

THESE MINUTES ARE SUBJECT TO APPROVAL BY THE PUBLIC BUILDING AND SITE COMMISSION.

Minutes of the Special Meeting of the Public Building and Site Commission held on Wednesday, October 28, 2015 at the Reed Intermediate School. Chairman Robert Mitchell called the meeting to order at 7:00 p.m.

PRESENT: Robert Mitchell, Joseph Borst, Peter Samoskevich, Anthony D'Angelo, Rick Matschke, Thomas Catalina, Roger Letso, Thomas Hanlon

ABSENT: James Juliano

ALSO PRESENT: Clerk of the Works William Knight, Geralyn Hoerauf from Diversified Project Management, Aaron Krueger from Consigli, Julia McFadden from Svigals and Partners, Chuck Boos from Kaestle Boos, Michelle Hiscavich, NHS Music Department Chair, Mark Schweitzer from Morganti, one member of the press.

PUBLIC PARTICIPATION: None.

APPROVAL OF MINUTES OF September 22, 2015.

Corrections were made to the September 22, 2015 minutes as follows: "Review of NHS Roof Leaks" should read Ralph **Noblin** (page 4); "Payment 39 includes the deleted Application 38 **by change order** and all outstanding Change Orders." (page 5); "next meeting scheduled for **October 28, 2015.**" (page 5).

Mr. Catalina moved to approve the minutes of the September 22, 2015 meeting subject to above changes. Second by Mr. Samoskevich. All in favor.

SANDY HOOK ELEMENTARY SCHOOL

Status

Mr. Krueger reported:

- Installation of retaining walls continues.
- Grading continues throughout the site.
- Riverside Road improvements will continue into November.
- Paving base material for Riverside Road has passed testing analysis and has been accepted by the Town Engineer and design team.
- A-wing: Drywall installation and taping is complete and painting has begun at coaches area and gym. Ceilings are ready to go up. Temporary gas line has been installed to maintain environmental conditions.
- B-wing: Patching of exterior DensGlass sheathing and finished veneer is nearing completion. Roofing is complete at one-story area.
- C-wing: Installation of sunshade clips and dens glass patching is ongoing. Rear roof is complete.

- D-wing: Interior framing has begun. Overhead and in-wall rough-ins are ongoing.

Ms. Hoerauf reported:

- Gas Main from Oakview Road down Washington Avenue and onto Crestwood Drive has been completed.
- Ceiling repair and painting at 12 Crestwood Drive has been completed and inspected by Consigli.
- SHS Staff and teachers have been offered opportunities to tour the new facility.

Review Change Order Log

Mr. Kruger reviewed change requests:

- **CR019** – Rainwater Storage Tank Removal & Add Wall Insulation: Coordination during early Phase 4 work indicated that additional rigid insulation and Z furring was required at exterior wall type EW-6. This also includes a credit for deleting the water harvesting tank resulting in a credit of \$9,127.14.
- **CR040** – Rough-in for Music Room Equipment: An additional request from the District was received to provide a sound system in the Music Room. Resulted in a change of \$2,670.28.
- **CR051** – Spray Foam in Lieu of Isolation Pads: Spray foam insulation to be applied at roof structure in lieu of felt isolation pads that were eliminated in CR072, resulting in a change in the amount of \$9,443.19.
- **CR053** – Minor HVAC Revisions: Coordination of HVAC in the gym resulted in changes to ductwork, resulting in a credit in the amount of \$3,126.90.
- **CR060** – Structural Support for Interior Gables: Coordination between steel and masonry revealed the need for additional structure at gable openings. This additional scope resulted in a change in the amount of \$4,005.42.
- **CR061** – Admin Workroom Modifications: Design review meetings with school staff revealed the need for student record file storage in area, resulting in changes to workroom and corridor as well as additional power and data requirements. Resulted in a change in the amount of \$6,035.96.
- **CR068** – Lower Hgt of Tube Steel at Admin Area: Coordination during construction revealed the need to modify lintel location in admin area, resulting in change in the amount of \$2,189.02. Approved by Bill Knight and work is proceeding.
- **CR070** – Weathervane Support Steel: Design review of the weathervanes revealed that additional steel support would be required, resulting in a change in the amount of \$3,082.01.
- **CR071** – Eliminate Light Fixture: Revisions to light fixture type approved in CR 38 revealed that this fixture was unnecessary, resulting in a credit of \$2,557.00.
- **CR075** – Fire Barrier at Wall Type EW-2: Changes to insulation type in exterior walls approved as CR009 require addition of an ignition barrier,

- resulting in a change in amount of \$2,947.66. Approved by Bill Knight and work is proceeding.
- **CR076** – Add Tube Lintel: Coordination between steel and masonry revealed the need for additional structure at interior Library windows, resulting in a change in amount of \$6,256.36. Approved by Bill Knight and work is proceeding.
 - **CR078** – Eliminate Seismic Bracing: Coordination between sprinkler subcontractor and BVH during construction revealed that seismic bracing of pricing would not be necessary, resulting in a credit of \$3,500.00.
 - **CR088** – Add Tube Lintel at Admin: Coordination between steel and masonry revealed need for additional structure at interior Admin Area windows, resulting in a change in the amount of \$4,442.12. Approved by Bill Knight and work is proceeding.

Mr. Borst made a motion to accept the 13 change orders (CR019, CR040, CR051, CR053, CR060, CR061, CR068, CR070, CR071, CR075, CR076, CR078, and CR088). Seconded by Mr. Catalina. All in favor.

Ms. McFadden reported that they will be going back to the State with new revisions to the playground. The next Kids Build will be held on November 17th.

Mr. Mitchell handed out a flyer illustrating the 3 bells being donated to SHES by the PBSC which will be placed outside the school.

Mr. Mitchell requested that Consigli maintain the required environmental conditions related to the installation of any finish materials, particularly during the temperature and humidity changes during this time of year.

Sandy Hook School Invoices

Mr. Matschke moved to recommend approval of Consigli invoice #24 in the amount of \$2,092,696.97. Second by Mr. Borst. Motion passed.

Mr. Matschke moved to recommend approval of Svigals invoice #1360-26 in the amount of \$56,014.70. Second by Mr. Catalina. Motion passed.

Mr. Borst moved to recommend approval of two Multivista invoices #608 in the amount of \$1,994.67.00 and #609 in the amount of \$600.00. Second by Mr. D'Angelo. Motion passed.

Mr. Borst moved to recommend approval of Horton invoice #13-137SI.b4 in the amount of \$625.00. Second by Mr. Catalina. Motion passed.

Mr. Borst moved to recommend approval of two Independent Materials invoices #2135-H and #2135J in the amounts of \$3,654.00 and \$3,906.00 respectively. Second by Mr. Catalina. Motion passed.

Mr. Catalina moved to recommend approval of Titan invoice #15036 in the amount of \$1,526.73. Second by Mr. Borst. Motion passed.

Mr. Borst moved to recommend approval of two DPM invoices \$90005328 and #90005611 both in the amount of \$15,544.00. Second by Mr. Letso. Motion passed.

NHS AUDITORIUM RENOVATIONS PROJECT

Status

Kent McCoy from Smith Edwards McCoy Architects presented a draft project schedule. Three program meetings have been held and the Design Development Presentation is expected to be done in December 2015. The Auditorium project includes reconfiguration of handicapped seating as well as access to the stage. The new shape of the room will relate to acoustical requirements. Demolition will begin in March 2016 and construction will begin in June 2016.

Mr. Mitchell requested a design presentation to PBSC at the next meeting.

Mr. Mitchell reminded commission members that a CM for the project has been discussed and the PBSC will manage the planning and implementation of the project as well as retain the CM. Mr. Hoerauf presented the Request for Qualifications to be posted; it is the Town's intention to retain a CM as Adviser who will then serve as the project's CM at Risk once preconstruction services have been completed.

Ms. Hiscavich thanked the commission for its efforts in the planning of this project. Students and staff are very enthusiastic and a ribbon cutting ceremony will be planned upon completion.

Mr. Mitchell presented two invoices relating to the Auditorium project to be approved. Mr. D'Angelo moved to approve two DPM invoices #900005339 and #90005566 in the amounts of \$3,826.50 and \$3,061.00 respectively. Second by Mr. Matschke. Motion passed.

STATUS OF NHS "ROOF" LEAKS & REPAIR OPTIONS

Bill Knight did not have much to report; he will look at the area tomorrow because of the heavy rains. Mr. Schweitzer of Morganti said that it is a matter of defining the problem and identifying which sub-contractor is responsible for the leaks. Mr. Mitchell will be contacting Monte Frank to discuss further.

HAWLEY SCHOOL PROJECT

Mr. Mitchell and Chuck Boos attended a modified BOE meeting to discuss the boiler replacement. Chuck Boos (his contract is still open) was asked to provide a proposal for review. Mr. Boos stated that ventilation is a large concern in the building as well as replacing the boiler. A new base line needs to be established; when the old boiler is

taken out, options can be put on the table. PBSC has been defining this as Phase Zero which will establish the scope and probable costs.

COMMUNITY CENTER STATUS

Ms. Hoerauf reported the Community Center Commission will be meeting on November 10th to review the data collected from the survey and the public forums. A referendum will be held, possibly in January.

EDMOND TOWN HALL BOILER REPLACEMENT

Mr. Boos presented the scope of the work which includes abatement and removal of existing boilers to be replaced with two gas, high efficiency boilers; review of storm drain lines; providing new LED light fixtures; replacing existing electrical panel EB-1; and repainting walls, stairs, and doors. Mr. Boos expects documents to be completed by mid-December to be used for bidding. At that point, they will go through the local approval process and bidding will begin shortly thereafter. When the boilers are turned off in May 2016, the work will begin.

The hazardous materials abatement will be determined and completed.

REVIEW OF TOWN INITIATED PROJECTS

None.

UNFINISHED BUSINESS

Mr. Schweitzer from The Morganti Group clarified what was presented at the last PBSC as the Application for Payment for the High School Project. Application #38 had been approved prior to the last meeting and Application #39 was approved at the September meeting. Accounting on the High School Project will be closed out, Application #38 will be paid and Change Order #99 which is part of Application #39 has already been accepted. Application 39 did not delete Application 38.

EXECUTIVE SESSION TO DISCUSS CONTRACTURAL ISSUES ON NEWTOWN HIGH SCHOOL ADDITION

Mr. Borst made a motion to go into Executive Session at 8:59 p.m. Second by Mr. Catalina. Motion passed.

Executive Session was exited at 9:11 pm. No motions were made.

The next meeting is scheduled for November 24, 2015.

ADJOURNMENT

Motion was made by Mr. Hanlon, seconded by Mr. Catalina, all in favor.
The meeting was adjourned at 9:12 p.m.

Respectfully submitted,

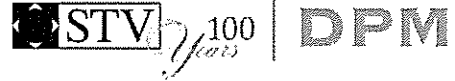
Ann M. LoBosco, Clerk



Sandy Hook Elementary School

Newtown, CT

**Monthly Report
to the Public Building and Site Commission
October 20, 2015**



**Sandy Hook Elementary School
Newtown, CT**

Monthly Report – October 20, 2015

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**Sandy Hook Elementary School
Newtown, CT**

Monthly Report – October 20, 2015

1) Executive Summary

Phase 4 Building Construction continues on schedule. Construction on the exterior envelope continues, with the installation of sunshade clip supports and the patching of exterior sheathing. Roofing is well-underway and complete at A- and B-wings and the rear portion of C-wing. Stone veneer installation has begun on the front façade. Curtain wall installation has begun at A-wing and window frames have been delivered to the site. Interior wall construction continues through the building; finish materials installation has begun. Mechanical rough-ins are ongoing through-out.

The project continues on schedule for a May 27, 2016 completion. Change Requests have increased the overall construction cost but are within the contingency amount budgeted and continue to be closely monitored by the project team. To date, contingency draws total approximately 1.7% of the original GMP contract amount.

2) Opportunities

The gas main from Oakview Rd., down Washington St. and onto Crestwood Drive has been completed. We are still reporting no cost to the project for this infrastructure improvement.

While project-related work on the Treadwell Park irrigation system is complete, the water meter for the park service has not yet been installed and so the system has not been activated. Consigli continues to coordinate this work for the Town.

Ceiling repair and painting at 12 Crestwood Drive has been completed and inspected by Consigli. An invoice is expected shortly.

Staff and teachers at the current Sandy Hook School have been offered the following opportunities to tour the new facility during construction: Nov. 11th, 2015, and Feb. 10, March 9, April 13 and May 11, 2016. The initial site visit on October 14th was successfully completed thanks to the efforts of the Consigli staff.



3) **Activities this period (Sept 16 – Oct 20)**

a) **Design Phase**

i. **Furniture, Fixtures and Equipment – Phase 5**

Final selections of all new furniture have been completed. A meeting to confirm the selections and specifications has been scheduled with District staff for October 23rd, prior to completion of the specifications and presentation to the PBSC in November.

The final list of new custodial equipment required for the building has been compiled and will also be reviewed with District staff prior to presentation to the PBSC in November.

The technology package for the project is under development and a coordination meeting with District IT staff has been scheduled for October 21st. Once quantities and specifications are confirmed with IT, this package will also be reviewed by District staff. It is the intent of the design team to obtain the approval of the school District prior to requesting approval of the PBSC for all FF&E.

The project team also continues to explore the requirements for cell service booster equipment at the SHS site. Onsite testing by the school district's consultant indicates that signal for three major providers requires booster system equipment in order for cell phones on site to consistently receive adequate signals. The project team has a cost estimate for the procurement and installation of equipment to boost the Verizon signals and is researching the addition of equipment to also augment the signals from AT&T and Sprint. There is the possibility that some of the required equipment could be installed and owned by the carriers rather than the project in order to manage the cost. Portions of the preliminary survey report and an initial cost estimate are attached to this report.

ii. **Playground Equipment – Phase 6**

Subsequent to the September 9th PCR meeting with the OSF plan reviewer, a list of additional information/revisions to documents was received by the project team. The design team has completed revisions to the Phase 6 documentation and a final review meeting with OSF has been scheduled for October 29th. It is anticipated that the result of this meeting will be an approval to proceed to procurement of the playground equipment.



b) Construction Phase

i. Construction Phase Progress – Phase 3

The installation of retaining walls continues. Based on new grades and existing conditions at neighboring properties, it has been confirmed that Retaining Wall 2B (the uppermost wall between the project site and 11 Washington Street) can be eliminated. Fencing and grading in the affected area have been adjusted accordingly. This change has reduced the scope of services for Titan Engineering and their work inspecting the construction of retaining walls is complete.

Grading continues through-out the site and also in the rear courtyards. All contractor storage has been moved from the ballfields area and sitework has begun at the soccer field and baseball field. Top is being moved into place along the western end of the site in preparation for tree planting.

A coordination meeting was held with District Facilities and the Parks & Rec Department (P&R will maintain the ball fields and service the irrigation system). Minor revisions to the blow-out valve for the irrigation pump are recommended based on this meeting.

Riverside Road improvements will continue into November. Curbing along the north side of Riverside Road is complete and installation is proceeding along the south side. The paving base material for Riverside Road have passed testing analysis and been accepted by the Town Engineer and the design team.

ii. Construction Phase Progress – Phase 4

A-wing (gym and cafeteria): Drywall installation and taping is complete and painting has begun at coaches' area and gym. Curtain wall assemblies have been delivered and installation of windows in gym have started. Drywall and taping has begun in the kitchen. Wall tile installation is complete at common restrooms.

B-wing (two-story classroom wing): Patching of exterior DensGlass sheathing and finished veneer is nearing completion. Masonry work has begun on rear walls. Roofing has been completed at one-story area. Interior framing is complete and overhead and in-wall rough-in is ongoing on both levels.

C-wing (two-story classroom wing): Installation of sunshade clips and dens glass patching is ongoing. Exterior CMU veneer is



complete. Rear roof is complete. Interior framing and overhead and in-wall rough-in is underway.

D-wing (preschool and kindergarten wing): Interior framing has begun. Overhead and in-wall rough-ins are ongoing.

iii. Change Requests and Contingency Transfer

The following Change Requests have been reviewed and approved by the project team:

CR019– Bulletin 5 – Rainwater Storage Tank Removal & Add Wall Insulation: Coordination during early Phase 4 work indicated that additional rigid insulation and Z furring was required at exterior wall type EW-6. This CR also includes the credit for the sitework associated with deleting the water harvesting tank. The net amount of the change resulted in a credit in the amount of \$ 9,127.14.

CR040– Bulletin 14 – Rough-In for Music Room Equipment: An additional request was received from the District to provide a sound system in the Music Room. This CR includes only the rough-in for the system and a revised CD player for the café/gym sound system and resulted in a change in the amount of \$ 2,670.28.

