

*East Haven Board of Education*



*East Haven Public Schools  
35 Wheelbarrow Lane  
East Haven, CT 06513*

*203-468-3262  
FAX 203-468-3918  
jball@mail.east-haven.k12.ct.us*

*12/17/2015*

Sal Brancati  
Director of Administration & Management  
Town of East Haven  
250 Main Street  
East Haven, CT. 06512

Dear Mr. Brancati,

This letter is in response to our phone conversation regarding the Board of Education's future intentions for 200 Tyler St. (Old High School). To this date the Board has had several proposals presented to us and 200 Tyler St. has not been a part of any futures plans being considered by the Board at this time. As you know the Board is looking at a major revamping of our K-12 program in which renovations and expansion of several of our current schools would be targeted as well as the closing of two or possibly three schools in that process. The Board as well as the other Town agencies are going to be accessing these plans and looking at the cost associated to them and in all our discussions it was represented that utilization of 200 Tyler St would be cost prohibitive. Above all we have to balance the educational needs of the district and tax payer's ability to afford it.

Should you need any further input please feel free to contact me.

Sincerely,

*John Finkle*  
John Finkle

Chairman of the Board Education



EAST HAVEN

PAUL S. RIZZA

Director of Finance

*Memorandum*

To: *Sal Brancati, Administration & Management*

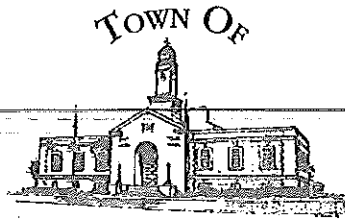
From: *Paul S. Rizza, Director of Finance*

Subject: *East Haven High School Pool 200 Tyler Street*

Date: *December 22, 2015*

*According to our accounting records, it has cost the Town \$352,439 in electricity for the pool and \$261,365 in natural gas from July 1, 2007 through June 30, 2015.*

*Annual - \$ 76,725.50- pool only*



EAST HAVEN

PURCHASING DEPARTMENT

MARGARET C. RACCIO

Purchasing Agent

Date: Dec. 16, 2015

To: Sal Brancati, Director, Administration and Management

From: Margaret C. Raccio, Purchasing Agent *MCR*

Re: 200 Tyler Street

The Old High School, at 200 Tyler Street for Utilities for a 12 month period average out to be between \$ 130,000.00 to \$ 140,000.00.

If I can be of further assistance please do not hesitate to contact me.

*↳ casts. prior to closing  
the school? - yearly?*

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## *Memorandum*

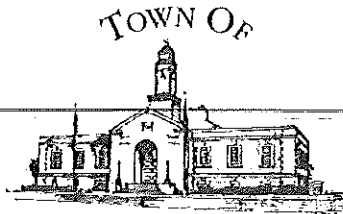
*To: Sal Brancati, Administration & Management*

*From: Jim Keeley, Accounting Supervisor* *JK*

*Subject: East Haven High School 200 Tyler Street*

*Date: December 22, 2015*

*In conferring with public service, approximately 4 employee work hours are allocated to upkeep at the old high school each week. That would be a cost of \$7400 per year.*



EAST HAVEN

PAUL S. RIZZA

Director of Finance

*Memorandum*

To: *Sal Brancati, Administration & Management*

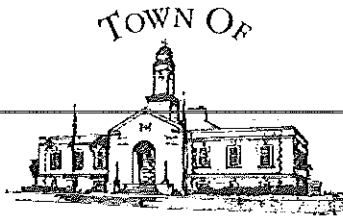
From: *Paul S. Rizza, Director of Finance*

Subject: *East Haven High School Pool 200 Tyler Street*

Date: *December 22, 2015*

*According to our accounting records, the Town has spent \$46, 813 in chemicals for the pool at the old high school from July 1, 2007 until June 30, 2015.*

