



AIA[®]

Document B101™ – 2017

Standard Form of Agreement Between Owner and Architect

AGREEMENT made as of the _____ day of January in the year 2022
(In words, indicate day, month and year.)

BETWEEN the Architect's client identified as the Owner:
(Name, legal status, address and other information)

Eastford School District
12 Westford Road
Eastford CT 06242

and the Architect:
(Name, legal status, address and other information)

Silver Petrucelli & Associates, Inc.
3190 Whitney Avenue
Hamden CT 06518
Phone: 203-230-9007

for the following Project:
(Name, location and detailed description)

Eastford Elementary School Roof Replacement
12 Westford Road
P.O. Box 158
Eastford CT 06242

The Owner and Architect agree as follows.

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Init.

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ARTICLE 1 INITIAL INFORMATION

§ 1.1 This Agreement is based on the Initial Information set forth in this Section 1.1.

(For each item in this section, insert the information or a statement such as "not applicable" or "unknown at time of execution.")

§ 1.1.1 The Owner's program for the Project:

(Insert the Owner's program, identify documentation that establishes the Owner's program, or state the manner in which the program will be developed.)

Exhibit A Owner's RFP

§ 1.1.2 The Project's physical characteristics:

(Identify or describe pertinent information about the Project's physical characteristics, such as size; location; dimensions; geotechnical reports; site boundaries; topographic surveys; traffic and utility studies; availability of public and private utilities and services; legal description of the site, etc.)

Exhibit A Owner's RFP and Exhibit C Architect's Bid Form

§ 1.1.3 The Owner's budget for the Cost of the Work, as defined in Section 6.1:

(Provide total and, if known, a line item breakdown.)

TBD

§ 1.1.4 The Owner's anticipated design and construction milestone dates:

.1 Design phase milestone dates, if any:

TBD but as soon as practicable.

.2 Construction commencement date:

TBD

.3 Substantial Completion date or dates:

(Paragraphs deleted)

Within the window of July 1, 2022 and August 15, 2022 depending on contractors' bids and schedules and OSCGR grant processes. Allow a minimum of sixty (60) days for State review of the project.

§ 1.1.5 The Owner intends the following procurement and delivery method for the Project:

(Identify method such as competitive bid or negotiated contract, as well as any requirements for accelerated or fast-track design and construction, multiple bid packages, or phased construction.)

General construction in one (1) bid package.

§ 1.1.6 The Owner's anticipated Sustainable Objective for the Project:

(Identify and describe the Owner's Sustainable Objective for the Project, if any.)

None

§ 1.1.6.1 Intentionally Omitted.

§ 1.1.7 The Owner identifies the following representative in accordance with Section 5.3:

(List name, address, and other contact information.)

Paul Torcellini
Eastford Town Roof Committee
P.O. Box 158
Eastford CT 06242
Tel. No, 720-394-5727
Email Address: Paulandjulia2002@yahoo.com

§ 1.1.8 The persons or entities, in addition to the Owner's representative, who are required to review the Architect's submittals to the Owner are as follows:

(List name, address, and other contact information.)

TBD

§ 1.1.9 The Owner shall retain the following consultants and contractors:

(List name, legal status, address, and other contact information.)

.1 Geotechnical Engineer:

None

.2 Civil Engineer:

Init.

None

- .3** Other, if any:
(List any other consultants and contractors retained by the Owner.)

Hazardous Materials Engineering as needed.

§ 1.1.10 The Architect identifies the following representative in accordance with Section 2.3:
(List name, address, and other contact information.)

Paul Jorgensen, AIA
Silver Petrucelli & Associates, Inc.
3190 Whitney Avenue
Hamden CT 06518
Phone: 203-230-9007
Email Address: pjorgensen@silverpetrucelli.com

§ 1.1.11 The Architect shall retain the consultants identified in Sections 1.1.11.1 and 1.1.11.2:
(List name, legal status, address, and other contact information.)

§ 1.1.11.1 Consultants retained under Basic Services:

- .1** Structural Engineer:

None

- .2** Mechanical Engineer:

Silver Petrucelli & Associates, Inc.
3190 Whitney Avenue
Hamden CT 06518

- .3** Electrical Engineer:

Silver Petrucelli & Associates, Inc.
3190 Whitney Avenue
Hamden CT 06518

§ 1.1.11.2 Consultants retained under Supplemental Services:

None

§ 1.1.12 Other Initial Information on which the Agreement is based:

Exhibit B Architect's Proposal dated January 13, 2022 and Exhibit C Architect's Bid Form

Init.