CR051 – RFI #202 – Spray Foam in Lieu of Isolation Pads: Spray foam insulation to be applied at roof structure in lieu of felt isolation pads that were eliminated in CR072, resulting in a change in the amount of \$ 9,443.19.

CR053– Bulletins 16 & 18 – Minor HVAC Revisions: Coordination of HVAC in the gym resulted in changes to ductwork, resulting in a credit in the amount of \$ 3,126.90.

CR060– RFI #247 – Structural Support for Interior Gables: Coordination between steel and masonry revealed the need for additional structure at gable openings. This additional scope resulted in a change in the amount of \$ 4,005.42.

CR061– Bulletin 19 – Admin Workroom Modifications: Design review meetings with school staff revealed the need for student record file storage in admin area, resulting in changes to workroom and corridor; the bulletin also included additional power and data requirements in classrooms, resulting in a change in the amount of \$ 6,035.96.



CR068 – Lower Hgt of Tube Steel at Admin Area:

Coordination during construction revealed the need to modify lintel location in admin area, resulting in a change in the amount of \$ 2,189.02. This CR has been approved by Bill Knight and work is proceeding.

CR070 – RFI #271 – Weathervane Support Steel:

Design review of the weathervanes revealed that additional steel support would be required during construction, resulting in a change in the amount of \$ 3,082.01.

CR071 – RFI #272 – Eliminate Light Fixture:

Revisions to the light fixture type approved in CR 38 revealed that this fixture was unnecessary, resulting in a credit in the amount of \$ 2,557.00.

CR075 – RFI #292 – Fire Barrier at Wall Type EW-2:

Changes to insulation type in exterior walls approved as CR009 require the addition of an ignition barrier, resulting in a change in the amount of \$2,947.66. This CR has been approved by Bill Knight and work is proceeding.

CR076 – RFI #305 – Add Tube Lintel:

Coordination between steel and masonry revealed the need for additional structure at interior Library windows. This additional scope resulted in a change in the amount of \$ 6,256.36. This CR has been approved by Bill Knight and work is proceeding.

CR078 – Eliminate Seismic Bracing:

Coordination between the sprinkler subcontractor and BVH during construction revealed that seismic bracing of piping would not be necessary, resulting in a credit of \$3,500.00.

CR088 – RFI #321 – Add Tube Lintel at Admin:

Coordination between steel and masonry revealed the need for additional structure at interior Admin Area windows. This additional scope resulted in a change in the amount of \$ 4,442.12. This CR has been approved by Bill Knight and work is proceeding.

iv. Owner-Supplied Vendors

Langan Engineers and IMTL continue to provide testing services regarding soil conditions at footings and foundations, as scheduled by the CM. MHA, as the Special Inspections Coordinator also



continues to provide inspections and reporting services. Titan Engineering for the certification of the retaining wall construction is complete, as Retaining Wall 2B has been eliminated.

v. Neighborhood Relations

Consigli continues to keep the Riverside Road property owners informed as to the schedule and progress on pole relocations, utility and drainage installation and road widening work. A two-week look-ahead schedule is provided to the impacted property owners along with maps/diagrams of the upcoming work. No complaints have been registered regarding the Riverside Road work.

c) Other Activities

i. Project Website

The project website has been September 2015:
<http://www.sandyhook2016.com/construction.html>

ii. Other Informational or Coordination Meetings

LEED coordination is ongoing on construction phase documentation and coordination meetings are held monthly. The Design Phase Submission has been completed and is pending review by the USGBC.

Approximately 26 current faculty and staff from Sandy Hook School visited the construction site for a tour of the facility on October 14th.

The Project Team met with the Sandy Hook School PTA on October 22nd to present an overview of the design process and an update on construction progress.

iii. Additional Services Request

No Additional services requests are pending as of this report.

iv. Donation Coordination

The project team continues to work with the Sandy Hook School Foundation and the Town Purchasing Department on the donation of the turtle aquarium. Preliminary pricing for the aquarium, changes to the construction contract for installation and additional design fees have all been approved by the Foundation. Invoices will be submitted to the Town for payment from an accounting holding account and the Foundation will reimburse the Town for all associated costs.



4) **Programmed activities next period (Oct 21 – Nov 17)**

a) **Construction Phase**

i. **Construction Phase Progress – Phase 3**

Sitework activities will continue as scheduled on the attached 4-Week Look-Ahead.

Retaining walls and site electrical work will continue. The intent is to establish final field elevations and plant grass and trees this growing season.

Riverside Road improvements will continue into. Utility cabling and replacement of Dickinson Drive lighting pending utility company scheduling.

ii. **Construction Phase Progress – Phase 4**

A-wing interior finishes installation will continue. Prime and painting at the cafeteria will be completed. Windows will be delivered and frames installed. Glass for all windows is scheduled for delivery to the site in late October.

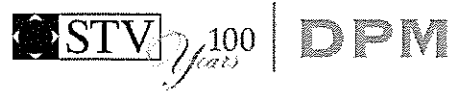
B-wing exterior masonry, including CMU veneer will be completed. Interior drywall in the admin areas will be completed and priming and painting will commence. Curtain wall and window installation will begin.

C-wing exterior masonry, including CMU veneer will be completed. Roofing will be completed. Interior framing and overhead rough-in will be completed.

D-wing roof will be completed. Interior framing will continue and overhead and in-wall rough-in will be completed.

iii. **Potential Change Requests**

Future Change Requests are anticipated and a complete Change Request Log is attached to this report. Change Requests categorized as “Potential” are currently being reviewed and negotiated; the stated values are still subject to change. Change Requests listed as “Not issued” are anticipated based on RFIs and other revised construction documents. These change requests will be presented once values have been established.



b) Other Activities

i. Project Website

The website is updated twice-monthly as construction progresses and new photographs are posted.

ii. Other Coordination Meetings

Monthly LEED update meetings will be scheduled with the project team to coordinate the necessary construction phase documentation required by the LEED certification process.

Another site visit and project tour for current faculty and staff will be held on November 11th.

5) Project Budget and Cash Flow Analysis

A current detailed Project Budget is attached. The current budget is based on the approved GMP for Phase 3 - Site Improvements and the approved GMP for Phase 4 – Building Construction, approved Change Requests, contracted and requested consultant fees, and projected Owner costs to complete the project. Future, anticipated Change Requests are totaled with the Project Contingency for comparison purposes.

A current Cash Flow Analysis is attached. Grant disbursements and recorded project expenses have been reconciled with actual expenditures made in the interest of the project by the Town's Purchasing Department as of July, 2015.

Budget line items not finalized by executed contracts remain as projections only and are subject to adjustment as other line item costs become known.

6) Quality and Safety

No site safety issues reported this period. Safety procedures have been reviewed with Consigli and their subs and all emergency response procedures have been coordinated with first responders.

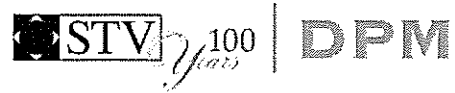
Consigli holds regularly scheduled Safety Incentive activities onsite for subcontractors and safety training for all onsite personnel.

7) Approvals Anticipated by PB&SC

a) At the October 27th Meeting:

i. No approvals are required in the current period.

b) At the November 24th Meeting:



- i. Authorization to accept the Specifications and Cost Estimate, and authorize submission of Phase 5 – Furniture, Fixtures and Equipment and Technology for State OSF review.

8) Attachments

a) Construction Schedule

- a. Four-Week Look-Ahead dated October 20, 2015

b) SandyHook2016.com Construction Page for September 2015

c) Project Budget dated October 20, 2015

d) Project Cash Flow Analysis dated October 20, 2015

e) Consigli Construction Change Request Log dated October 20, 2015

f) Consigli Construction CR019 dated March 31, 2015

g) Consigli Construction CR040 dated June 30, 2015

h) Consigli Construction CR051 dated July 17, 2015

i) Consigli Construction CR053 dated August 11, 2015

j) Consigli Construction CR060 dated August 18, 2015

k) Consigli Construction CR061 dated August 18, 2015

l) Consigli Construction CR068 dated September 14, 2015

m) Consigli Construction CR070 dated September 15, 2015

n) Consigli Construction CR071 dated September 15, 2015

o) Consigli Construction CR075 dated September 15, 2015

p) Consigli Construction CR076 dated September 22, 2015

q) Consigli Construction CR078 dated September 29, 2015

r) Consigli Construction CR088 dated October 6, 2015

s) Cell Signal Coverage Survey Report and Quote – C Squared Systems LLC, dated September 11, 2015



SHS - Job - 1279

Look Ahead Schedule 10.19.15

SUB CONT	ACTIVITY ID	10/19-10/23							10/26-10/30							11/2-11/6							11/9-11/13							11/16-11/20						
		M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S
	Shop Drawings & submittals	X	X	X	X	X			X	X	X	X	X			X	X	X	X	X			X	X	X			X	X	X						
	Retaining walls from Culvert	X	X	X	X	X			X	X	X	X	X			X	X	X	X	X			X	X	X			X	X	X						
	Site Electrical work	X	X	X	X	X			X	X	X	X	X			X	X	X	X	X			X	X	X			X	X	X						
	A Wing																																			
	GYM																																			
	Taping	X																																		
	Conduit for Lights	X	X																																	
	Prime / Paint - Gym	X	X	X																																
	Install Stage Conduit																																			
	Install windows																																			
	Coaches Area																																			
	Valve Tags	X																																		
	Prime & Paint	X	X	X																																
	VET flooring																																			
	Install windows																																			
	Fire Alarm	X	X	X																																
	Equipment Connections	X	X																																	
	Lighting																																			
	Tel / Data																																			
	Kitchen																																			
	Tape walls and soffit face	X	X	X																																
	Rough soffits	X	X	X																																
	Drywall soffits																																			
	Tape soffits																																			
	Prime & Paint																																			
	FRP																																			
	Gas Pipe Finish Test																																			
	Valve Tags																																			

ID	M	T	W	T	F	M	T	W	T	F	M	T	W	T	F	M	T	W	T	F
Sunshade Clips																				
Denseglass / AVB patch West																				
Sunshade Clips East																				
Denseglass / AVB patch East																				
C Wing Rear 2nd Floor																				
In wall / O.H. Rough																				
Roofing																				
C Wing Front																				
Interior Framing																				
In wall / O.H. Rough																				
D Wing																				
Interior CMU																				
Interior Framing																				
In wall / OH rough																				

Construction

The school construction project is comprised of six phases of documentation and work:

- Phase 1 - Abatement
- Phase 2 - Demolition
- Phase 3 - Site Work
- Phase 4 - Building
- Phase 5 - Fixtures, Furnishings & Equipment (FFE)
- Phase 6 - Playgrounds

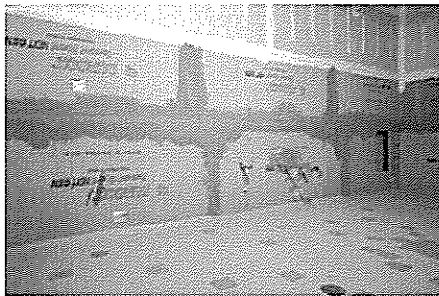
Abatement and Demolition Phases were undertaken and completed in October-November 2013. Site Work began in October 2014; and activities for the Building Phase will begin in February-March 2015. The project will be completed and ready for use in 2016, for the 2016-2017 school year.

October 2015 Forecast

- Begin installation of ceilings and soffits at Wing A
- Begin curtain wall and window installation at Wing A
- Complete in-wall utility installation at Wing B
- Complete the exterior masonry veneer at Wing B
- Begin closure of interior walls with drywall in Wing B
- Complete the membrane roof at Wings C and D
- Complete interior wall framing at Wings C and D
- Continue utility rough-in at Wings C and D
- Begin stone veneer at the front wall of the building
- Continue curbing and road work at Dickinson Drive and Riverside Road



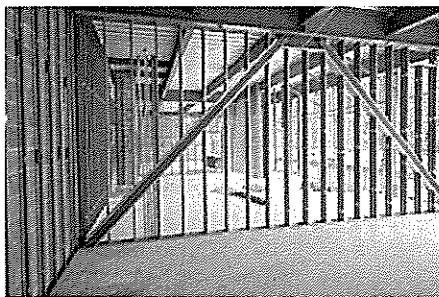
A-Wing Exterior Wall Spray Foam Insulation



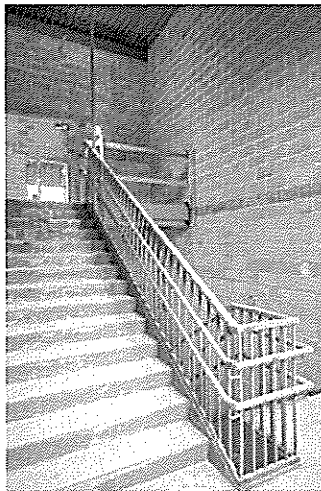
A Wing Toilet Room Progress



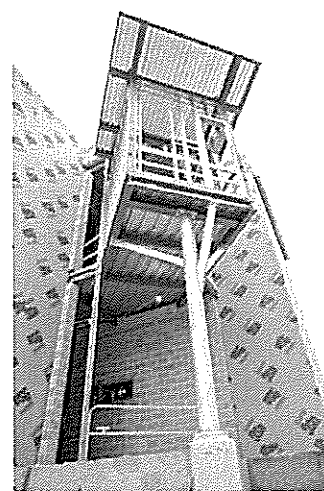
B and C Wing Exterior Wall Progress



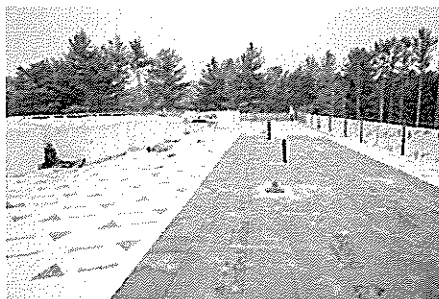
C-Wing Interior Metal Framing Progress



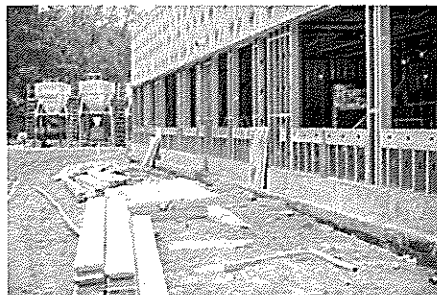
C Wing Stair



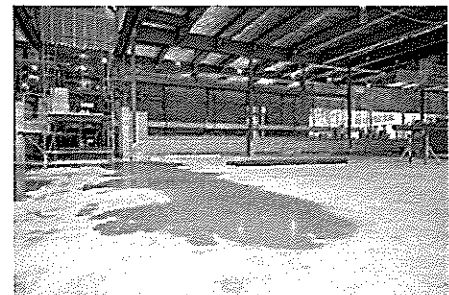
C Wing Tree House Progress



C Wing Roof Progress



D Wing Exterior Wall Framing



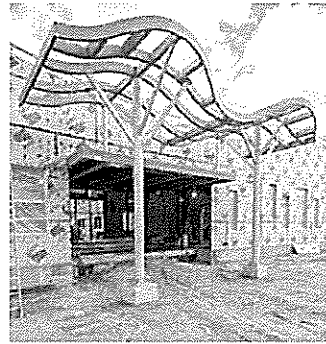
D Wing Interior Masonry Wall Progress

No media download found.

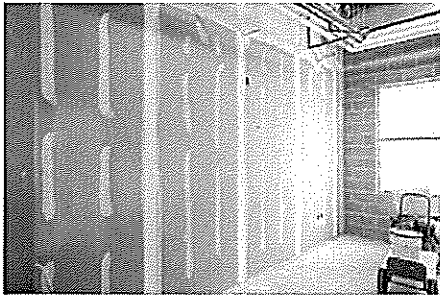
September 2015

Progress

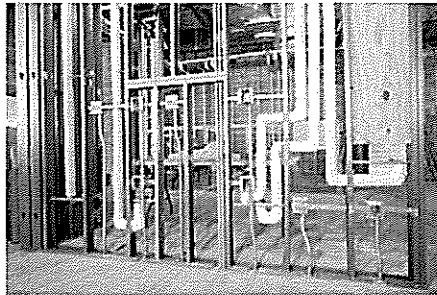
- Completed in-wall utility installation at Wing A
- Began closure of interior walls with drywall at Wing A
- Continued with utility rough-in at Wings B and C
- Completed the membrane roof at Wing B
- Began membrane roof at Wing C
- Completed interior wall framing at Wing B
- Completed exterior wall framing at Wings C and D
- Began exterior wall closure at Wings B and C



Front Canopy Structure



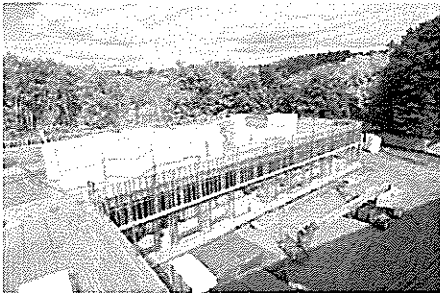
A-Wing Drywall Start



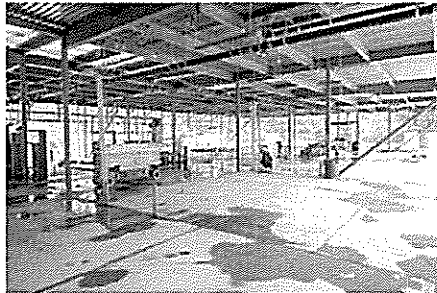
A-Wing In Wall Utility Progress



Vertical Sunshade Bracket Progress



D-Wing Exterior Framing Progress



D-Wing Pipe and Hanger Installation Progress



A-Wing Overhead Utility Progress



Retaining Wall Completion

No media download found.