*↳ \$6,000 yr.*



EAST HAVEN

PAUL S. RIZZA

Director of Finance

*Memorandum*

To: *Sal Brancati, Administration & Management*

From: *Paul S. Rizza, Director of Finance*

Subject: *East Haven High School 200 Tyler Street*

Date: *December 22, 2015*

*The Old East Haven High School has cost The Town \$ 10,872.00 a year for Insurance costs.*

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## *Memorandum*

*To: Sal Brancati, Administration & Management*

*From: Jim Keeley, Accounting Supervisor* *jk*

*Subject: East Haven High School Pool 200 Tyler Street*

*Date: December 22, 2015*

*In the past ten years, the Town has bonded twice for pool projects at the old high school:*

*In Capital 2005/2006, \$30,000 of a \$1,975,000 bond issuance was allocated for a pool filter. Aside from the expenditures of the \$30,000, \$5,504 was incurred for interest and closing costs associated with the sale.*

*In Capital 2006/2007, \$270,000 of a \$1,990,000 bond issuance was allocated for pool facility upgrades. Aside from the expenditures of \$270,000, \$48,767 was incurred for interest and closing costs associated with the sale.*

## **Conversion to Municipal Use:**

**Estimated Cost: \$64,530,866.28**

**(Full conceptual estimate included in this section)**

List of included Departments & Groups/Square Footage:

- Town Hall- 8,866 sq. ft.
- Counseling & Community Services-2,408 sq. ft.
- Police Department- 7,846 sq. ft.
- Public Services/Engineering- 14, 144 sq. ft.
- Senior Center-5,928 sq. ft.
- Historical Society- approx. 6,000 sq. ft.
- Arts Commission- approx. 10,000 sq. ft.
- Recreation- approx. 5,000 sq. ft.
- Teen Center- approx. 5,000 sq. ft.
- Pool- existing facility
- Biddy Basketball- existing facility
- Auditorium- existing facility

Total square footage needed: approx. **65,190**

Total square footage of 200 Tyler Street- **191,862**



PROJECT:	Tyler Street School		CDS, LLC	
Location:	200 Tyler Street East Haven, CT		100 CHURCH STREET SOUTH	
Description:	Conceptual Estimate		NEW HAVEN, CT	
Date:	7-Dec-15			
Project No.	TBD			
Prepared by:	C. Winkel P. E.			
DIVISION	DESCRIPTION		ESTIMATES	
01	GENERAL REQUIREMENTS		392,820	
02	SITEWORK		2,476,000	
03	CONCRETE		850,000	
04	MASONRY		1,250,000	
05	METALS		250,000	
06	WOOD AND PLASTICS		485,000	
07	THERMAL AND MOISTURE PROTECTION		2,441,822	
08	DOORS AND WINDOWS		17,825,440	
09	FINISHES		3,252,360	
10	SPECIALTIES		1,150,000	
11	EQUIPMENT		2,415,000	
12	FURNISHINGS		751,800	
13	SPECIAL CONSTRUCTION		625,400	
14	CONVEYING SYSTEMS		480,000	
15	MECHANICAL		6,450,000	
16	ELECTRICAL		6,727,520	
17	ENERGY MANAGEMENT		1,378,000	
	- TRADE SUBTOTALS		49,201,162	
PERMITS			0	
INSURANCE-contractors general liability	0.33%		160,396	
BASE CONTRACT GENERAL CONDITIONS design and construction	4%		1,968,046	
CONSTRUCTION MANAGERS FEE	4.0%		1,968,046	
PROJECT CONTINGENCY at conceptual estimating stage	15.0%		7,380,174	
Professional consultants			3,596,113	
Conceptual COST ESTIMATE design and construction			60,677,824	
CT state sales tax on above	6.35%		\$3,853,041.85	
	Total cost for project		\$64,530,866.28	