§ 1.2 The Owner and Architect may rely on the Initial Information. Both parties, however, recognize that the Initial Information may materially change and, in that event, the Owner and the Architect shall appropriately adjust the Architect's services, schedule for the Architect's services, and the Architect's compensation. The Owner shall adjust the Owner's budget for the Cost of the Work and the Owner's anticipated design and construction milestones, as necessary, to accommodate material changes in the Initial Information.

§ 1.3 The parties shall agree upon protocols governing the transmission and use of Instruments of Service or any other information or documentation in digital form. The parties will use AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, to establish the protocols for the development, use, transmission, and exchange of digital data.

§ 1.3.1 Any use of, or reliance on, all or a portion of a building information model without agreement to protocols governing the use of, and reliance on, the information contained in the model and without having those protocols set forth in AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, and the requisite AIA Document G202™–2013, Project Building Information Modeling Protocol Form, shall be at the using or relying party's sole risk and without liability to the other party and its contractors or consultants, the authors of, or contributors to, the building information model, and each of their agents and employees.

ARTICLE 2 ARCHITECT'S RESPONSIBILITIES

§ 2.1 The Architect shall provide professional services as set forth in this Agreement. The Architect represents that it is properly licensed in the jurisdiction where the Project is located to provide the services required by this Agreement, or shall cause such services to be performed by appropriately licensed design professionals. The services to be performed hereunder shall be performed in accordance with all applicable laws, rules, regulations, ordinances and codes, and all orders and permits of all federal, state and local government bodies, agencies, authorities and courts having jurisdiction over the Project, that are in effect at the time of the performance of such services

§ 2.2 The Architect shall perform the services hereunder as an independent contractor and in a good and workmanlike manner (i) consistent with the instructions, guidance and directions provided by the Owner to the Architect; (ii) consistent with the terms and conditions of this Agreement; (iii) consistent with the highest prevailing applicable professional or industry standards; (iv) consistent with sound architectural practices; (v) consistent and in compliance with all applicable laws, rules, regulations, ordinances, codes, orders and permits of all federal, state and local governmental bodies, agencies authorities and courts having jurisdiction; and (vi) as expeditiously as is consistent with such professional skill and care, the orderly progress of the Project, the instructions of the Owner and this Agreement (the standards of this Section 2.2 shall be referred to herein as the "Architect's Standard of Care"). To the extent that any of the services to be performed by the Architect hereunder are performed by any consultant or subconsultant, the Architect shall be responsible for the performance of such services in a manner consistent with the Architect's Standard of Care.

§ 2.2.1 The Architect understands that performance of the services hereunder will require communication with the Connecticut Department of Administrative Services (DAS) through its Office of School Construction Grants & Review (OSCGR) and with individuals designated thereby, and the Architect will, at no additional cost to the Owner, so communicate and take all steps necessary to ensure compliance with the statutory and regulatory requirements and all guidelines and standards imposed on the Project by the DAS.

§ 2.3 The Architect shall identify a representative authorized to act on behalf of the Architect with respect to the Project.

§ 2.4 Except with the Owner's knowledge and consent, the Architect shall not engage in any activity, or accept any employment, interest or contribution that would reasonably appear to compromise the Architect's professional judgment with respect to this Project.

§ 2.5 The Architect shall maintain the following insurance until one year after the earlier of (i) the termination of this Agreement or (ii) the Substantial Completion of the Project, unless a longer duration is provided below. If any of the requirements set forth below are in addition to the types and limits the Architect normally maintains, the Owner shall pay the Architect as set forth in Section 11.9.

§ 2.5.1 Commercial General Liability per Exhibit A Owner's RFP. Such insurance shall be primary and noncontributory in regard to the insurance maintained by the Owner or any other additional insured hereunder.

§ 2.5.2 Automobile Liability per Exhibit A Owner's RFP.

§ 2.5.3 The Architect may achieve the required limits and coverage for Commercial General Liability and Automobile Liability through a combination of primary and excess or umbrella liability insurance, provided such primary and excess or umbrella liability insurance policies result in the same or greater coverage as the coverages required under Sections 2.5.1 and 2.5.2, and in no event shall any excess or umbrella liability insurance provide narrower coverage than the primary policy. The excess policy shall not require the exhaustion of the underlying limits only through the actual payment by the underlying insurers.

§ 2.5.4 Workers' Compensation at statutory limits.

§ 2.5.5 Employers' Liability with policy limits not less than One million dollars (\$ 1,000,000) each accident, One million dollars (\$ 1,000,000) each employee, and One million dollars (\$ 1,000,000) policy limit.