Photography by Robert Umenhofer with Robert Umenhofer Photography

August 2015

July 2015

June 2015

May 2015

April 2015

ITEM DESCRIPTION	FIRM NAME	CONFIRMED CONTRACT VALUE	PROPOSED ADDITIONAL COSTS	CURRENT TOTAL BUDGET	NOTES
Pre-Project Costs				\$ 53,815	
Appraisals	Andrews & Galvin 9/5/2013	\$ 2,600			
	Arnold Grant Assoc. 11/14/2013	\$ 2,800			
	Kloss Appraisal Services	\$ 2,500			
Site Surveys	Brautigam Land Surveyors PC	\$ 26,589			Easement surveys
Site Signage	East Coast Sign	\$ 3,237			
Tank Removal	Moran Environmental	\$ 16,089			
Professional Fees				\$ 5,388,298	
Owners Project Manager	DPM	\$ 734,294			
OPM Reimbursables	DPM	\$ 14,345	\$ 10,655		
Architect	Svigals + Partners	\$ 2,753,858			
Architect Add Services	Svigals + Partners	\$ 917,135			
Architect Reimbursables	Svigals + Partners	\$ 67,535	\$ 17,465		
Haz Mat Consultant	RW Bartley	\$ 80,052			
Environmental Engineers	TRC	\$ 126,311			
Legal	Town Attorney	\$ 126,305			Ongoing legal review
Clerk of the Works	Bill Knight	\$ 125,000			
Local Review for State Approval	Pierz Associates	\$ 18,500			
Special Inspections & Testing	Michael Horton Assoc Inc	\$ 13,500			
	IMTL	\$ 60,308	\$ 39,692		Estimate for Owner's testing
	Langan Engineering	\$ 98,000			
	Titan Engineering	\$ 7,450			
CM - Preconstruction	Consigli Construction Co Inc	\$ 177,894			
Construction				\$ 42,343,691	
Phase 1&2 - Abatement	Bestech	\$ 1,122,841			
Phase 1&2 - Demolition	Bestech	\$ 763,055			
Phase 1&2 - CM	Consigli Construction Co Inc	\$ 90,612			
Phase 1&2 - Fence	Frankson Fence Co	\$ 82,738			
Phase 1&2 - Seeding		\$ 19,750			
Phase 1&2 - Security	Consigli Construction Co Inc	\$ 50,734			
Phase 3 - Site Abatement	Bestech	\$ 975			
Phase 3 - Site Construction	Consigli Construction Co Inc	\$ 6,696,773			
Phase 4 - Building Construction	Consigli Construction Co Inc	\$ 32,807,709			CRs approved to date
Phase 5 - Playground Equipment	Consigli Construction Co Inc		\$ 483,776		
Utility Connection Costs	Yankee Gas		\$ 85,000		
	Aqurion Water	\$ 23,334			
Builders Risk Insurance	The Hartford	\$ 49,895			
Construction Photo Documentation	MultiVista	\$ 66,500			
Technology	budgeted at \$1050 per 500 students		\$ 530,000	\$ 530,000	
Furniture, Fixtures, Equipment	budgeted at \$1280 per 500 students		\$ 640,000	\$ 640,000	
Integrated Art Design	Weathervanes, Banners, Wood Panels		\$ 55,418	\$ 55,418	
Subtotal				\$ 49,011,222	
Contingency				\$ 988,778	2.02%
Phase 4 - Submitted Change Requests				\$ 22,761	
Phase 4 - Potential Change Requests				\$ 60,979	
Total Project Budget				\$ 50,000,000	



CASH FLOW ANALYSIS
Sandy Hook School

	Nov	Dec	Jan	Feb	Mar	April	May	June	July	August	Sept	Oct	Nov	Dec	Total Expended
EXPENSES:															
Sub Contract															
Aggravate															
Site Survey	852.75	182.00	417.50				2,500.00	575.00							\$ 5,100.00
Light	6,974.00	1,341.00		1,748.00	10,893.40	9,747.11		7,377.45	685.70						\$ 27,034.75
Site Signage															\$ 2,217.00
Dark Material															\$ 18,089.19
Professional Fees															\$ 4,341,343.51
Owners Rep - DMW	15,645.57	15,544.00	15,712.76	15,544.00	15,544.00	15,544.00	15,544.00	15,544.00	15,544.00	15,544.00	15,544.00	15,544.00			\$ 570,488.24
Architect - SARGIS	90,398.77	102,108.05	64,116.00	36,147.43	59,224.56	221,189.07	43,536.94	60,297.57	59,377.77	75,288.25	57,202.92	56,014.79			\$ 3,152,371.23
Engineer - HNTB					395.00			220.50							\$ 86,051.73
Local Review for Storm Water	3,120.00	4,154.00	4,095.00	4,126.00	5,120.00	7,800.00	4,836.00	4,153.00	4,155.00	2,432.00					\$ 35,818.00
Special Inspections & Testing			7,418.76	5,646.25	62,543.61	15,837.76	24,381.69	20,354.00	31,535.03	12,959.00	8,644.75	825.00			\$ 150,522.44
GA - Presentation - Conestoga		9,654.90		2,459.00	28.00										\$ 17,992.00
Construction															\$ 1,372,815.00
Aluminum - Blanks			975.00												\$ 975.00
Demolition - Lot 4		414,408.68		436,018.20	285,663.97	1,400,801.50	1,339,502.69	1,797,751.66	2,656,508.41	2,080,963.38	3,488,004.71	2,892,608.97			\$ 16,143,561.62
Utility Connection Costs	23,334.00														\$ 23,334.00
Security - Dome Phase															\$ 23,523.28
Permits			48,853.00												\$ 48,853.00
Building Fire Insurance							30,988.83	2,814.00	2,931.67	2,931.67	2,931.67	2,931.67			\$ 46,887.00
Municipal Property Disposal															\$ 34,211.51
Work Data															\$ -
IT/Network Hardware															\$ -
Aggressive Technology															\$ -
AV Equipment															\$ -
Access System															\$ -
Furniture Fixtures & Equipment															\$ -
Furniture															\$ -
Outdoor Equipment															\$ -
Accessories Equipment & Supplies															\$ -
TRUST EQUIPMENT & SUPPLIES															\$ -
Office Equipment															\$ -
Specularity															\$ -
Registered Architectural Design															\$ -
Other															\$ -
ACTUAL EXPENSE Total:	\$ 142,374.99	\$ 678,572.81	\$ 443,612.65	\$ 502,588.48	\$ 478,926.72	\$ 1,730,433.86	\$ 1,507,621.48	\$ 1,810,846.78	\$ 2,270,001.68	\$ 2,183,921.30	\$ 3,582,078.83	\$ 2,167,475.34	\$ -	\$ -	\$ 5,912,798.24
Commutative EXPENSE Total:	\$ 3,334,184.43	\$ 5,912,798.24	\$ 6,078,371.89	\$ 6,158,070.77	\$ 7,835,797.49	\$ 8,768,431.33	\$ 10,273,832.84	\$ 12,164,701.83	\$ 14,954,793.21	\$ 17,148,324.61	\$ 20,729,064.26	\$ 22,888,078.60	\$ -	\$ -	\$ 22,888,078.60
Monthly Bank Commitment ESTIMATED:	\$ 362,468.00	\$ 982,178.00	\$ 895,185.00	\$ 782,481.00	\$ 1,045,932.00	\$ 1,324,437.00	\$ 1,510,884.00	\$ 1,897,330.00	\$ 2,274,816.00	\$ 3,113,307.00	\$ 3,167,855.00	\$ 3,159,084.00	\$ -	\$ -	\$ 3,045,381.00
Actual Reimbursement Received:															\$ -
Commutative Actual INCOME Total:	\$ 6,500,000.00	\$ 9,500,000.00	\$ 9,400,000.00	\$ 9,400,000.00	\$ 10,400,000.00	\$ 10,400,000.00	\$ 12,400,000.00	\$ 12,400,000.00	\$ 17,400,000.00	\$ 17,400,000.00	\$ 17,400,000.00	\$ 17,400,000.00	\$ 17,400,000.00	\$ 17,400,000.00	\$ 17,400,000.00

1279 Sandy Hook School

Number	Date	Description	Amount	CO
CHANGE REQUESTS				
Not issued				
'CR999	03/31/15	Additional Bond Costs	14,892.00	
CR024	04/28/15	RFI 57 and 57.1 - Glazed block revisions	0.00	
CR030	06/02/15	Bulletin #8 - Masonry Veneer Layout (no cost expected)	0.00	
CR039	06/23/15	RFI 83 Walk-in Coolers Ceiling Closure	0.00	
CR043	07/07/15	RFI 193 Hanger Material Finish	0.00	
CR049	07/17/15	RFI 195 Fire Barrier Clarification at the Classroom Wing	0.00	
CR050	07/17/15	RFI 180 Decorative Concrete at the Entry Bridge	0.00	
CR057	08/12/15	Aquarium (tracking only)	3,453.00	
CR065	09/08/15	Bulletin 24 - Radio Communications Infrastructure	0.00	
CR067	09/08/15	RFI 283 Magnetic Hold Opens	0.00	
CR079	09/29/15	RFI 281 - Site Wall 2A & 2B Revisions	0.00	
CR080	10/06/15	RFI 273 - Delete wing walls at the lobby roof	0.00	
CR081	10/06/15	RFI 252 - Folding Partition Clarifications	0.00	
CR082	10/06/15	RFI 287 - Shear Wall Clarification along 19 Line	0.00	
CR084	10/06/15	RFI 268 - Lobby Roof Deck Insulation	0.00	
CR086	10/06/15	RFI 296 - Protective Covers on Temp/CO2 Sensors	0.00	
CR087	10/06/15	RFI 303 - Toilet Room 200B Clarifications	0.00	
CR091	10/20/15	RFI 295 Music Room Ceiling Clarifications	0.00	
Not issued Total			18,345.00	
Potential				
CR025	04/28/15	RFI 82 - Walk in cooler floor finish (awaiting back-up)	9,420.92	
CR062	08/25/15	Bulletin 21 - Misc Finish Updates (estimated)	186.86	
CR066	09/08/15	RFI 249 - Gym Wall Coordination	864.74	
CR073	09/15/15	Bulletin #17R - Reduction to 1 Additional Roof Hatch (Estimate)	-8,799.52	
CR074	09/15/15	Bulletin 22 - Millwork/Furniture Coordination (under review)	26,007.26	
CR077	09/22/15	Change from strut support to grid at the Cafeteria Ceiling	-1,350.00	
CR083	10/06/15	RFI 290 - Flooring Attic Stock	10,967.90	
CR085	10/06/15	RFI 293 - WAP Rough-in	1,357.95	
CR089	10/06/15	RFI 313 - 2nd Floor Column Enclosure (estimated)	3,978.25	
CR090	10/13/15	RFI 333 - Toilet Room Wall Tile/Fire Alarm Coordination	0.00	
Potential Total			42,634.36	
Submitted				
CR019	03/31/15	Bulletin #5 - Rainwater Storage Tank Removal & Ext Wall Insulation	-9,127.14	
CR040	06/30/15	Bulletin 14 - Sound System Revisions (rough-in only)	2,670.28	
CR051	07/17/15	RFI 202 Spray Foam at Posts in lieu of Isolation Pads	9,443.19	
CR053	08/11/15	Bulletin 16 & Bulletin 18 - Minor HVAC Revisions	-3,126.90	
CR060	08/18/15	RFI 247 - Structural Support for Interior Gable Windows	4,005.42	
CR061	08/18/15	Bulletin 19 - Workroom Modifications	6,035.96	
CR068	09/14/15	Lower Tube Steel at Admin Area Interior Window (pre-approval received)	2,189.02	
CR070	09/15/15	RFI 271 - Weathervane Support Steel	3,082.01	
CR071	09/15/15	RFI 272 - Delete AW04 Fixture in C100E	-2,557.00	
CR075	09/15/15	RFI 292 - Fire Barrier Within Interior Soffit At Wall Type EW-2 (pre-approval received)	2,947.66	
CR076	09/22/15	RFI 305 Add Tube Lintel - C Line Between 20 and 20.2 (pre-approval received)	6,256.36	
CR078	09/29/15	RFI 153 Fire Protection Seismic Bracing Credit	-3,500.00	
CR088	10/06/15	RFI 312 - Added lintel at Administration 101 (pre-approval received)	4,442.12	
Submitted Total			22,760.98	
Approved				
CR001	11/10/14	Water Main to the Senior Center	15,767.45	1
CR002	03/20/15	Bulletins #3 and #4_Sitework Only	32,767.71	1
CR003	12/08/14	Preconstruction Survey - 11 Washington St.	536.51	1
CR004	02/03/15	Bulletin #3 & #4_Site Electrical	53,391.27	3



1279 Sandy Hook School

Number	Date	Description	Amount	CO
CHANGE REQUESTS (continued)				
Approved (continued)				
CR005	02/03/15	RFI 14 - Basement Footing Revisions	14,817.52	1
CR007	02/17/15	Bulletin #1 - Steel and Sitework	6,486.52	2
CR008	02/20/15	Retaining Wall #4 Over Excavation	16,282.37	2
CR009	02/23/15	ASI #3R - EW-2 Revisions	27,698.87	4
CR010	03/03/15	Elevator Beam and Pit Ladder Credit	-1,651.00	2
CR011	03/17/15	Bulletin #2 - SKS-4 Thermal Isolation Pads	9,511.09	2
CR012	03/24/15	Building Geometry - Steel Detailing - RFI 26 & 29, SKA-001R	14,905.96	2
CR014	03/24/15	RFI 18 - Treadwell Park Irrigation Infrastructure	25,487.83	2
CR015	03/24/15	RFI 50 - A wing foundation wall elevation	3,404.65	4
CR017	03/24/15	ASI 002 - Wood Ceiling Details	20,160.65	4
CR018	06/16/15	ASI 004 - Acoustical Panel Revisions	15,495.85	3
CR020	04/20/15	Radiant Floor Heating - PreK & K Wing	143,233.41	2
CR021	04/20/15	RFI 63 Revisions - Folding Partition Structural Steel	1,286.25	2
CR022	04/28/15	Bulletin #6 - Elevator power revisions (S0 change)	0.00	3
CR023	04/28/15	Bulletin #9R - Music Room Revisions	68,611.08	4
CR026	05/19/15	Bulletin #2R - Detail 8/A4.00	21,886.40	4
CR027	05/20/15	RFI 94 - Acoustical Ceiling at Platform 154 Ramps	2,330.24	3
CR028	06/18/15	RFI 126 - Relieving Angle Clarification	49,738.81	3
CR029	06/02/15	Bulletin #10 - Treehouse Modifications	13,006.99	3
CR031	06/02/15	RFI 132 - Gym Veneer Framing at the Platform	4,563.69	3
CR032	06/16/15	Ballistic Entrance Manufacturer Change	5,318.33	4
CR033	06/16/15	Roofing Work - GMP Adjustment for PVC Roof Alternate	-10,000.00	3
CR034	06/16/15	RFI 103 - Exterior railing material thickness	6,795.20	4
CR035	06/23/15	Bulletin 17 - Additional Roof Access Ladders	18,533.31	4
CR036	06/23/15	Derrick 13 & 14 - Additional Steel Hangers	4,758.26	4
CR038	06/23/15	RFI 145 & 146 - Light Fixture Revision, AW04	12,714.77	5
CR041	06/30/15	Dickinson Power Infrastructure	4,721.22	4
CR042	07/07/15	RFI 60 - Electrical Room 125 wall revisions	-588.30	4
CR044	07/14/15	Bulletin 15 Wall Fire Safing	3,695.67	5
CR045	07/10/15	RFI 192 Sunshade Support Steel at 12 ft Windows	9,169.97	4
CR046	07/17/15	RFI 206 Brick Support Steel at the Gable Roofs	2,758.27	5
CR047	07/17/15	RFI 197 Parapet Insulation at the Gym North Wall	4,916.61	4
CR048	07/09/15	Bulletin 13 - Corridor C200 Ceiling Modification	10,399.24	5
CR052	08/11/15	RFI 224 Posts Below Curtain Wall	2,736.54	5
CR054	08/11/15	Bulletin 20 - Kitchen Rough-in Clarifications	2,014.11	6
CR056	08/12/15	RFI 229 - Roof Deck Support at Column Line 8	739.81	5
CR058	08/18/15	RFI 250 - Extend slab edge at roof	1,416.61	6
CR059	08/18/15	RFI 251 Canopy Beam Penetration	948.39	6
CR063	08/25/15	RFI 147 - Corridor ceiling height revision	5,105.70	6
CR064	09/01/15	RFI 264 - Grout 2nd Floor Corridor Walls	4,258.53	6
CR069	09/14/15	Millwork Core Material	-3,326.00	6
CR072	09/15/15	Credit Back CR011 - Bulletin #2, SKS-4	-9,511.09	6
Approved Total			637,295.27	

CHANGE REQUESTS TOTAL	721,035.61
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Original Contract Amount:	38,867,186.00
Approved Contract Changes:	637,295.27
Revised Contract Amount:	39,504,481.27



CONSIGLI
Est. 1995

Change Request

To: Robert D. Mitchell
Town of Newtown
Ph: (203)264-2206

Number: CR019
Date: 3/31/15
Job: 1279 Sandy Hook School
Phone:

Description: Bulletin #5 - Rainwater Storage Tank Removal & Ext Wall Insulation

Source: Bulletin # 5

We offer the following specifications and pricing to make the changes as described below:

Framing, insulation and sitework revisions per Bulletin #5 dated 3/16/15. This work includes the additional rigid insulation and Z furring at exterior wall type EW-6. The R-19 batt insulation within the wall cavity was included in Change Request CR026. This work also includes the sitework credits associated with deleting the water harvesting tank. Installation only (no equipment) was included in the sitework scope of work. The rain water harvesting tank equipment was deleted prior to bidding the landscaping & irrigation package and therefore there is no change to that scope of work as a result of this Bulletin.

