

EXHIBIT A

South Windsor Public Schools
Pleasant Valley Elementary School
Planning and Zoning Requests

Date: 7/13/2021

PHASE	ITEM #	DESCRIPTION	COST ESTIMATE LOW RANGE	COST ESTIMATE HIGH RANGE	COST ESTIMATE AVERAGE	Eligible for Reimbursement	In Support of Educational Specification	NOTES
SIDEWALKS/WALKWAYS								
CD	1.0	Asphalt Walk from Gym to lower ball fields lot	\$ 327,627.00	\$ 457,504.00	\$ 392,565.00	No	No	- Lower parking lots are not required to support school functions, proposed parking adjacent to the school provides adequate parking
CD	2.0	Asphalt Walk from SW corner of faculty lot to bus turn around				N/A	No	-SWPS Facilities team is concerned with burden of snow removal
CD	3.0	Extend Concrete walk for one additional bus at turn around				N/A	No	- Current plan accommodates up to 16 buses. Only 11-12 are required
CD	4.0	Identify number of buses that are expected to serve the school on a daily basis				N/A	N/A	- Adding crosswalk across bus drop off drive creates unsafe conditions -SWPS identified 11-12 buses will serve the site
CD	5.0	Install sidewalk along Long Hill Road				No	No	-Not within property limits. -Recommend submitting request to capital projects committee
CD	6.0	Install Sidewalk along Ellington Road				No	No	-SWPS Facilities team is concerned with burden of snow removal
CD	7.0	Concrete sidewalk along east/west connector driveway				Yes	Yes	-Has been included in Design Development documentation
CD	8.0	Add concrete walk from east iPOP stair exit to existing sidewalk				Yes	Yes	-Will include as an alternate bid -Will be completed as requested and can be absorbed in current budget
CD	9.0	Asphalt walk from southern existing path to school				N/A	No	-Can include as an alternate bid. Safety concerns need to be evaluated with school staff
CD	10.0	Identify width of sidewalks throughout site				N/A	N/A	-See attached memo
CROSSWALKS								
			\$ 26,000.00	\$ 34,500.00	\$ 30,250.00			-Not within property limits -Recommend further study on any crosswalks/flashing lights on public roadways be discussed with SWPD, OSTA, and School transportation department
CD	11.0	Add two crosswalks on Long Hill Road (no flashing lights)				No	No	

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CD	12.0	Flashing Lights for crosswalk at Main Entrance @ Ellington				No	No	-Not within property limits -Recommend further study on any crosswalks/flashing lights on public roadways be discussed with SWPD, OSTA, and School transportation department -Town Engineer recommended removal
CD	13.0	Existing crosswalk to remain on Ellington	\$ 71,073.00	\$ 92,704.00	\$ 81,888.50	N/A	N/A	-Recommend further study on any crosswalks/flashing lights on public roadways be discussed with SWPD, OSTA, and School transportation department
PARKING								
CD	14.0	Vehicular control gate to prevent cut-through traffic				N/A	No	SWPS has safety concerns as well as concern regarding snow removal, and maintenance
CD	15.0	Upgrade timber guardrail to meet Merritt Parkway standard				N/A	No	-Speed deterrents have been included
CD	16.0	Designate 2 Accessible parking spaces closer to gym entrance				No	No	-To be reviewed with SWPD and SWFD
CD	17.0	Identify type and number of special events that will be occurring				N/A	N/A	-Project team does not feel the additional reinforcement would be required for the proposed condition
CD	18.0	Identify additional parking for special events				N/A	N/A	-Will be completed as requested and can be absorbed in current budget
CD	19.0	Express concerns with entrance to parent parking lot on west side of the building				N/A	N/A	-See attached memo -See attached memo -Design team proposes single ingress only access, and two way traffic in the parking area, and introduction of exit point at north parking area.
RECREATIONAL FIELDS/LANDSCAPING								
CD	20.0	Artificial turf in lieu of natural grass	\$ 1,745,984.00	\$ 2,316,701.00	\$ 2,031,342.50	No	No	-The value of this would exceed our project budget -Natural grass preferred for use by young children -Maintenance will be done by SWPS Facilities teams

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CD	21.0	Courtyard Irrigation if natural grass				No	No	- This does not support energy conservation measures supported by the CT High Performance Building requirements - Project will lose points required by CTHPB requirements and will require project to find other measures to provide such points that may be more costly to achieve - Prior projects have not provided irrigation strategy. Acceptance subject to budget status post GMP
CD	22.0	Lower baseball field with underdrains, fences, and parking lot				No	No	- Will consider as part of bid alternate strategy. Acceptance subject to budget status post GMP
CD	22.1	Professional Services design fee for Item 14 (7% Design Fee)				No	No	- Will consider as part of bid alternate strategy. Acceptance subject to budget status post GMP
CD	23.0	Additional Multipurpose fields w/ underdrains and retaining wall				No	No	- Will consider as part of bid alternate strategy. Acceptance subject to budget status post GMP
CD	23.1	Professional Services design fee for Item 15 (7% Design Fee)				No	No	- Will consider as part of bid alternate strategy. Acceptance subject to budget status post GMP
CD	24.0	Mow strip around building				N/A	N/A	- Phase II and Phase III design teams were not in support of this for prior school projects - PV design team has not incorporated mow strips in any prior school projects in past 30 years - Existing schools are currently maintained without mow strips
LIFE SAFETY								
CD	25.0	Question raised regarding fire drills				N/A	N/A	- School principal and fire marshal have reviewed the plans and have confirmed that they do not have concerns for the school to safely evacuate and assemble for fire drills
			\$ 4,013,741.00	\$ 5,345,314.00	\$ 4,679,527.50			

Dear Planning and Zoning Commission members,

In my previous submission to Planning & Zoning I mentioned there might be cost savings by upgrading from a 5' concrete sidewalk to an 8' or 10' bituminous multi-use side path along Ellington Road at the new Pleasant Valley School.

I wish to now better define this cost reduction. Using the numbers that a nearby engineering firm uses for estimates of \$15/sq ft for concrete and \$55/sq yd for bituminous the calculated estimated cost of a 5' sidewalk would be \$75 per linear ft. while the cost for 8' bituminous would be \$49 per linear ft. and 10' would be \$61 per linear ft.

I believe the previously stated reasons for better access, maintainability, together with lower cost support consideration for incorporating an 8' or 10' bituminous path in place of the 5' concrete sidewalk presently on site drawings.

Sincerely,

Robert Dickinson

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(Formerly of South Windsor for 57 years)