PROJECT	Tyler Street School	CDS, LLC			
DESCRIPTION	Conceptual Estimate	100 CHURCH ST SOUTH			
PROJECT NO.	TBD	0.00			
DATE	7-Dec-15				
PREPARED BY	C. Winkel P. E.				
		sf	sy		
	total including basement	212,000	23556		
	classroom space only	178,440	19827		
	Pool	10,240	1138		
	Gym	9,605	1067		
	City requirement	50,120	5569		
	Roofing square footage	116,171	12908		
	Auditorium	9,660	1073		
	Basement	41,847	4650		
	new extension	25,676	2853		
DIVISION	DESCRIPTION	QTY	UT	Unit Cost	Totals
1	GENERAL REQUIREMENTS				
		125000	ls		2,500
	Temporary protection		ls		15,000
	Dust Protection-negative air fan units-exhaust tie in 3rd floor dung removal		ls		10,000
	Jobsite fire protection		ls		7,500
	Final cleaning		ls		35,000
	Dumpsters and haul away-construction only (70 at 750)- demo in division 2		ls		52,500
	cutting and patching		ls		125,000
	equipment rental-rigging				125,000
	Portable bathrooms for 18 months		ls		4,320
	printing and reproduction				3,500
	telephone				12,500
	SUBTOTAL			GENERAL REQUIREMENTS	392,820
2	SITE CONSTRUCTION				
	Demolition				
	Removal of all doors, frames and hardware, corridor and classroom walls, removal of asbestos tile, Ceiling tile and grid, out to building shell, building mechanical systems including exposed piping, removal of existing electrical switchgear and wiring including main disconnects, removal of existing cafeteria equipment, removal of existing above grade connection to pool from main building	212,000		10.50	2,226,000
	Re-paving of all existing parking lots 300 cars	250,000			250,000
	SUBTOTAL			SITE CONSTRUCTION	2,476,000
3	CONCRETE				
	Construction of new concrete walkways and sidewalks repair of existing	850,000			850,000
	SUBTOTAL			CONCRETE	850,000
4	MASONRY				
	Allowance for re-pointing and repair of existing masonry brick				600,000
	construction of new landscape planters on Tyler Street frontage				250,000
	construction of 4 new elevator shafts in building				400,000
	SUBTOTAL			MASONRY	1,250,000
5	METALS				

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	classroom space only	178,440		19827	
	Pool	10,240		1138	
	Gym	9,605		1067	
	City requirement	50,120		5569	
	Roofing square footage	116,171		12908	
	Auditorium	9,660		1073	
	Basement	41,847		4650	
	new extension	25,676		2853	
DIVISION	DESCRIPTION	QTY	UT	Unit Cost	Totals
	New metal railings for interior and exterior stairwells-allowance	250,000			250,000
	SUBTOTAL	METALS			250,000
6	WOOD AND PLASTICS				
	Finish carpentry to construct display units after hall lockers removed	400,000			400,000
	Refinish gym wood flooring	85,000			85,000
	SUBTOTAL	WOOD AND PLASTICS			485,000
7	THERMAL AND MOISTURE PROTECTION				
	Remove and replace all existing roofing with new 20 year warranty system	116,171		16.50	1,916,822
	Repair and re-construction of cupola		A		275,000
	Allowance for water proofing interior basement foundation walls and floor				250,000
	SUBTOTAL				2,441,822
8	DOORS AND WINDOWS				
	Replacement of all windows				
	43 on rear elevation	43	ls	28,000.00	1,204,000
	60 on Tyler street elevation, allowance for historic specification reproduction	60		80,000.00	4,800,000
	79 on rear buildings and side elevations	79		28,000.00	2,212,000
	Replacement of all doors				
	new extension	25,676	86	1,500.00	128,380
	pool area allowance	10,240	34	1,500.00	51,200
	gym area allowance	9,605	32	1,500.00	48,025
	basement allowance	41,847	139	1,500.00	209,235
	Doors frames and hardware for new City space assume 1 door for 300 sf	50,120	167	1,500.00	250,600
	Allowance for new doors throughout remaining space	178,440	595	15,000.00	8,922,000
	SUBTOTAL	DOORS AND WINDOWS			17,825,440
9	FINISHES				
	New carpet in City offices	5,569	sf	45.00	250,600
	New tile in corridors allowance				55,000
	allowance for new carpet in remainder of space	19,827	sf	45.00	892,200