Note: Bond costs are excluded from this change request and will be reconciled upon completion of the project in accordance with State change order procedures.

Description	Labor	Material	Equipment	Subcontract	Other	Price
Drywall & Framing				\$16,304.36		\$16,304.36
Sitework				\$-25,431.50		\$-25,431.50
					Subtotal:	\$-9,127.14
					Total:	\$-9,127.14

SCHEDULE IMPACT

- We have proceeded with this change to achieve schedule.
- As directed, we will not proceed with this change until formal direction from OWNER is received.

Svigals + Partners
ARCHITECT
84 Orange Street
New Haven, CT 06510

Consigli Construction Co., Inc.
CONTRACTOR
100 Allyn Street, 4th Floor
Hartford, CT 06103

Town of Newtown
OWNER
3 Primrose Street
Newtown, CT 06470

(Signature)
Julia McFadden

(Signature)
Aaron Krueger

(Signature)
Robert D. Mitchell

By _____

By _____
10/20/15

By _____

Date _____

Date _____

Date _____



Change Request

To: Robert D. Mitchell
 Town of Newtown
 Ph: (203)264-2206

Number: CR040
 Date: 6/30/15
 Job: 1279 Sandy Hook School
 Phone:

Description: Bulletin 14 - Sound System Revisions (rough-in only)

Source: Bulletin # 14

We offer the following specifications and pricing to make the changes as described below:

Provide the following scope of work only per Bulletin 14 dated 6/24/15.

- 1) Furnish and install revised CD players in the Cafeteria and Gym sound systems.
- 2) Furnish and install rough-in for the Music room sound system. This includes conduit, backboxes, mounting only of speakers and any in wall wiring. Sound system equipment is EXCLUDED and will be furnished and installed by others.

Note: Bond costs are excluded from this change request and will be reconciled upon completion of the project per State change order procedures.

Description	Labor	Material	Equipment	Subcontract	Other	Price
Building Electrical - COR 007				\$2,458.00		\$2,458.00
					Subtotal:	\$2,458.00
			CM Mark-Up	\$2,458.00		\$179.93
			Permit (Education Fee only)	\$2,637.93		\$0.69
			General Liability Insurance	\$2,638.62		\$31.66
					Total:	\$2,670.28

- SCHEDULE IMPACT
- We have proceeded with this change to achieve schedule.
- As directed, we will not proceed with this change until formal direction from OWNER is received.

Svigals + Partners
 ARCHITECT
 84 Orange Street
 New Haven, CT 06510

Consigli Construction Co., Inc.
 CONTRACTOR
 100 Allyn Street, 4th Floor
 Hartford, CT 06103

Town of Newtown
 OWNER
 3 Primrose Street
 Newtown, CT 06470

(Signature)
 Julia McFadden

(Signature)
 Aaron Krueger

(Signature)
 Robert D. Mitchell

By

By

By

Date

Date

Date

10/20/15



Change Request

To: Robert D. Mitchell
 Town of Newtown
 Ph: (203)264-2206

Number: CR051
 Date: 7/17/15
 Job: 1279 Sandy Hook School
 Phone:

Description: RFI 202 Spray Foam at Posts in lieu of Isolation Pads

Source: RFI # 202

We offer the following specifications and pricing to make the changes as described below:

Provide closed cell spray foam at the underside of the equipment screen and equipment dunnage tube steel posts per the response to RFI 202 finalized on 8/27/15. There are 34 locations in total. This work is being performed in lieu of the steel isolation pads noted in sketch SKS-4 which were a long lead time and would have delayed structural steel erection. The aforementioned isolation pads were approved in CR011 and then credited back in CR072 because they are not being utilized.

Note: Bond costs are excluded from this change request and will be reconciled upon completion of the project per State change order procedures.

Description	Labor	Material	Equipment	Subcontract	Other	Price
Insulation				\$8,692.50		\$8,692.50
					Subtotal:	\$8,692.50
			CM Mark-Up	\$8,692.50		\$636.29
			Permit (Education Fee only)	\$9,328.79		\$2.43
			General Liability Insurance	\$9,331.22		\$111.97
					Total:	\$9,443.19

- SCHEDULE IMPACT
- We have proceeded with this change to achieve schedule.
- As directed, we will not proceed with this change until formal direction from OWNER is received.

Svigals + Partners
 ARCHITECT
 84 Orange Street
 New Haven, CT 06510

Consigli Construction Co., Inc.
 CONTRACTOR
 100 Allyn Street, 4th Floor
 Hartford, CT 06103

Town of Newtown
 OWNER
 3 Primrose Street
 Newtown, CT 06470

(Signature)
 Julia McFadden

(Signature)
 Aaron Krueger

(Signature)
 Robert D. Mitchell

By

By

By

Date

Date

Date

10/20/15



Change Request

To: Robert D. Mitchell
 Town of Newtown
 Ph: (203)264-2206

Number: CR053
 Date: 8/11/15
 Job: 1279 Sandy Hook School
 Phone:

Description: Bulletin 16 & Bulletin 18 - Minor HVAC Revisions

Source: Addendum # 16 & 18

We offer the following specifications and pricing to make the changes as described below:

Provide HVAC revisions per Bulletin 16 dated 6/29/15, Bulletin 18 dated 7/24/15 and RFI 291 dated 9/21/15. This includes ductwork and diffuser revisions in the gym, and is inclusive of the cost to modify the ductwork to avoid a conflict between the diffusers and the lights per the response to RFI 291. The change request is a net credit to the project.

Note: Bond costs are excluded from this change request and will be reconciled upon completion of the project per State change order procedures.

Description	Labor	Material	Equipment	Subcontract	Other	Price
HVAC subcontractor - Bulletin 18				\$-6,781.62		\$-6,781.62
HVAC subcontractor - Bulletin 16						
HVAC subcontractor				\$3,654.72		\$3,654.72
					Subtotal:	\$-3,126.90
			CM Mark-Up			\$0.00
			Permit (Education Fee only)			\$0.00
			General Liability Insurance			\$0.00
					Total:	\$-3,126.90

SCHEDULE IMPACT

We have proceeded with this change to achieve schedule.

As directed, we will not proceed with this change until formal direction from OWNER is received.

Svigals + Partners
 ARCHITECT
 84 Orange Street
 New Haven, CT 06510

Consigli Construction Co., Inc.
 CONTRACTOR
 100 Allyn Street, 4th Floor
 Hartford, CT 06103

Town of Newtown
 OWNER
 3 Primrose Street
 Newtown, CT 06470

 (Signature)
 Julia McFadden

 (Signature)
 Aaron Krueger

 (Signature)
 Robert D. Mitchell

By

By

By

Date

Date

Date

10/20/15



Change Request

To: Robert D. Mitchell
 Town of Newtown
 Ph: (203)264-2206

Number: CR060
 Date: 8/18/15
 Job: 1279 Sandy Hook School
 Phone:

Description: RFI 247 - Structural Support for Interior Gable Windows

Source: RFI # 247

We offer the following specifications and pricing to make the changes as described below:

Provide tube steel lintels at the interior gable windows in the 2nd floor corridor (2 locations) per the final response to RFI 247 dated 8/31/15.

Note: Bond costs are excluded from this change request and will be reconciled upon completion of the project per State change order procedures.

Description	Labor	Material	Equipment	Subcontract	Other	Price
Structural steel - 15006-28				\$3,687.00		\$3,687.00
					Subtotal:	\$3,687.00
			CM Mark-Up	\$3,687.00		\$269.89
			Permit (Education Fee only)	\$3,956.89		\$1.03
			General Liability Insurance	\$3,957.92		\$47.50
					Total:	\$4,005.42

SCHEDULE IMPACT

We have proceeded with this change to achieve schedule.

As directed, we will not proceed with this change until formal direction from OWNER is received.

Svigals + Partners
 ARCHITECT
 84 Orange Street
 New Haven, CT 06510

Consigli Construction Co., Inc.
 CONTRACTOR
 100 Allyn Street, 4th Floor
 Hartford, CT 06103

Town of Newtown
 OWNER
 3 Primrose Street
 Newtown, CT 06470

 (Signature)
 Julia McFadden

 (Signature)
 Aaron Krueger

 (Signature)
 Robert D. Mitchell

By

By

By

Date

Date

Date

Consigli Construction Co., Inc.
 Construction Managers and General Contractors



Change Request

To: Robert D. Mitchell
 Town of Newtown
 Ph: (203)264-2206

Number: CR061
 Date: 8/18/15
 Job: 1279 Sandy Hook School
 Phone:

Description: Bulletin 19 - Workroom Modifications

Source: Bulletin # 19

We offer the following specifications and pricing to make the changes as described below:

Provide electrical, millwork and drywall/framing revisions per Bulletin 19 dated 8/7/15. This includes revisions to Workroom 101C, Storage 101E and Corridor 101H, and various power, data and lighting revisions in select classrooms.

Note: Bond costs are excluded from this change request and will be reconciled upon completion of the project per State change order procedures.

Description	Labor	Material	Equipment	Subcontract	Other	Price
Building Electrical				\$4,283.00		\$4,283.00
Drywall & Framing				\$444.77		\$444.77
Millwork				\$828.36		\$828.36
					Subtotal:	\$5,556.13
			CM Mark-Up	\$5,556.13		\$406.71
			Permit (Education Fee only)	\$5,962.84		\$1.55
			General Liability Insurance	\$5,964.39		\$71.57
					Total:	\$6,035.96

- SCHEDULE IMPACT
- We have proceeded with this change to achieve schedule.
- As directed, we will not proceed with this change until formal direction from OWNER is received.

Svigals + Partners
 ARCHITECT
 84 Orange Street
 New Haven, CT 06510

Consigli Construction Co., Inc.
 CONTRACTOR
 100 Allyn Street, 4th Floor
 Hartford, CT 06103

Town of Newtown
 OWNER
 3 Primrose Street
 Newtown, CT 06470

(Signature)
 Julia McFadden

(Signature)
 Aaron Krueger

(Signature)
 Robert D. Mitchell

By

By

By

Date

Date

Date

10/20/15



Change Request

To: Robert D. Mitchell
 Town of Newtown
 Ph: (203)264-2206

Number: CR068
 Date: 9/14/15
 Job: 1279 Sandy Hook School
 Phone:

Description: Lower Tube Steel at Admin Area Interior Window

We offer the following specifications and pricing to make the changes as described below:

Lower the tube steel lintel over the corridor window at the Administration area along column line C between columns lines 14 and 15. The tube lintel was set to elevation 280' per the approved shop drawings but the correct elevation required to coordinate with the window is elevation 278'-8". The work requires cutting the existing lintel from the columns and hangers, shortening the connections and re-welding the connections.

Note: Bond costs are excluded from this change request and will be reconciled upon completion of the project in accordance with State change order procedures.

Description	Labor	Material	Equipment	Subcontract	Other	Price
Structural steel				\$2,015.00		\$2,015.00
					Subtotal:	\$2,015.00
			CM Mark-Up	\$2,015.00		\$147.50
		Permit (Education Fee only)		\$2,162.50		\$0.56
		General Liability Insurance		\$2,163.06		\$25.96
					Total:	\$2,189.02

SCHEDULE IMPACT

We have proceeded with this change to achieve schedule.

As directed, we will not proceed with this change until formal direction from OWNER is received.

Svigals + Partners
 ARCHITECT
 84 Orange Street
 New Haven, CT 06510

Consigli Construction Co., Inc.
 CONTRACTOR
 100 Allyn Street, 4th Floor
 Hartford, CT 06103

Town of Newtown
 OWNER
 3 Primrose Street
 Newtown, CT 06470

Handwritten signature and date: 9-22-15

(Signature)
 Julia McFadden

(Signature)
 Aaron Krueger

(Signature)
 Robert D. Mitchell

By

By

By

Date

Date

Date

Handwritten date: 9/22/15



Change Request

To: Robert D. Mitchell
 Town of Newtown
 Ph: (203)264-2206

Number: CR070
 Date: 9/15/15
 Job: 1279 Sandy Hook School
 Phone:

Description: RFI 271 - Weathervane Support Steel

Source: RFI # 271

We offer the following specifications and pricing to make the changes as described below:

Furnish and install threaded, galvanized steel mounts at 3 locations for the gable mounted weathervanes per the response to RFI 271 dated 9/22/15. The weathervanes themselves will be furnished and installed by others.

Note: Bond costs are excluded from this change request and will be reconciled upon completion of the project per State change order procedures.

Description	Labor	Material	Equipment	Subcontract	Other	Price
Miscellaneous metals sub - 15005-5				\$2,837.00		\$2,837.00
					Subtotal:	\$2,837.00
			CM Mark-Up	\$2,837.00		\$207.67
			Permit (Education Fee only)	\$3,044.67		\$0.79
			General Liability Insurance	\$3,045.46		\$36.55
					Total:	\$3,082.01

SCHEDULE IMPACT

We have proceeded with this change to achieve schedule.

As directed, we will not proceed with this change until formal direction from OWNER is received.

Svigals + Partners
 ARCHITECT
 84 Orange Street
 New Haven, CT 06510

Consigli Construction Co., Inc.
 CONTRACTOR
 100 Allyn Street, 4th Floor
 Hartford, CT 06103

Town of Newtown
 OWNER
 3 Primrose Street
 Newtown, CT 06470

 (Signature)
 Julia McFadden

 (Signature)
 Aaron Krueger

 (Signature)
 Robert D. Mitchell

By

By

By

Date

Date

Date

10/30/15



Change Request

To: Robert D. Mitchell
 Town of Newtown
 Ph: (203)264-2206

Number: CR071
 Date: 9/15/15
 Job: 1279 Sandy Hook School
 Phone:

Description: RFI 272 - Delete AW04 Fixture in C100E

Source: RFI # 272

We offer the following specifications and pricing to make the changes as described below:

Delete the AW04 light fixture in Corridor C100E per the response to RFI 272 dated 8/31/15.

Note: Bond costs are excluded from this change request and will be reconciled upon completion of the project per State change order procedures.

Description	Labor	Material	Equipment	Subcontract	Other	Price
Building Electrical - COR 0012				\$-2,557.00		\$-2,557.00
					Subtotal:	\$-2,557.00
					Total:	\$-2,557.00

SCHEDULE IMPACT

We have proceeded with this change to achieve schedule.

As directed, we will not proceed with this change until formal direction from OWNER is received.

