Warden	Material & Supplies	05304000-5400	320.57	Mileage Reimbursement	05307000-5777	320.57	Increased Workload
Pension	Defined Contribution	05401000-5050	9,851.14	Legal Expenses	05402000-5249	9,851.14	Legal for transfer of funds
	Pension	05401000-5044	2,271.36	Legal Expenses	05402000-5249	2,271.36	Legal for transfer of funds

END OF YEAR TRANSFERS MEETING 9/6/22							
#1							
Department	From Account Name	From Acct#	Amount	To Account Name	To Acct#	Transfer Amount	Special Appropriation Amount
Capital Transfers							
Assessor	Capital -Revaluation	01935000-5035	17,000.00	Capital Account	44500099-4444	17,000.00	Revaluation
Fire	Capital - Fire Truck	03735000-5036	120,000.00	Capital Account	40237099-4156	120,000.00	Engine Accrual
	Capital	03735000-5035	12,000.00	Capital Account	40237099-4156	12,000.00	Engine Accrual
EMS	Capital - Ambulance	04835000-5037	90,000.00	Capital Account	41700099-4444	90,000.00	Ambulance Accrual
Total			783,937.88			783,937.88	0.00
Special Appropriation							
Communication				OT	02901000-5112	2,458.38	Weekend Coverage
Cemetery				Material & Supplies	03404000-5400	550.83	
Debt Service				Bonding Counsel	06002000-5225	1,650.00	New Reporting Requirement
Total Special Appropriations						4,659.21	