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	Auditorium	9,660		1073	
	Basement	41,847		4650	
	new extension	25,676		2853	
DIVISION	DESCRIPTION	QTY	UT	Unit Cost	Totals
	allowance for new tile in remainder of space				150,000
	allowance for framing, sheetrock, painting, new ceiling grid, tile and finish work in new offices ceiling tile and grid @ 15 psf, included in above	50,120	sf	38.00	1904560
			ls		
	SUBTOTAL	FINISHES			3,252,360
10	SPECIALTIES				
	Enviornmental clean up allowance	1	LS	800,000	800,000
	New caferteria equipment			350000	350,000
	SUBTOTAL	SPECIALTIES			1,150,000
11	EQUIPMENT				
	Allowance for new audirorium upgrade for municipal meetings, seating walls, new ceilings, lighting	9,660	sf	250.00	2,415,000
	SUBTOTAL	EQUIPMENT			2,415,000
12	FURNISHINGS				
	Allowance for new office equipment desks, etc.	50,120	sf	15.00	751,800
		1	LS		
	SUBTOTAL	FURNISHINGS			751,800
13	SPECIAL CONSTRUCTION				
	Install new building security system @ \$2.95 psf	212,000	LS	2.95	625,400
	SUBTOTAL	SPECIAL CONSTRUCTION			625,400
14	CONVEYING SYSTEMS				
	Installation of 4 new ASA compliant elevators 2 at 4 stops and 2 at 2 stops				

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	Basement	41,847		4650	
	new extension	25,676		2853	
DIVISION	DESCRIPTION	QTY	UT	Unit Cost	Totals
	Cab installation at \$40,000 per stop			480,000	480,000
	SUBTOTAL	CONVEYING SYSTEMS			480,000
15	MECHANICAL				
	Replacment of all mechanical systems in all buildings to provide 20cfm of outside air under code	212,000	ls	25.00	5,300,000
	Replacment of pool filtration system				650,000
	New Plumbing and fixtures in existing bathrooms and showers allowance				500,000
	SUBTOTAL	MECHANICAL			6,450,000
16	ELECTRICAL				
	Replacment of all electrical switchgear, main disconnects, wiring, lighting, recepticles	212,000		25.00	5,300,000
	Installation of new tele-data system (CAT 6) through out new construction	178,440	ls	8.00	1,427,520
	SUBTOTAL	ELECTRICAL			6,727,520
	ENERGY MANAGEMENT				
	Installation of Building energy management system for HVAC all spaces	212,000		6.50	1,378,000
	SUBTOTAL	ENERGY MANAGEMENT			1,378,000