Svigals + Partners
 ARCHITECT
 84 Orange Street
 New Haven, CT 06510

Consigli Construction Co., Inc.
 CONTRACTOR
 100 Allyn Street, 4th Floor
 Hartford, CT 06103

Town of Newtown
 OWNER
 3 Primrose Street
 Newtown, CT 06470

(Signature)
 Julia McFadden

(Signature)
 Aaron Krueger

(Signature)
 Robert D. Mitchell

By

By

By

Date

Date

Date

10/20/15



Change Request

To: Robert D. Mitchell
 Town of Newtown
 Ph: (203)264-2206

Number: CR075
 Date: 9/15/15
 Job: 1279 Sandy Hook School
 Phone:

Description: RFI 292 - Fire Barrier Within Interior Soffit At Wall Type EW-2

Source: RFI # 292

We offer the following specifications and pricing to make the changes as described below:

Provide gypsum board on the interior face of exterior wall type EW-2 so that it extends to the underside of the structural deck and as required to provide an ignition barrier over the spray foam insulation within the wall cavity per the response to RFI 292 dated 9/10/15. The original drawing details do not include gypsum board extending to the deck within the soffit (see 1/A4.01) because it was not required when there was batt insulation in the wall. Insulation with in the wall was changed to close cell foam per ASI #003R and approved via change request CR009. An ignition barrier is required by code over the close cell foam insulation.

Note: Bond costs are excluded from this change request and will be reconciled upon completion of the project per State change order procedures.

Description	Labor	Material	Equipment	Subcontract	Other	Price
Drywall subcontractor				\$2,713.33		\$2,713.33
					Subtotal:	\$2,713.33
			CM Mark-Up	\$2,713.33		\$198.62
			Permit (Education Fee only)	\$2,911.95		\$0.76
			General Liability Insurance	\$2,912.71		\$34.95
					Total:	\$2,947.66

SCHEDULE IMPACT

We have proceeded with this change to achieve schedule.

As directed, we will not proceed with this change until formal direction from OWNER is received.

Svigals + Partners
 ARCHITECT
 84 Orange Street
 New Haven, CT 06510

Consigli Construction Co., Inc.
 CONTRACTOR
 100 Allyn Street, 4th Floor
 Hartford, CT 06103

Town of Newtown
 OWNER
 3 Primrose Street
 Newtown, CT 06470

*WJK
10/9/15*

 (Signature)
 Julia McFadden

 (Signature)
 Aaron Krueger

 (Signature)
 Robert D. Mitchell

By

By

By

Date

Date

Date

10/9/15



CONSIGLI
Est. 1995

Change Request

To: Robert D. Mitchell
Town of Newtown
Ph: (203)264-2206

Number: CR076
Date: 9/22/15
Job: 1279 Sandy Hook School
Phone:

Description: RFI 305 Add Tube Lintel - C Line Between 20 and 20.2

Source: RFI # 305

We offer the following specifications and pricing to make the changes as described below:

Provide a hung tube steel lintel to support the masonry above the corridor window at the Library located along column line C between column lines 20 and 20.2 per the response to RFI 305. The steel is required to support the masonry above the window.

Note: Bond costs are excluded from this change request and will be reconciled upon completion of the project in accordance with State change orders.

Description	Labor	Material	Equipment	Subcontract	Other	Price
Structural steel - 15006-24				\$5,759.00		\$5,759.00
					Subtotal:	\$5,759.00
			CM Mark-Up	\$5,759.00		\$421.56
			Permit (Education Fee only)	\$6,180.56		\$1.61
			General Liability Insurance	\$6,182.17		\$74.19
					Total:	\$6,256.36

- SCHEDULE IMPACT
- We have proceeded with this change to achieve schedule.
- As directed, we will not proceed with this change until formal direction from OWNER is received.

Svigals + Partners
ARCHITECT
84 Orange Street
New Haven, CT 06510

Consigli Construction Co., Inc.
CONTRACTOR
100 Allyn Street, 4th Floor
Hartford, CT 06103

Town of Newtown
OWNER
3 Primrose Street
Newtown, CT 06470

RM
9-22-15

(Signature)
Julia McFadden

(Signature)
Aaron Krueger

(Signature)
Robert D. Mitchell

By

By

By

Date

Date

Date

9/22/15



Change Request

To: Robert D. Mitchell
 Town of Newtown
 Ph: (203)264-2206

Number: CR078
 Date: 9/29/15
 Job: 1279 Sandy Hook School
 Phone:

Description: RFI 153 Fire Protection Seismic Bracing Credit

Source: RFI # 153

We offer the following specifications and pricing to make the changes as described below:

Delete the seismic restraints at the sprinkler piping per the response to RFI 153 dated 6/4/15.

Note: Bond costs are excluded from this change request and will be reconciled upon completion of the project per State change order procedures.

Description	Labor	Material	Equipment	Subcontract	Other	Price
Fire protection subcontractor				\$-3,500.00		\$-3,500.00
					Subtotal:	\$-3,500.00
					Total:	\$-3,500.00

- SCHEDULE IMPACT
- We have proceeded with this change to achieve schedule.
- As directed, we will not proceed with this change until formal direction from OWNER is received.

Svigals + Partners
 ARCHITECT
 84 Orange Street
 New Haven, CT 06510

Consigli Construction Co., Inc.
 CONTRACTOR
 100 Allyn Street, 4th Floor
 Hartford, CT 06103

Town of Newtown
 OWNER
 3 Primrose Street
 Newtown, CT 06470

(Signature)
 Julia McFadden

(Signature)
 Aaron Krueger

(Signature)
 Robert D. Mitchell

By

By

By

Date

Date

Date

10/30/15



Change Request

To: Robert D. Mitchell
 Town of Newtown
 Ph: (203)264-2206

Number: CR088
 Date: 10/6/15
 Job: 1279 Sandy Hook School
 Phone:

Description: RFI 312 - Added lintel at Administration 101

Source: RFI # 312

We offer the following specifications and pricing to make the changes as described below:

Provide a hung lintel above the storefront at Administration 101 (along column line 14) as required to support the masonry above the storefront per the response to RFI 312 dated 10/5/15 and the associated sketches SKS-18 and SKS-19.

Note: Bond costs are excluded from this change request and will be reconciled upon completion of the project per State change order procedures.

Description	Labor	Material	Equipment	Subcontract	Other	Price
Structural steel - 15006-27				\$4,089.00		\$4,089.00
					Subtotal:	\$4,089.00
			CM Mark-Up	\$4,089.00		\$299.31
			Permit (Education Fee only)	\$4,388.31		\$1.14
			General Liability Insurance	\$4,389.45		\$52.67
					Total:	\$4,442.12

- SCHEDULE IMPACT
- We have proceeded with this change to achieve schedule.
- As directed, we will not proceed with this change until formal direction from OWNER is received.

Svigals + Partners
 ARCHITECT
 84 Orange Street
 New Haven, CT 06510

Consigli Construction Co., Inc.
 CONTRACTOR
 100 Allyn Street, 4th Floor
 Hartford, CT 06103

Town of Newtown
 OWNER
 3 Primrose Street
 Newtown, CT 06470

WJK
10/9/15

(Signature)
 Julia McFadden

(Signature)
 Aaron Krueger

(Signature)
 Robert D. Mitchell

By

By

By

Date

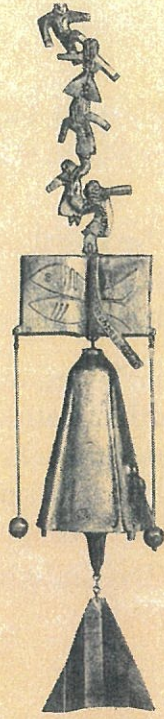
Date

Date

10/9/15

Literacy Bell

Reading is a skill that lasts a lifetime, and is the most important and valuable ability a child can acquire. Unfortunately, millions of Americans of all ages lack this basic skill, and as a result are excluded from the vast universe of ideas that are readily available in writing. This bell supports causes that promote literacy for all people.



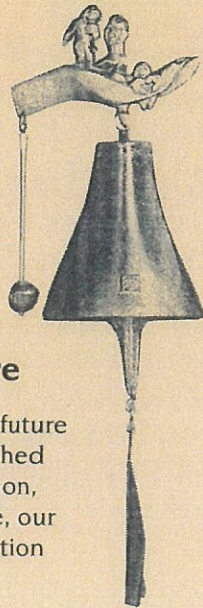
Nature Conservancy Bell

The nation's largest and most effective citizens' lobby is dedicated to preserving the wilderness and protecting the natural environment. The Nature Conservancy seeks to reduce the impact of our population on the world around us and prevent the exhaustion of our natural resources.



Our Children Our Future

Our children are the promise of future generations and our most cherished resource. Cultivated with education, nurtured with guidance and love, our children will provide the foundation for future societies.

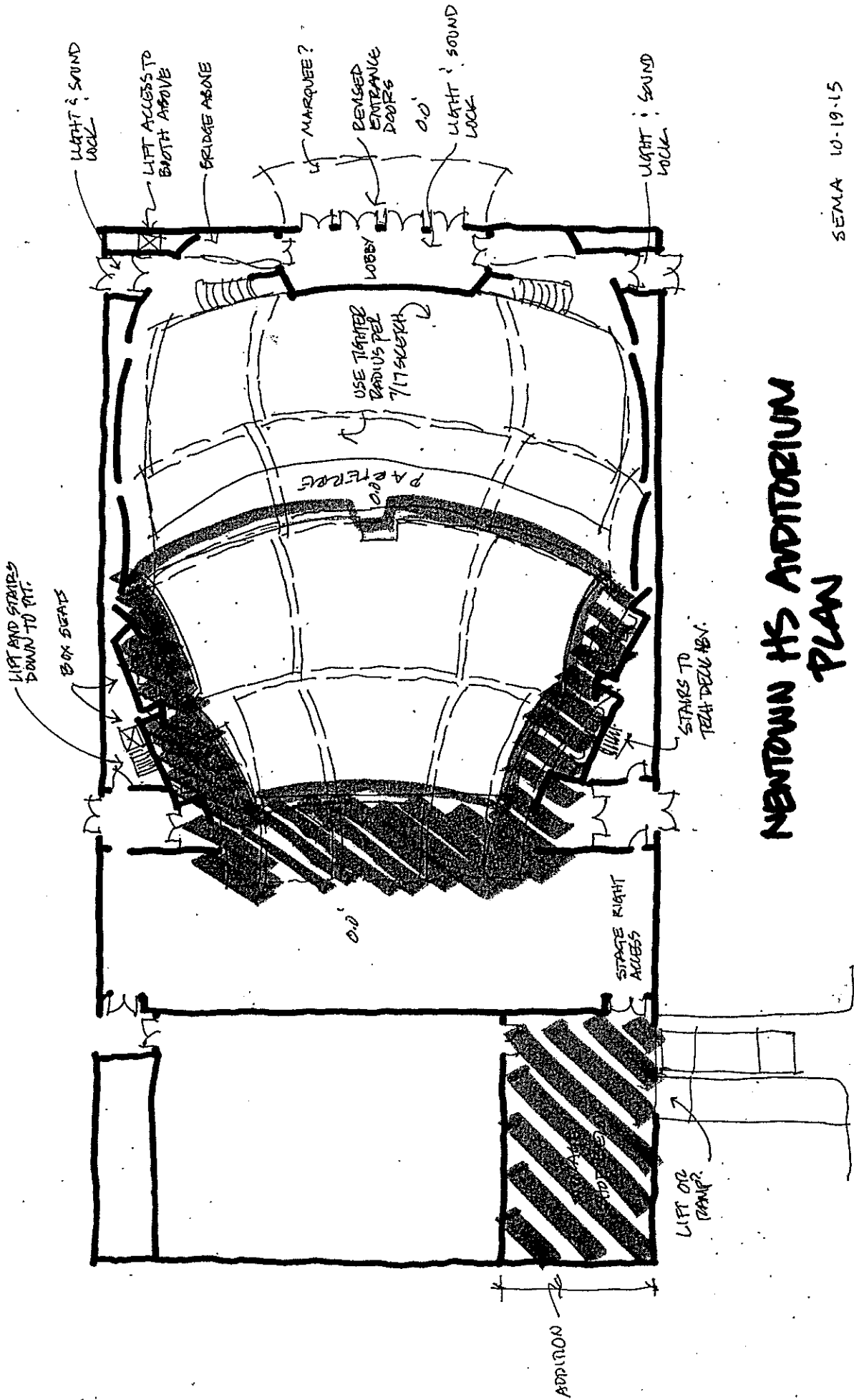


SMITH EDWARDS M^C COY

A R C H I T E C T S_{PC}

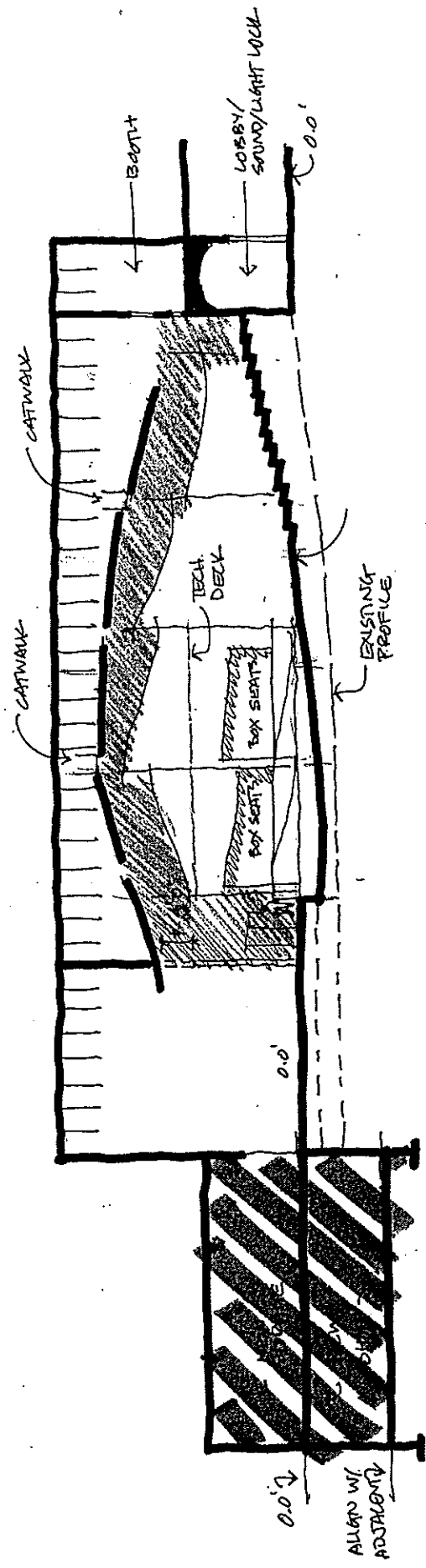
Newtown High School Auditorium Project
Project Schedule Draft
October 1, 2015

09-01-15 NOTICE TO PROCEED / SIGNED CONTRACT
09-16-15 Existing Conditions Meeting / Program Meeting #1
 10-05-15 (Board of Selectmen Meeting)
10-07-15 Program Meeting #2 / SD Presentation #1
10-14-15 Program Meeting #3 / SD Presentation #2
 10-19-15 (Board of Selectmen Meeting)
 10-20-15 (Board of Education Meeting)
10-21-15 Program Meeting #4 / SD Presentation #3
10-30-15 100% SCHEMATIC DESIGN
 11-02-15 (Board of Selectmen Meeting)
11-13-15 BSF PCT REVIEW MEETING #1 (Demolition Package)
 11-16-15 (Board of Selectmen Meeting)
11-18-15 50% DD Presentation
 11-24-15 (Board of Education Meeting)
 12-7-15 (Board of Selectmen Meeting)
12-16-15 100% DESIGN DEVELOPMENT
 12-21-15 (Board of Selectmen Meeting)
 12-22-15 (Board of Education Meeting)
 01-04-16 (Board of Selectmen Meeting)
01-13-16 50% CD Presentation
 01-19-16 (Board of Selectmen Meeting)
 01-26-16 (Board of Education Meeting)
01-29-16 BSF PCT REVIEW MEETING #2 (50% CD Package)
 02-01-16 (Board of Selectmen Meeting)
02-12-16 100% CONTRACT DOCUMENTS
02-15-16 - 03-11-16 BIDDING
02-17-16 100% CD Presentation
 02-23-16 (Board of Education Meeting)
 03-07-16 (Board of Selectmen Meeting)
03-21-16 "Soft" Demolition Begins
 03-22-16 (Board of Education Meeting)
06-01-16- 08-15-16 CONSTRUCTION