§ 2.5.6 Professional Liability covering negligent acts, errors and omissions in the performance of professional services in accordance with requirements as outlined in Exhibit A Owner's RFP. The Professional Liability coverage shall be maintained for eight (8) years after the earlier of (i) Substantial Completion of the Project, or (ii) the termination of this Agreement.

§ 2.5.7 **Additional Insured Obligations.** To the fullest extent permitted by law, the Architect shall cause the primary and excess or umbrella policies for Commercial General Liability and Automobile Liability to include the Owner and the State of Connecticut as additional insureds for claims caused in whole or in part by the Architect's negligent acts or omissions. The additional insured coverage shall be primary and non-contributory to any of the Owner's insurance policies and shall apply to both ongoing and completed operations.

§ 2.5.8 The Architect shall provide certificates of insurance to the Owner that evidence compliance with the requirements in this Section 2.5.

§ 2.6. The Architect shall, to the fullest extent permitted by law, indemnify and hold the Owner and its officials, committee members, employees, agents and representatives (each, hereafter an "Indemnitee") harmless from and against (i) all claims, suits and/or legal actions of any type by third parties, including, without limitation, claims for loss of or damage to property, personal or bodily injury, including death, and from all judgments or decrees recovered therefore and from all expenses for defending such claims, suits or legal actions, including without limitation court costs and attorneys' fees, and (ii) all damages, losses, costs, and expenses (including all reasonable attorney's fees and court costs) of the Owner for damage or destruction to the Project or other real or personal property of the Owner, to the extent that the foregoing result or arise from the negligent acts or omissions of the Architect, its consultants, any of their respective employees, agents, contractors or representatives or anyone for whom or which any of them is responsible. The Architect shall, at no cost to the Owner, properly correct or remedy any defects or problems with the Work caused by any of the foregoing. The Architect's indemnification obligations set forth in this Section 2.6 shall not include liability for damage arising out of bodily injury to persons or damage to property to the extent caused by or resulting from the negligence of the Indemnitee, such Indemnitee's agents or employees.

ARTICLE 3 SCOPE OF ARCHITECT'S BASIC SERVICES

§ 3.1 The Architect's Basic Services consist of those described in this Article 3 and include usual and customary structural, mechanical, and electrical engineering services. Services not set forth in this Article 3 are Supplemental or Additional Services.

§ 3.1.1 The Architect shall manage the Architect's services, research applicable design criteria, attend Project meetings, communicate with members of the Project team, and report progress to the Owner.

§ 3.1.2 The Architect shall coordinate its services with those services provided by the Owner and the Owner's consultants. The Architect shall be entitled to rely on, and shall not be responsible for, the accuracy, completeness, and timeliness of, services and information furnished by the Owner and the Owner's consultants. The Architect shall

provide prompt written notice to the Owner if the Architect becomes aware of any error, omission, or inconsistency in such services or information.

§ 3.1.3 As soon as practicable after the date of this Agreement, the Architect shall submit for the Owner's approval a schedule for the performance of the Architect's services. The schedule initially shall include anticipated dates for the commencement of construction and for Substantial Completion of the Work as set forth in the Initial Information. The schedule shall include allowances for periods of time required for the Owner's review, for the performance of the Owner's consultants, and for approval of submissions by authorities having jurisdiction over the Project. Once approved by the Owner, time limits established by the schedule shall not, except for reasonable cause, be exceeded by the Architect or Owner. With the Owner's approval, the Architect shall adjust the schedule, if necessary, as the Project proceeds until the commencement of construction.

§ 3.1.4 The Architect shall not be responsible for an Owner's directive or substitution, or for the Owner's acceptance of non-conforming Work, made or given without the Architect's written approval.

§ 3.1.5 The Architect shall contact governmental authorities required to approve the Construction Documents and entities providing utility services to the Project. The Architect shall respond to applicable design requirements imposed by those authorities and entities.

§ 3.1.6 The Architect shall assist the Owner in connection with the Owner's responsibility for filing documents required for the approval of governmental authorities having jurisdiction over the Project.

§ 3.2 Schematic Design Phase Services

§ 3.2.1 The Architect shall review the program and other information furnished by the Owner, and shall review laws, codes, and regulations applicable to the Architect's services.

§ 3.2.2 The Architect shall prepare a preliminary evaluation of the Owner's program, schedule, budget for the Cost of the Work, Project site, the proposed procurement and delivery method, and other Initial Information, each in terms of the other, to ascertain the requirements of the Project. The Architect shall notify the Owner of (1) any inconsistencies discovered in the information, and (2) other information or consulting services that may be reasonably needed for the Project.