**E9018000**

TOWN OF EAST HAVEN



200 TYLER ST

**911 Address:**

Map/Block/Lot: 180 2313 001

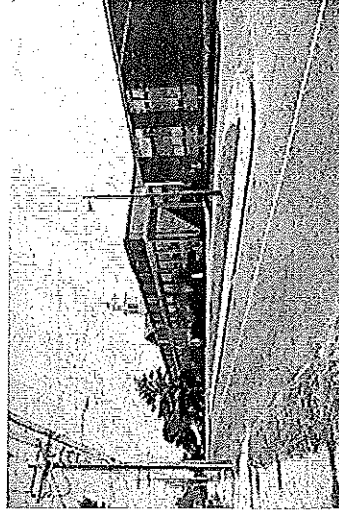
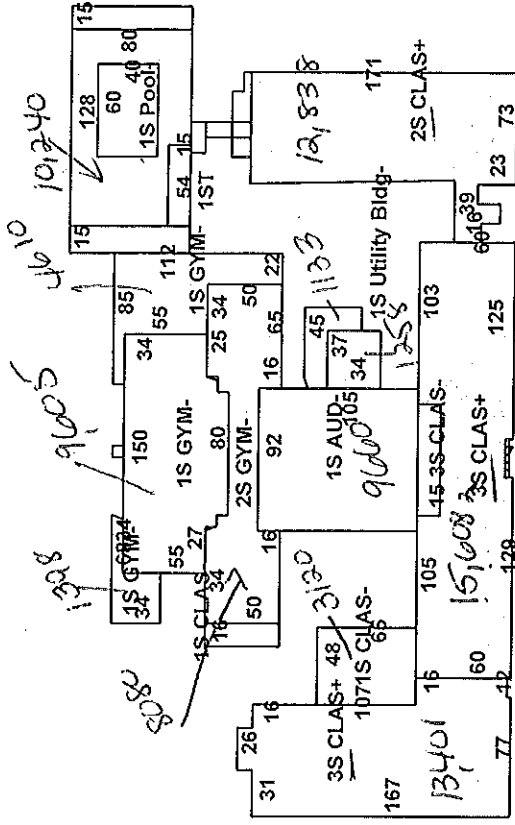
Segment	Use	Units	Area	Comments
School	Classroom		191,862	

Commercial Building Description		Item	Area/Qty	Value
Building Use	Classroom	Base Value	191,862	33,596,955
Class	Reinforced Conc	Feature 1 - Wet Sprinkler	191,862	639,860
Overall Condition	Average	Value Before Depr.	0	34,236,815
Construction Quality	Average	Depr/Adjust Amount	0	29,786,029
Stories	3.00	Final Value (After Depr)	0	4,450,786
Year Built	1936			
Percent Complete	100			
GLA	191,862			
Basement				
Basement Area	0			

Basement Finished Area	0	Grade Factor	0	Physical Depreciation %	37
		Functional Depreciation %	50	Economical Depreciation %	0

[illegible]

Wet Sprinkler	190,983	<table><tr><th colspan="5">Detail</th></tr><tr><th>Type</th><th>Year</th><th>Condition</th><th>Area/Q</th><th></th></tr><tr><td>Paving</td><td>1936</td><td>Average</td><td>150,00</td><td></td></tr><tr><td>Gm</td><td>9600</td><td>1133</td><td></td><td></td></tr><tr><td></td><td>1398</td><td>1258</td><td></td><td></td></tr><tr><td></td><td>4000</td><td>3120</td><td></td><td></td></tr></table>					Detail					Type	Year	Condition	Area/Q		Paving	1936	Average	150,00		Gm	9600	1133				1398	1258				4000	3120		
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		<table><tr><th colspan="5">Building Value</th></tr><tr><td>Building Valuation Method</td><td>1</td><td></td><td></td><td></td></tr><tr><td>Building Value</td><td></td><td>Cost</td><td></td><td></td></tr><tr><td>Income Value</td><td></td><td>4,517,218</td><td></td><td></td></tr></table>					Building Value					Building Valuation Method	1				Building Value		Cost			Income Value		4,517,218												
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Building Valuation Method	1																																			
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Type	Year	Condition	Area/Cty.	Value
Pdch	9600			

46

72

30

72

30

TOWN HALL

15 GOVT+

15 Porch-

4

8

15 Porch-

10

10

30

10

15 Porch-

Category:	Public Use	Use:	Governmental Building	GLA:	8,866
Stories:	1.00	Construction:	Good	Year Built:	1927
Heating:	Hot Water	Fuel:	Gas	Cooling Percent:	100%
Siding:	B. V. Solid	Roof Material:		Beds/Units:	0

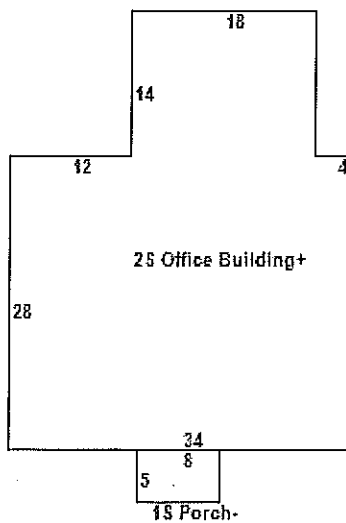
Solar Panels	1
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Type:	Year Built:	Area:
Open Porch	2009	50
Open Porch	2009	32
Open Porch	2009	32