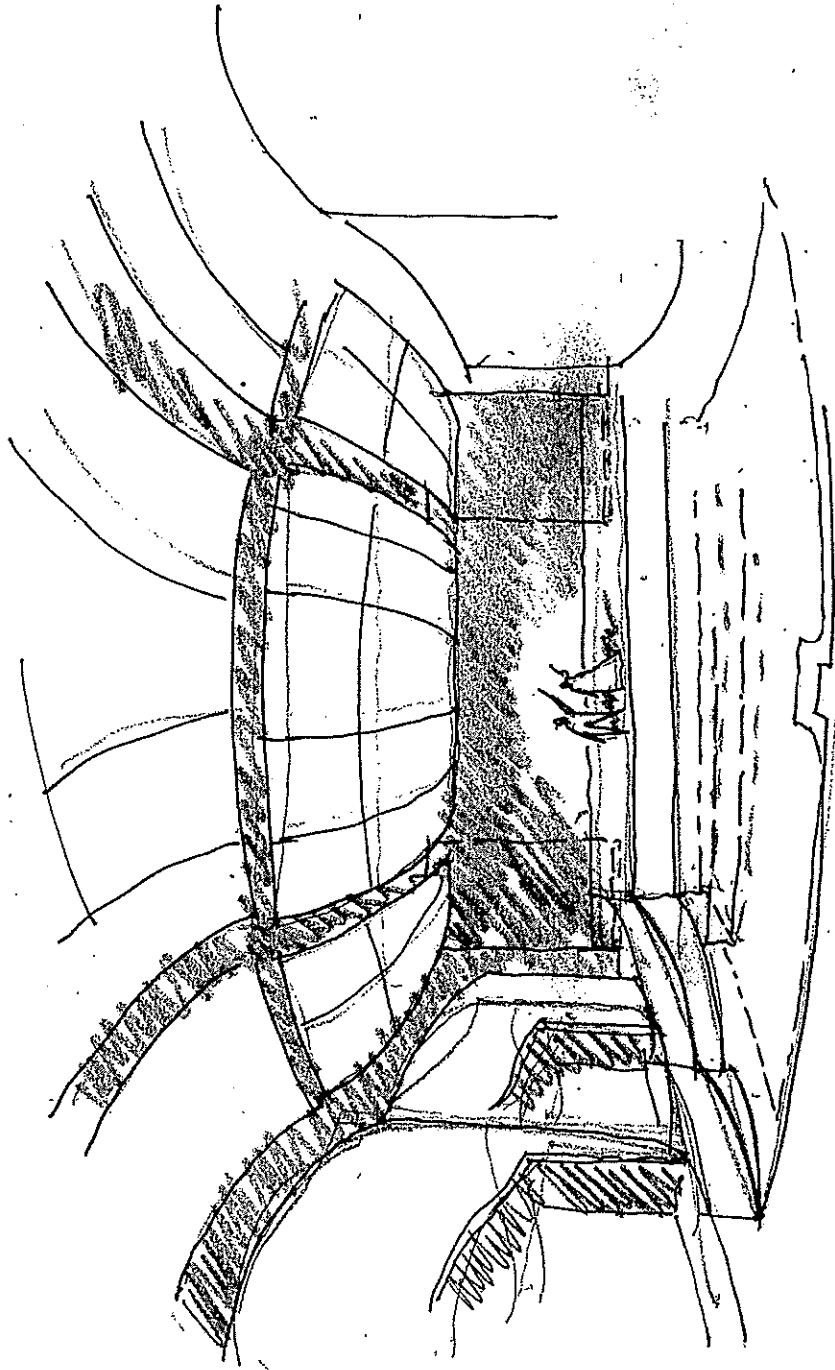
NANTOWN HS AUDITORIUM PLAN

SEMA 10-19-15



NEWTOWN HS AUDITORIUM SECTION

SEMA 10.19.15



**NEWTON H3 AUDITORIUM
CONCEPT SKETCH**

SEMA 10.19.15

3 Primrose Street
Newtown, CT 06470
Tel (203) 270-4201

3) 270-4311



TOWN OF NEWTOWN

PUBLIC BUILDING AND SITE COMMISSION

November 5, 2015

**Request for Qualifications
Construction Management Services
Newtown High School Auditorium Renovation Project.**

The Project: The Newtown Public School District is undertaking the renovation of the auditorium at Newtown High School. Oversight of the project has been assigned to the Town's permanent building committee, the Public Building and Site Commission. The PBSC along with the Town's Owner's Project Manager, STV|DPM, will manage the planning and implementation of the project for the Board of Education.

Newtown High School was originally built in 1970 and the auditorium and stage areas were last renovated in 1999. The intent of the project is to make the auditorium and stage areas fully ADA accessible and renovate the 900+ seat auditorium into a state-of-the-art theater venue for high quality drama and musical performances and for general academic auditorium use. The Town has approved an appropriation of \$3.6 million for the design and implementation of the renovations.

The project will be submitted to the State of Connecticut Department of Administrative Services, Division of Construction Services, Office of School Construction Grants for reimbursement under the School Construction Grant Process as a Code Update project.

Planning and design of the project has begun, and demolition and construction will be scheduled to accommodate the academic year calendar with occupancy of the new theater space projected for January 2017. A copy of a preliminary feasibility study is attached to this RFQ.

The Project Team: STV|DPM is the Town's program manager and owner's project representative for the entire development and construction process. Smith Edwards McCoy Architects has been selected as the Project Architect and has assembled a team of engineers, theater consultants, acoustical consultants and other advisors. The project is currently in the Schematic Design Phase and the project team is working closely with school and district staff and the PBSC in determining the scope of the renovations.

CM Scope of Services: The Construction Manager as Adviser will be an integral member of the project team from commencement and will provide services including but not limited to, constructability reviews, cost estimating and verification of budgets, value management analysis and design and materials options, and confirmation of project schedule. It is the Town's intent to also retain the CM-A as the project's CM-R once preconstruction services have been completed. The CM-R will provide services including, but not limited to contractor bidding, selection of sub-contractors, establishment of the GMP, permitting, construction, commissioning, project close out, etc. The Construction Manager will be "at risk" as it relates to the delivery of the construction project.

Contract & Billing: The contract will be entered into directly between the Town of Newtown and the selected CM firm. The contract will be based on an AIA A133-2009, as modified by the Town of Newtown for this project.

Billing will be directly to the Town of Newtown Finance Department. The PBSC, acting as the building committee, will review and recommend invoice payment on a monthly basis.

QUALIFICATIONS PACKAGES

If you are interested in being considered for the role of Construction Manager for the project, please respond with the following information:

- ◆ Company history/overview
- ◆ Resumes of key personnel, including the project manager and superintendent to be assigned to the project
- ◆ Examples of similar auditorium or theater projects recently completed (include contact name and phone):
 - ◆ Type of construction
 - ◆ Cost of construction
 - ◆ Square footage
- ◆ Examples of past projects involving the State of CT School Grant reimbursement process
- ◆ Annual volume and projected 2016-2017 workload
- ◆ Current insurance certificate indicating general liability, workers comp, automobile, umbrella coverage, etc.
- ◆ Description of any pending litigation or legal actions, including matters in State and Federal courts and in arbitration, and a list of all claims made against the firms in the past 5 years

Qualifications will be reviewed during November with a short-list of firms identified for interviews in December. Projected fees for General Conditions, CM Fee and change order mark-ups will be requested only of the short-listed firms.

SUBMISSION OF QUALIFICATIONS

All qualifications packages shall be due by **1pm on Monday, November 16, 2015**. Submission envelopes must be **clearly marked with the RFQ name, "Newtown High School Auditorium Renovation – CM Services"**. Submit three (3) hard copies of the qualifications package to:

**Newtown Municipal Center
Finance Department
3 Primrose Street
Newtown, Connecticut 06470
Attn: Mr. Robert Tait, Director of Finance Town of Newtown**

One (1) copy of the complete qualifications package must be submitted electronically to STV|DPM at geralyn.hoerauf@stvinc.com by 4pm, November 16, 2015.

All firms downloading the RFQ electronically must notify STV|DPM by email. Questions should also be submitted to geralyn.hoerauf@stvinc.com. Clarifications will be provided via email and forwarded to all recipients of the RFQ. No phone calls will be accepted at any Town of Newtown offices or by any person involved in the project or selection process other than STV|DPM.



August 1, 2014

Mr. Gino Faiella
Director of Facilities
Newtown High School
12 Berkshire Road
Newtown, CT 06470

Re: Newtown High School Auditorium, Newtown, CT

Dear Mr. Faiella:

Attached is a copy of our "DRAFT" Study entitled "Auditorium Renovation, Newtown High School", dated August 1, 2014. Our proposed design to bring the auditorium into conformance with the American Disability Act (ADA) is boldly simple, straightforward and economical. Kaestle Boos (KBA) used a similar design approach to adjust the level of the auditorium floor at Naugatuck High School which is currently in construction. If you are interested in visiting this project, I'll be pleased to arrange a field trip in the near future.

I have also included an updated project cost estimate. This estimate is supplemented with an analysis of this project's potential for state reimbursement. The state classifies this project as a Code Update/Non-Priority List Project. This type of project is exempt from the June 30th deadline for project filing and can be filed with the state at any time. For your ready reference, I have also attached relevant excerpts from the School Construction Projects Manual.

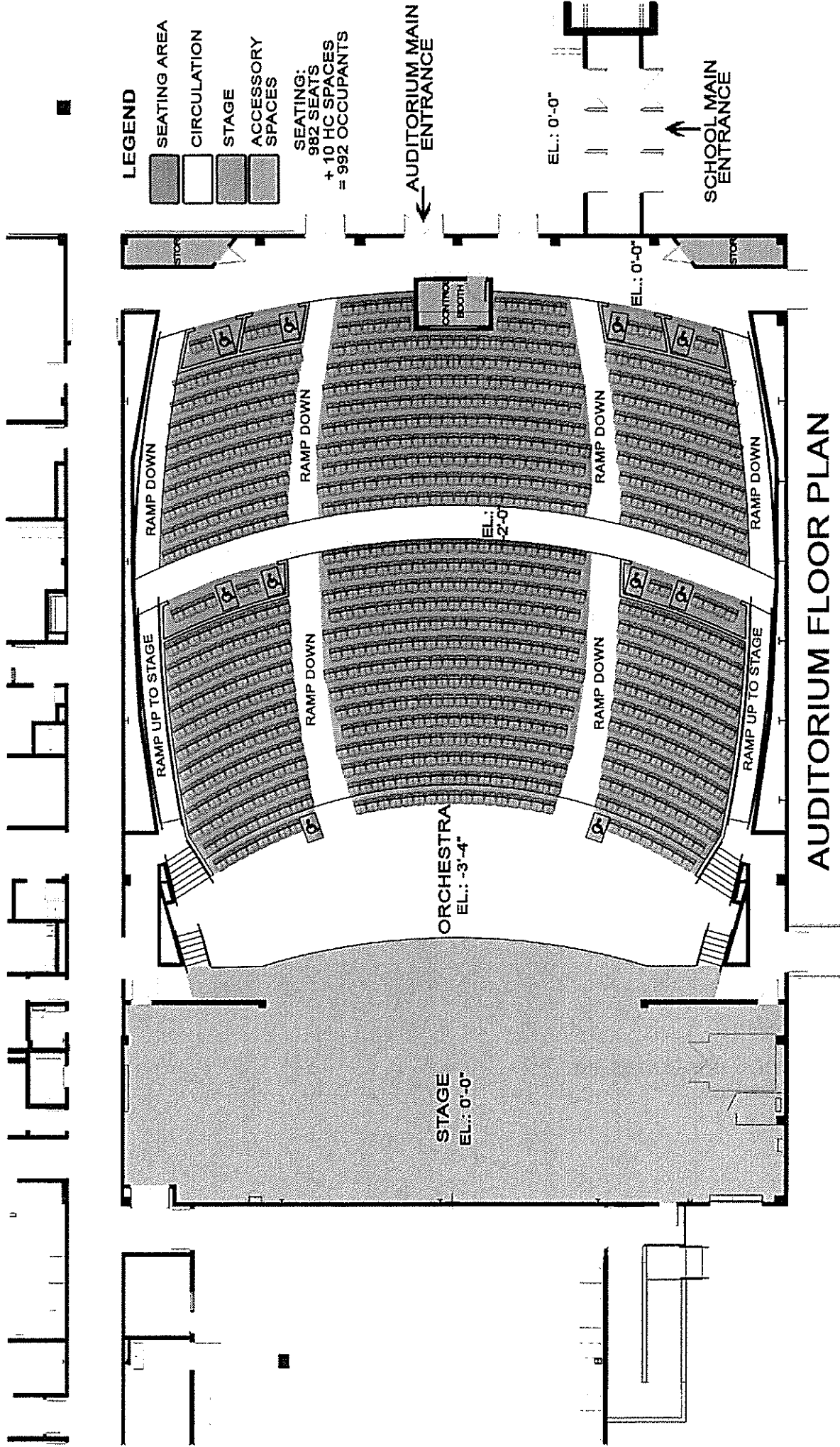
My notes indicate that it may be the school administration's intent to present this study to the Board of Education on Thursday, August 7th. I've blocked out that date on my calendar in the event that KBA's presence is expected.

Very truly yours,

A handwritten signature in black ink, appearing to read "Charles W. Boos", is written over a horizontal line.

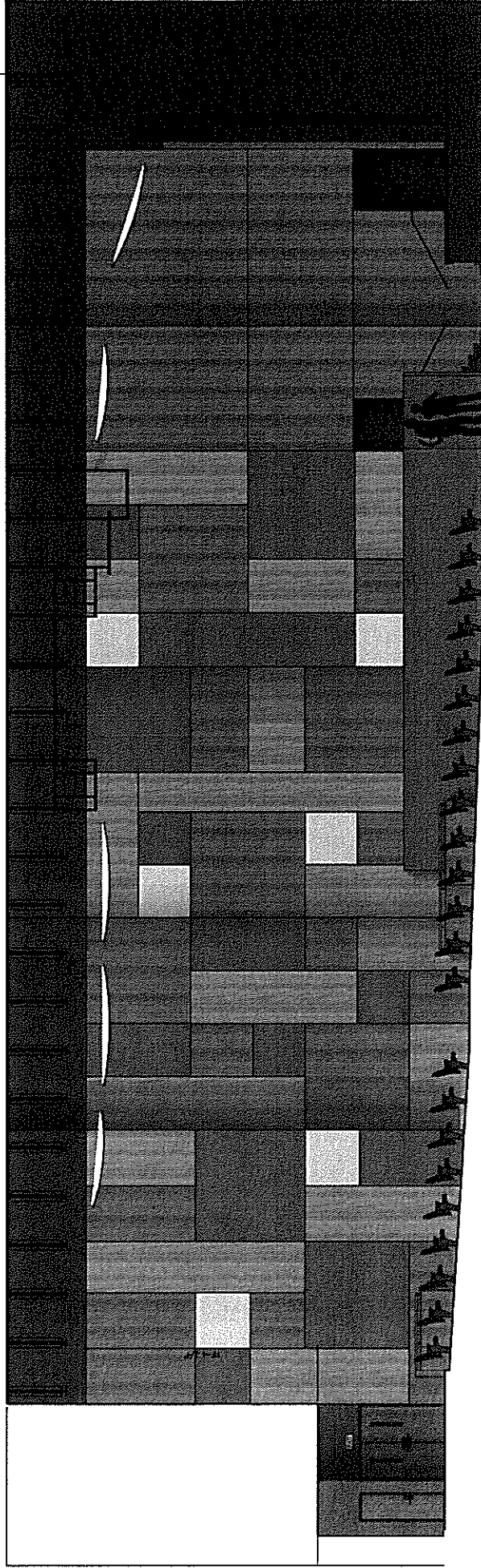
Charles W. Boos, AIA
Principal

KAESTLE BOOS ASSOCIATES, INC.
cwb@kba-architects.com

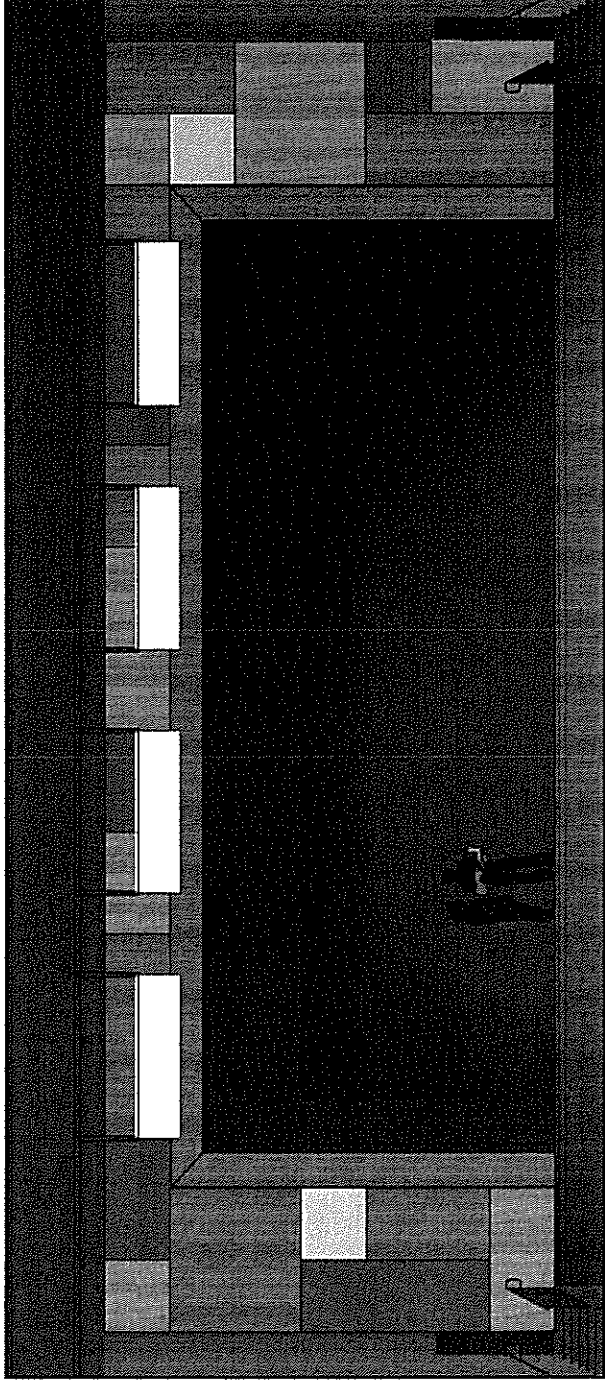


- LEGEND**
- SEATING AREA
 - CIRCULATION
 - STAGE
 - ACCESSORY SPACES
- SEATING:
 982 SEATS
 + 10 HC SPACES
 = 992 OCCUPANTS

AUDITORIUM FLOOR PLAN






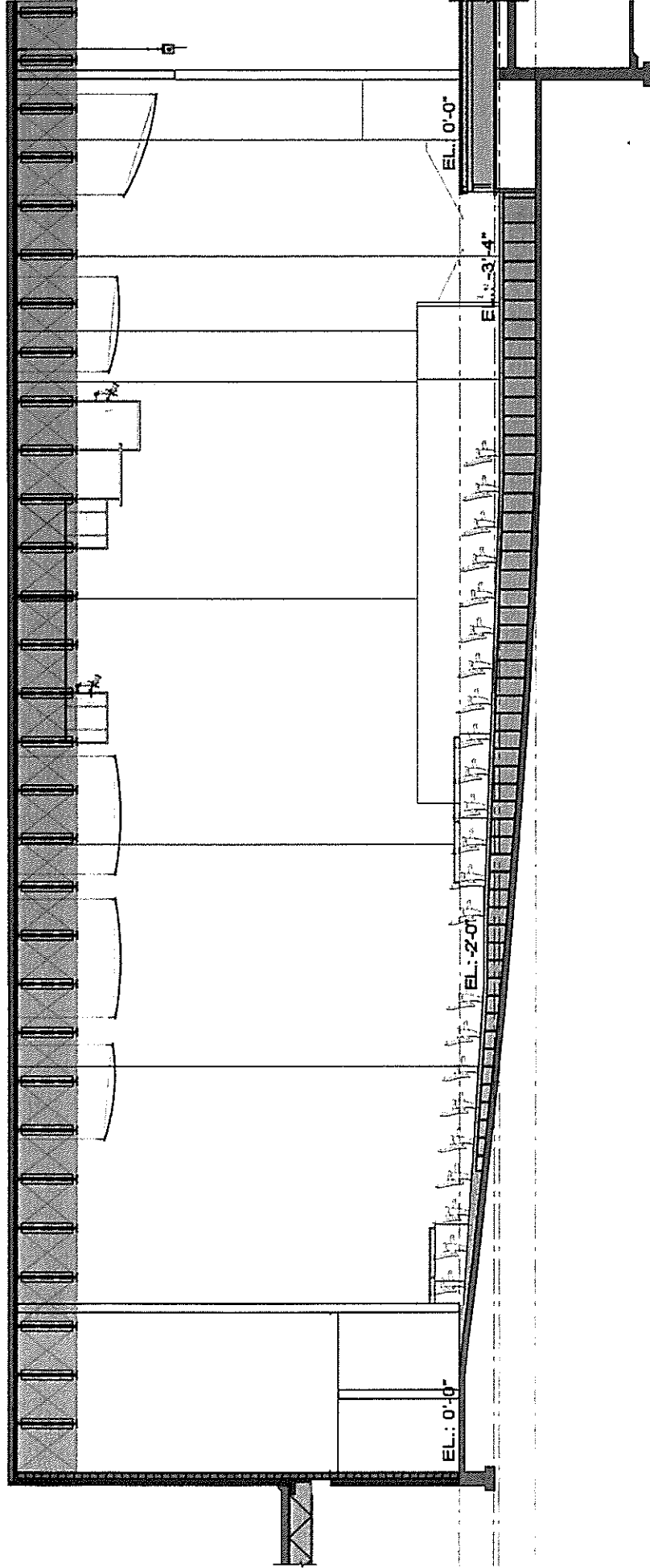
SIDE ELEVATION



PROSCENIUM ELEVATION

LEGEND

-  EXISTING CONSTRUCTION
-  NEW FLOOR CONSTRUCTION
-  NEW STAGE FLOOR CONSTRUCTION



ARCHITECTURAL SECTION

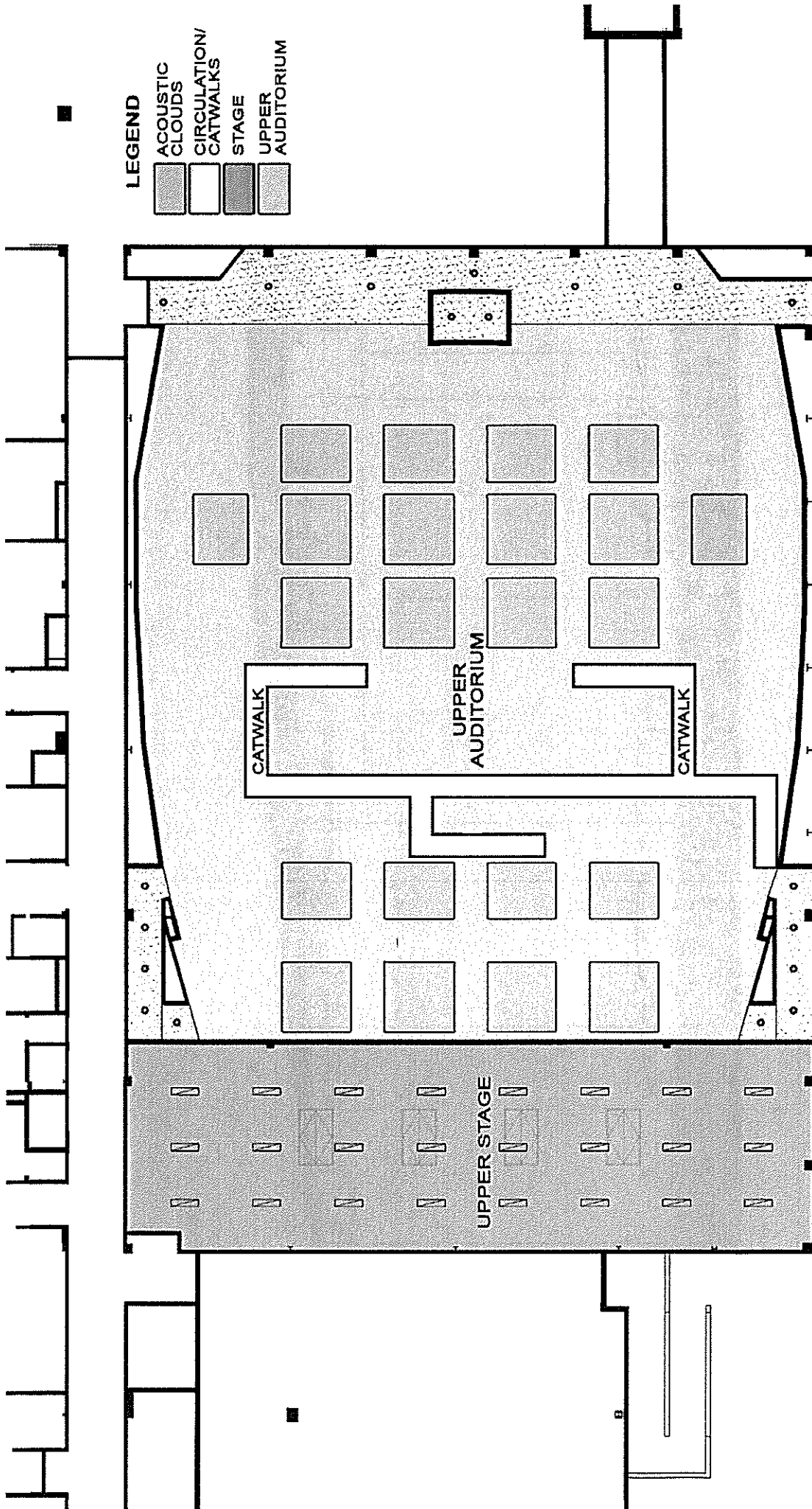
Auditorium Renovation

Newtown High School

August 1, 2014

SDG

KAESTLE BOOS
ASSOCIATES, INC.



- LEGEND**
- ACOUSTIC CLOUDS
 - CIRCULATION/CATWALKS
 - STAGE
 - UPPER AUDITORIUM

REFLECTED CEILING PLAN



NEWTOWN HIGH SCHOOL

Auditorium Renovation

COST ESTIMATE

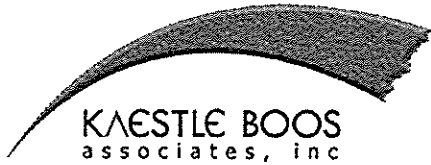
ARCHITECTURAL:

Demolition	\$ 40,000
Rough Framing	\$ 123,000
Architectural Finishes	\$ 545,000
Seating	\$ 216,000
Stage Curtains/Rigging	\$ 150,000
Floor Re-Construction	\$ 545,000
<i>Sub-Total</i>	<i>\$1,619,000</i>

MECHANICAL/ELECTRICAL:

Fire Protection	\$ 60,000
Plumbing	\$ 25,000
HVAC	\$ 225,000
Electrical	\$ 500,000
Theatrical Lighting	\$ 150,000
<i>Sub-Total</i>	<i>\$ 960,000</i>

TRADE COST TOTAL	\$2,579,000
GENERAL CONDITIONS @ 10%	\$ 258,000
<i>SUB-TOTAL</i>	<i>\$2,837,000</i>
CONTINGENCY @ 10%	\$ 284,000
<i>TOTAL CONSTRUCTION COST</i>	<i>\$3,121,000</i>
OWNER'S SOFT COSTS @ 15%	\$ 468,000
TOTAL PROJECT COST	\$3,589,000



NEWTOWN HIGH SCHOOL

Auditorium Renovation

COST ESTIMATE

POTENTIAL STATE REIMBURSEMENT

Floor Reconstruction	\$ 545,000
Rough Framing	\$ 123,000
Stage Curtain	\$ 75,000
Seating	\$ 216,000
Miscellaneous	\$ 200,000
MEP	\$ 150,000
<i>Sub-Total</i>	<i>\$1,309,000</i>

GENERAL CONDITIONS @ 10%	\$ 131,000
OWNER'S SOFT COSTS	\$ 108,000
TOTAL ELIGIBLE COSTS	\$1,548,000
REIMBURSEMENT @ 34.5%	\$ 534,000

COST TO NEWTOWN

PROJECT COST	\$3,589,000
STATE REIMBURSEMENT	\$ 534,000
TOTAL	\$3,055,000

PART ONE: APPLYING FOR A GRANT
Application Submission Deadlines

Priority List Projects

- *June 30 is the filing deadline for Priority List projects* to be submitted to the Governor and the General Assembly for consideration during the subsequent regularly scheduled session.
- Grant commitments will not become effective until such projects have been approved by the General Assembly and the bill has been signed by the governor.

Non-Priority List Projects

- Projects to remedy damage from fire and catastrophe, to correct safety, health and other code violations, to replace roofs, to purchase relocatable classrooms, or to remedy an indoor air quality emergency may be submitted *continuously* throughout the fiscal year.

See also [Types of Priority List Projects](#)
[Types of Non-Priority List Projects](#)

PART ONE: APPLYING FOR A GRANT
Types of Non-Priority List Projects

Projects to remedy damage from fire and catastrophe, to correct safety, health and other code violations, to replace roofs, to purchase relocatable classrooms, or to remedy a certified indoor air quality emergency do not require submission to the Governor and the General Assembly. The commissioner has the authority to issue grant commitments for these types of projects.

Grant commitments for such Non-Priority List projects are issued after a complete grant application is received by SDE and approved by the commissioner.

Non-Priority List projects are subject to a Start of Construction Deadline.

See also Code Updates.

Roof Replacements

Relocatables

Certified Indoor Air Quality Emergency



CODE UPDATE

These are projects for the correction of code violations at an existing facility. They may address OSHA, Access for Persons with Disabilities, Health Code, Fire Code, and other codes. Projects may be undertaken in response to citations from local officials or to correct violations noted in a professional code audit. As well, you may be acting upon a self-evaluation which identifies deficiencies within your buildings.

With the exception of asbestos removal, all code update projects are designated *Code Violation* projects by the School Facilities Unit. Asbestos removal projects are designated as *Health Violation*.

Air quality is not addressed in the codes; therefore, projects for correction of indoor air quality deficiencies are not eligible as Code Updates. For further information on air quality, see Alteration and the example on mechanical ventilation.

The mere presence of lead in a facility does not constitute a violation of health code. For grant eligibility for lead abatement, districts must submit evidence revealing the conditions outlined in the Department of Public Health and Addiction Services Decision Regarding Lead Abatement in Public Schools (Amended).

Examples of Code Updates

- rescue and vent windows, fire alarm, rated doors, and emergency lighting
- asbestos removal
- oil tank removal
- interior accessible route including corridors, floors, ramps, elevators, lifts, exits, signage, and clear space at fixtures
- exterior accessible route including parking access aisles, curb ramps, walks, lifts, ramps, and entrances
- fire suppression system
- replacement of lighting only if tested and PCB's have been documented as existent

ITEM DESCRIPTION	FIRM NAME	BUDGET	CONFIRMED CONTRACT VALUE	PROPOSED ADDITIONAL COSTS	CURRENT TOTAL BUDGET	NOTES
Pre-Project Costs					\$ 5,000	
Haz Mat Testing		\$ 5,000				
Soft Costs					\$ 485,100	
Owners Project Manager Fee		\$ 96,600				
OPM Reimbursables		\$ 5,000				
Architect Fee		\$ 315,000				
Architect Reimbursables		\$ 20,000				
Clerk of the Works		\$ 15,000				
Legal Fees		\$ 2,500				
Local Review for State Approval		\$ 7,500				
Structural Peer Review		\$ 4,500				
Special Inspections & Testing		\$ 15,000				
Builders Risk Insurance		\$ 4,000				
Construction					\$ 2,782,000	
Phase 1 - Demolition		\$ 40,000				
Phase 2 - Building Renovation		\$ 1,950,000				
Phase 3 - FF&E						
Replacement Seating		\$ 326,000				
Theatrical Lighting System		\$ 200,000				
Sound System		\$ 116,000				
Curtains & Rigging		\$ 150,000				
Subtotal					\$ 3,272,100	
Contingency					\$ 327,210	
Submitted Change Requests						
Potential Change Requests						
Total Project Budget					\$ 3,599,310	

ARCHITECT'S REPORT

Edmond Town Hall Boiler Replacement and Related Work

NEWTOWN, CT

KBA #15051.00

OCTOBER 28, 2015

ARCHITECT'S REPORT

**EDMOND TOWN HALL BOILER
REPLACEMENT AND RELATED WORK**

Newtown, CT

KBA #15051.00

Prepared by: Scott J. Mangiagli

Date: October 28, 2015

Page: 1 of 3

Note: Please read these minutes for clarifications, errors or omissions. These minutes will become part of the permanent project record as of two weeks from the issue date above. All corrections must be incorporated prior to that date.

DISCUSSION:

Kaestle Boos Associates, Inc. and CES, Inc. visited the site on Wednesday, September 2, 2015, with Mr. Tom Catalina and Mr. Jim Juliano. A walk-through was done and the scope of work verified. Since existing drawings did not exist, field measurements and verifications were made.