# Counseling



(Images/Towns/EastHavenWeb/Pictures/T9003000-2.JPG)

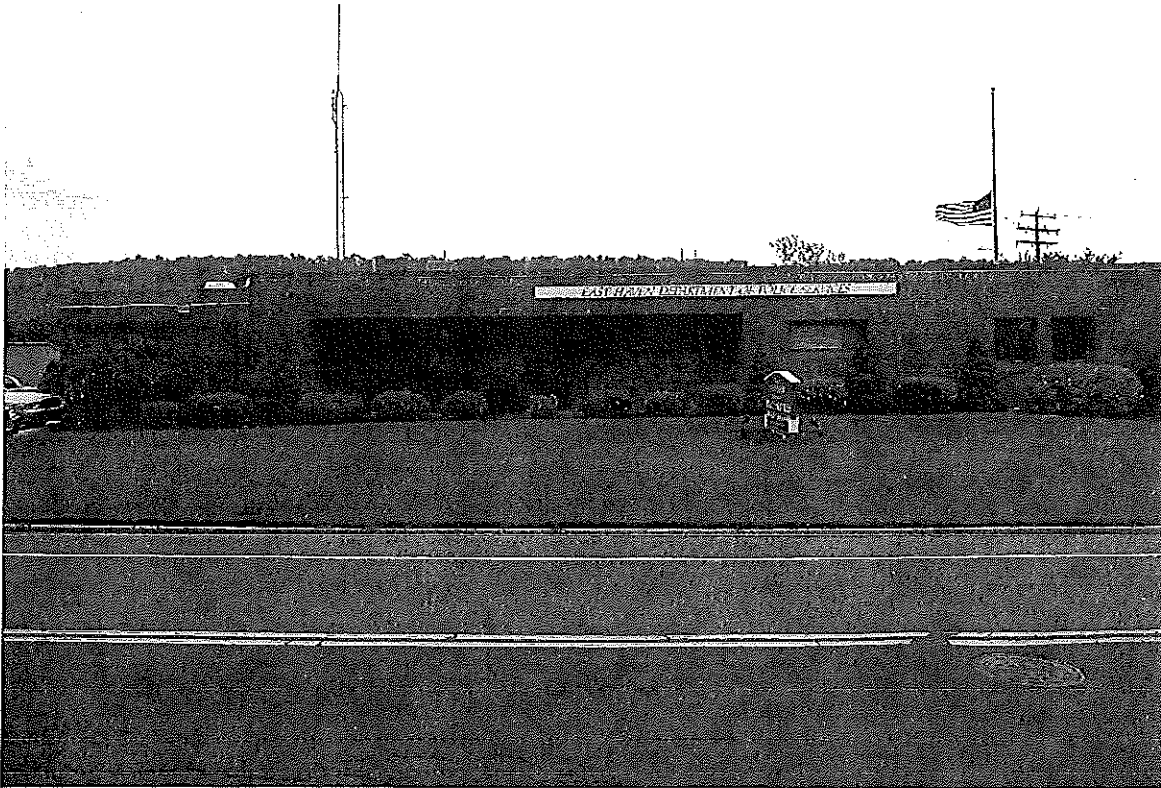


(Images/Towns/EastHavenWeb/Sketches/T9003000\_02.jpg)