- The ***Scope of Work*** consists of the following:
 - Removal of all of the hazardous materials in the boiler room and adjacent two storage rooms and loft
 - Existing boilers, elevated hot water storage tank and limited steam piping will be removed
 - Fuel oil piping to be disconnected and removed
 - Oil in oil tank to be disposed, oil tank to be removed and excavated area to be filled, compacted and prepared for seeding
 - Replace existing boilers with two, all gas, high efficiency boilers
 - New steam piping and isolations valves to be provided from the new boilers to the existing steam header to remain
 - All existing steam, condensate and blowdown piping shall be insulated
 - Chimney to be re-utilized or lined as required based on chimney inspection
 - New electrical power and control wiring will be provided to the new boilers
 - Existing shed structure above the area way will be removed. A new grate will be provided
 - Two new combustion louvers will be provided in the area way foundation wall. The foundation wall will be cut as required for the new high and low louvers
 - The existing area way floor is currently sand/dirt. A new concrete slab will be provided with a new floor drain. The floor drain will connect back to the interior storm system that currently is connected to the existing floor drains. The condition and location of the existing storm drain lines should be reviewed prior to the final connection. (See additional services)
 - The existing boiler room floor drains will be capped and removed. A new floor drain with an ejector pump and installed below grade. The waste water will be ejected to an existing sanitary line overhead
 - The existing condensate receiver shall remain

ARCHITECT'S REPORT

EDMOND TOWN HALL BOILER REPLACEMENT AND RELATED WORK

Newtown, CT
KBA #15051.00

Prepared by: Scott J. Mangiagli

Date: October 28, 2015

Page: 2 of 3

Note: Please read these minutes for clarifications, errors or omissions. These minutes will become part of the permanent project record as of two weeks from the issue date above. All corrections must be incorporated prior to that date.

- The existing hot water heater shall remain
 - Public Building and Site Commission to review the request for a new water heater and advise
 - New LED light fixtures will be provided
 - Replace existing electrical panel EB-1 (See additional services)
 - Existing boiler room stair guardrail to be replaced
 - Existing masonry, low storage room to be removed along with concrete pad
 - Wood walls, cabinetry and loft to be removed in adjacent storage rooms
 - Steel door to adjacent storage room to be removed and replaced with hollow metal door and frame
 - Existing boiler room frame and doors to be replaced with fire rated frame and doors
 - Two low walls supporting the boiler breeching to be removed
 - Boiler slab depression to be filled in with new concrete slab
 - Repaint walls, stairs, doors and walls
 - Patch existing spaul in concrete ceiling
 - See attached Edmond Town Hall Boiler Replacement SD Report dated 9/25/15 by CES, Inc. for additional information
- Fuss & O'Neil visited the site on Wednesday, October 21, 2015 to provide hazardous materials inspection.
 - **Tentative Project Schedule** is as follows:
 - October 28, 2015 – Chimney inspection (part of additional services)
 - November 2015 – Preparation of contract document
 - Week of November 2nd - Hazardous materials testing report due
 - Week of November 9th – scoping of exiting storm line (pending additional service approval)
 - December 14, 2015 – Bidding documents complete
 - December 15, 2015 – January 29, 2016 – Local review
 - February 1, 2016 – Advertising and bidding

ARCHITECT'S REPORT

**EDMOND TOWN HALL BOILER
REPLACEMENT AND RELATED WORK**

Newtown, CT

KBA #15051.00

Prepared by: Scott J. Mangiagli

Date: October 28, 2015

Page: 3 of 3

Note: Please read these minutes for clarifications, errors or omissions. These minutes will become part of the permanent project record as of two weeks from the issue date above. All corrections must be incorporated prior to that date.

- February 16, 2016 – Bids due
- February 17, 2016 – March 11, 2016 – bid review and contract negotiations
- March 14, 2016 – Notice to Proceed
- March 2016 – Permit application and review. Product submittal and approvals
- April 2016 – Mobilization
- May 2016 – Hazardous materials abatement
- June 2016 – Demolition
- July-August 2016 – Installation
- September 2016 – Punch list
- November 2016 – Final testing under winter conditions
- December 2016 – Final payment
- The following *Additional Services* are requested and is submitted for the Public Site and Building Commission's consideration:
 - Investigate existing chimney and provide a report (KBA authorized CES to proceed with the work)
 - Investigate existing boiler room storm piping for reuse
 - Removal of existing oil tank, oil, oil piping, and control/monitoring wiring
 - Provide new floor drain and ejector pump due to existing floor drains tying into an existing storm line
 - Replacement of existing electrical panel EB-1 and reconnection of existing circuits
 - See attached Additional Services Proposal by CES, Inc. dated 10/14/15

ATTACHMENTS:

- Edmond Town Hall Boiler Replacement SD Report dated 9/25/15 by CES, Inc.
- Additional Services Proposal by CES, Inc. dated 10/14/15

Edmond Town Hall Boiler Replacement SD Report

September 25, 2015

Edmond Town Hall

45 Main Street

Newtown, CT 06470

Prepared by:



Consulting Engineering Services, Inc.
811 Middle Street
Middletown, Connecticut, 06457
CES PN 2015279.00

General

Consulting Engineering Services has been retained by the City of Newtown to provide a schematic narrative for the replacement of two existing boilers at the Edmond Town Hall.

CES recommends the Owner engage a certified chimney inspector provide a report on the condition of the chimney. If the condition of the chimney is deemed acceptable the chimney would not need to be lined.

CES recommends the Owner have the existing fuel oil tank inspected so that a determination of whether the fuel oil tank should be replaced at this time.

Existing Conditions and Proposed Recommendations:

1. The existing heating plant consists of two Bigelow steam boilers currently equipped with combination gas/oil burners.
2. The two existing steam boilers were installed in 1929 and are original to the building.
3. The two existing boilers shall be removed including but not limited to breechings, the abandoned elevated hot water storage tank and limited steam piping to allow for connections to new equipment.
4. The replacement of the two boilers will not alter the total natural gas demand on the existing gas piping system, thus minimal modifications to the existing piping system are necessary. 2" gas piping shall be disconnected from the existing two burners and then reconnected to the two new burners including the assembly and installation of a new gas train.
5. Provide new gas regulator vented to exterior of building with weatherproof termination as per the International Fuel Gas Code.
6. Fuel oil piping will be disconnected and reconnected to the two new burners. *1 (see below)
7. Provide two new boilers, "Smith High Efficiency Cast Iron Boilers" model 28HE-S-7-GO each with a combination gas/oil burner Power Flame model C3-GO-15. Each of the boilers will be rated for a gross output of 1722 MBH. The new boilers shall be provided with low water cut off, high limit cut off, integral oil pump and electronic spark ignition.
8. Each boiler will be provided with burner mounted control panel including, Honeywell RM7897C control, motor starter, control circuit transformer and control switch.
9. Provide steam piping, including new steam isolation valves, from the new boiler to the existing steam header and provide boiler feed piping from the existing condensate receiver to the new boiler.
10. 12" boiler breeching will be provided to each boiler and then connected to a common 18" header, the vertical portion of the chimney shall be lined (note that the chimney lining can be removed should a chimney inspector certify that the chimney is in acceptable condition). The boiler breeching shall be double wall and conform to NFPA-211. Each boiler flue shall be provided with a 12" barometric damper.

11. Provide two new openings for combustion air with motorized dampers. One will be within 12" of the ceiling and the other will be within 12" of the floor. Each opening will need to be approx. 7.2 square feet net free area. Provide wiring of the combustion air dampers to the boilers.
12. Existing condensate receiver shall remain.
13. Existing chemical treatment shall remain.
14. All existing steam, condensate and blowdown piping located within the mechanical room shall be insulated.
15. Existing floor drain cover shall be replaced. *2 (see below)
16. Provide new underground sanitary piping as needed to connect existing floor drains to new oil/water separator on site, provided by others. *2 (see below)
17. Demolish existing doghouse and plenum within the areaway to allow for new combustion air louvers. Provide area drain within areaway and extend to 5' beyond building for connection to storm system by others. *3 (see below)
18. Provide electrical power and control wiring to two new boilers. Provide new "E64 shutoff switches".
19. Provide boil out of new two new boilers prior to start up.
20. Provide factory boiler start up and one year service.
21. Provide new 2x4 LED lighting in the mechanical room.
22. Miscellaneous demolition as required by architectural demolition.
23. The existing heat detectors within the boiler room shall remain.

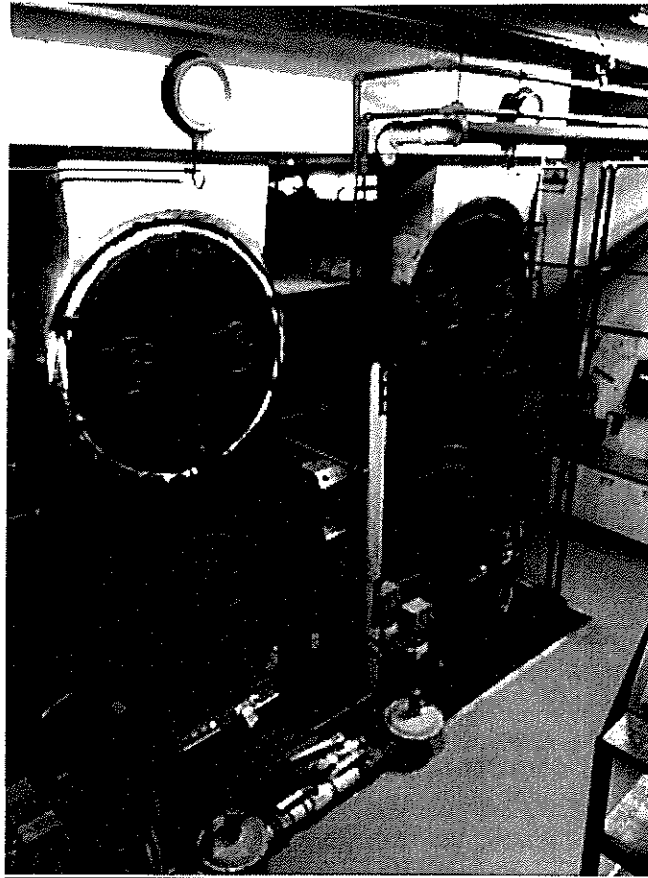
*1 After this report was produced, it was decided the boilers were going to be single source and the oil eliminated. Consequently, the oil tank will be removed. This is part of the additional services proposal by CES, Inc.

*2 Additional services to provide new floor drain(s) with ejector pump to overhead existing sanitary line. The existing floor drains will be capped and eliminate the need to separate the storm line down stream in order to be code compliant.

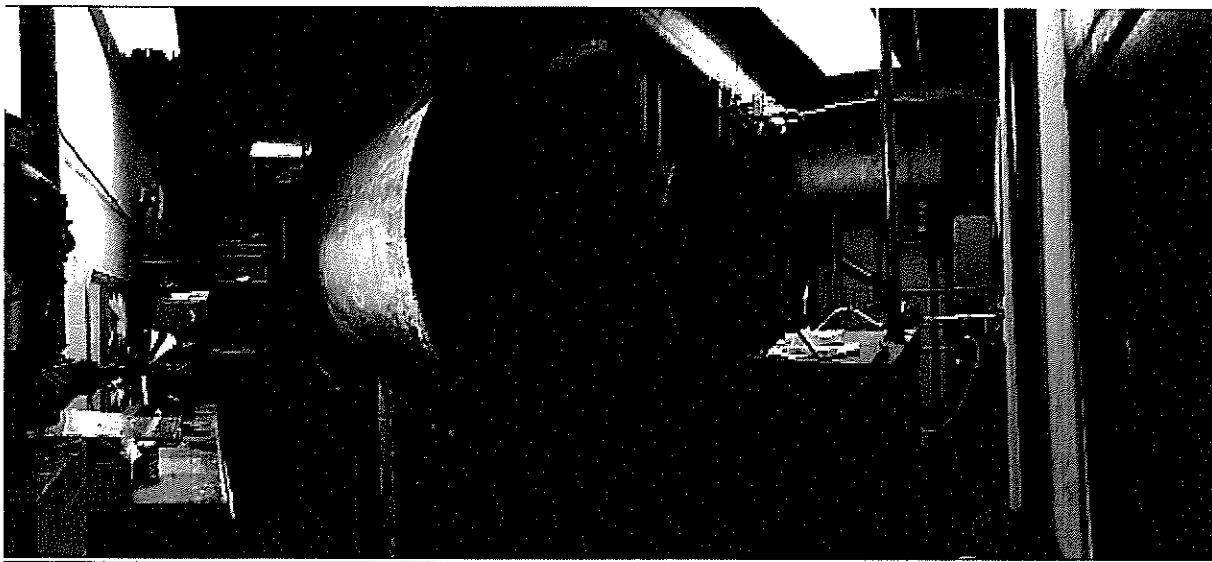
*3 In order to eliminate the need for any additional site excavation, it is recommended to extend the new floor drain in the area way to the existing boiler room storm lines from the existing drains. Scoping of the existing boiler room storm line is recommended since flow will be added. This is part of the additional services proposal by CES, Inc.

Appendix 1

Photographs

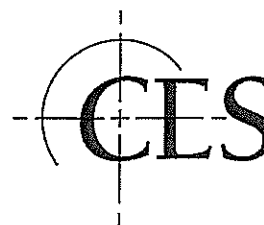


M-1: Edmond Town Hall Existing Boilers (front)



M-2: Edmond Town Hall Existing Boilers (back)

Consulting Engineering Services, Inc.



October 14, 2015

Charles Boos, AIA
Kaestle Boos Associates
416 Slater Road
P.O. Box 2590
New Britain, CT 06050-2590

Re: Edmond Town Hall Boiler Replacement

Dear Chuck,

We are pleased to have this opportunity to provide to you this authorization for extra professional services. It is our understanding that the following items are to be added to our original proposal, dated August 15, 2015, as described in Section 3 - Additional Services of Engineer of our Standard Agreement.

SCOPE OF ADDITIONAL SERVICES - INCLUDED

1. We will engage a contractor to perform the following:
 - A. Investigate the existing chimney and provide a report detailing whether repairs to the chimney are required and if applicable, detailing the required repairs.
 - B. Investigate the existing piping from the boiler room floor drains and provide a recommendation regarding whether the piping can be reused for the area drain or should be replaced.
2. We will prepare Contract Documents which shall illustrate the following:
 - A. The removal of the existing oil tank, oil piping and all control and monitoring wiring.
 - B. Provide a sump pump within the boiler room for connection of the boiler room floor drains and connection to the building's sanitary piping.
 - C. Replacement of the existing electrical panel EB-1 within the boiler room and reconnection of existing circuits (as applicable) to the replacement panel. Powering of equipment provided under this project was included in the base scope as was providing and circuiting new light fixtures.
3. Construction Administration Services required by the project shall not be affected by this "Authorization for Additional Services". Construction Administration Services shall remain as indicated in our original proposal, dated August 15, 2015.

SCOPE OF ADDITIONAL SERVICES - NOT INCLUDED

All items that were excluded from our original proposal, dated August 15, 2015, shall be excluded from this "Authorization for Additional Services".

SCHEDULE FOR COMPLETION OF ADDITIONAL SCOPE OF SERVICES

The additional services requested shall not affect the schedule for completing the contract documents. The completion schedule shall remain as indicated in our original proposal, dated August 15, 2015.

FEEES FOR ADDITIONAL SCOPE OF SERVICES

To complete the Professional Services required for this "Authorization of Additional Services", we propose the following lump sum fees:

1. Investigation of the existing chimney	\$ 800.00
2. Investigation of the floor drain piping	\$ 850.00
3. Designing and detailing the removal of the existing oil tank	\$ 600.00
4. Design to provide sump pump	\$ 1,500.00
5. <u>Design to replace existing electrical panel</u>	<u>\$ 1,280.00</u>
Total Lump Sum Fee	\$ 5,030.00

BILLING TERMS FOR SERVICES RENDERED

CES, Inc. shall invoice monthly for all services rendered, as a percentage complete of overall scope. Invoices shall be generated by the end of each month, and shall be directly mailed to the accounts payable department (or other entity assigned). Invoices are due and payable upon receipt.

Thank-you for the opportunity to provide you with these additional services. If these additional services are acceptable to you, please sign, date, and return this letter to us so that we may proceed. In the meantime, if we can be of any assistance to you, please feel free to call.

Sincerely yours,

CONSULTING ENGINEERING SERVICES, INCORPORATED



Peter M. Austin, Jr., P.E.
Team Leader

Clients Authorization Signature: _____ Date _____