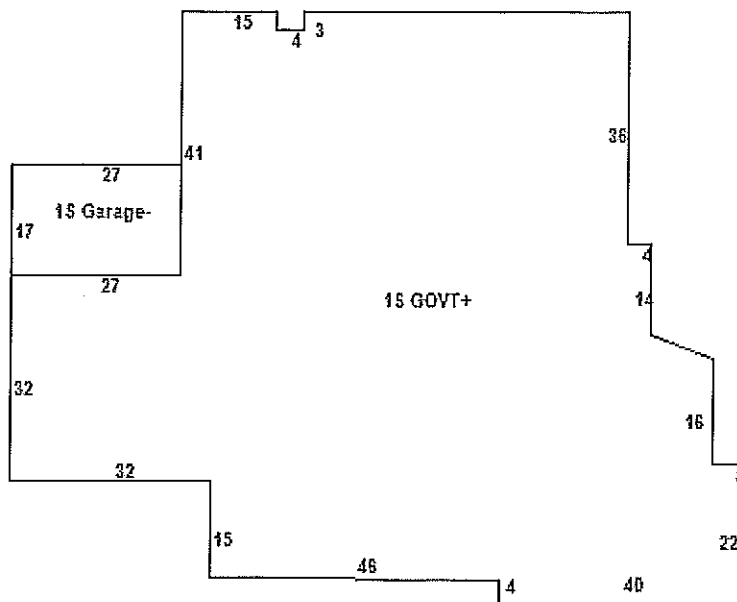
Category:	Office	Use:	Office Building	GLA:	2,408
Stories:	2.00	Construction:	Average	Year Built:	1991



PD- 471 N. High St



(Images/Towns/EastHavenWeb/Pictures/T9050000-01.JPG)



(Images/Towns/EastHavenWeb/Sketches/T9050000\_01.jpg)

Category:	Public Use	Use:	Govt Building	GLA:	7,846
Stories:	1.00	Construction:	Very Good	Year Built:	1974

# Engineering / Pub Works - 4601 N. High St



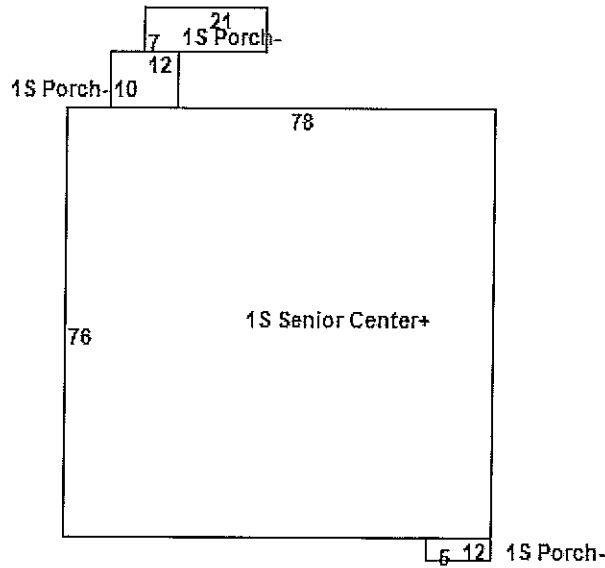
(Images/Towns/EastHavenWeb/Pictures/T9050000-02.JPG)

128		40	
68	15 Com Garage-	68	25 OFC-

(Images/Towns/EastHavenWeb/Sketches/T9050000\_02.jpg)

Category:	Automotive	Use:	Commercial Garage	GLA:	14,144
Stories:	1.00	Construction:	Average	Year Built:	1973

Senior Center



(Images/Towns/EastHavenWeb/Sketches/T9057000\_01.jpg)

Category:	Elderly	Use:	Senior Center	GLA:	5,928
Stories:	1.00	Construction:	Good	Year Built:	1975
Heating:	Hot Water	Fuel:	Gas	Cooling Percent:	0%
Siding:	B. V. Solid	Roof Material:		Beds/Units:	0

### Special Features

### Attached Components

Type:	Year Built:	Area:
Enclosed Porch	1975	120
Open Porch	1975	147
Open Porch	1975	60

[Back To Search \(JavaScript:window.history.back\(1\);\)](#)

[Print View \(PrintPage.aspx?towncode=044&uniqueid=T9057000\)](#)