§ 3.2.3 The Architect shall present its preliminary evaluation to the Owner and shall discuss with the Owner alternative approaches to design and construction of the Project. The Architect shall reach an understanding with the Owner regarding the requirements of the Project.

§ 3.2.4 Based on the Project requirements agreed upon with the Owner, the Architect shall prepare and present, for the Owner's approval, a preliminary design illustrating the scale and relationship of the Project components.

§ 3.2.5 Based on the Owner's approval of the preliminary design, the Architect shall prepare Schematic Design Documents for the Owner's approval. The Schematic Design Documents shall consist of drawings and other documents including a site plan, if appropriate, and preliminary building plans, sections and elevations; and may include some combination of study models, perspective sketches, or digital representations. Preliminary selections of major building systems and construction materials shall be noted on the drawings or described in writing.

§ 3.2.5.1 The Architect shall consider sustainable design alternatives, such as material choices and building orientation, together with other considerations based on program and aesthetics, in developing a design that is consistent with the Owner's program, schedule and budget for the Cost of the Work. The Owner may obtain more advanced sustainable design services as a Supplemental Service under Section 4.1.1.

§ 3.2.5.2 The Architect shall consider the value of alternative materials, building systems and equipment, together with other considerations based on program and aesthetics, in developing a design for the Project that is consistent with the Owner's program, schedule, and budget for the Cost of the Work.

§ 3.2.6 The Architect shall submit to the Owner an estimate of the Cost of the Work prepared in accordance with Section 6.3.

§ 3.2.7 The Architect shall submit the Schematic Design Documents to the Owner, and request the Owner's approval. The Architect shall meet with the Owner (and such representatives of the Owner as requested by the Owner) to review the Schematic Design Documents. The Architect shall revise the Schematic Design Documents as requested by the Owner and shall resubmit such revised Schematic Design Documents for the Owner's approval. This process shall continue until the Owner approves the Schematic Design for the Project.

(Paragraphs deleted)

§ 3.4 Construction Documents Phase Services

§ 3.4.1 Based on the Owner's approval of the Schematic Design Documents, and on the Owner's authorization of any adjustments in the Project requirements and the budget for the Cost of the Work, the Architect shall prepare Construction Documents for the Owner's approval. The Construction Documents shall illustrate and describe the further development of the approved Schematic Design Documents and shall consist of Drawings and Specifications setting forth in detail the quality levels and performance criteria of materials and systems and other requirements for the construction of the Work. The Owner and Architect acknowledge that, in order to perform the Work, the Contractor will provide additional information, including Shop Drawings, Product Data, Samples and other similar submittals, which the Architect shall review in accordance with Section 3.6.4.

§ 3.4.2 The Architect shall incorporate the design requirements of governmental authorities having jurisdiction over the Project into the Construction Documents.

§ 3.4.3 During the development of the Construction Documents, the Architect shall assist the Owner in the development and preparation of (1) procurement information that describes the time, place, and conditions of bidding, including bidding or proposal forms; (2) the form of agreement between the Owner and Contractor; and (3) the Conditions of the Contract for Construction (General, Supplementary and other Conditions). The Architect shall also compile a project manual that includes the Conditions of the Contract for Construction and Specifications, and may include bidding requirements and sample forms.

§ 3.4.4 The Architect shall update the estimate for the Cost of the Work prepared in accordance with Section 6.3.

§ 3.4.5 The Architect shall submit the Construction Documents to the Owner, advise the Owner of any adjustments to the estimate of the Cost of the Work, take any action required under Section 6.5, and request the Owner's approval. The Architect shall meet with the Owner to review the Construction Documents. The Architect shall revise the Construction Documents as requested by the Owner and shall submit the same to the Owner for its approval. This process shall continue until the Owner is satisfied with the Construction Documents.

§ 3.5 Procurement Phase Services – When authorized in writing by Owner

§ 3.5.1 General

Subject to receipt of the written request of the Owner to do so, the Architect shall commence Procurement Phase Services. The Architect shall assist the Owner in establishing a list of prospective contractors. Following the Owner's approval of the Construction Documents and the granting of permission by the OSCGR to go out to bid for the Project, the Architect shall assist the Owner in (1) obtaining competitive bids; (2) confirming responsiveness of bids; (3) determining the successful bid, if any; and, (4) awarding and preparing contracts for construction.

§ 3.5.2 Competitive Bidding

§ 3.5.2.1 Bidding Documents shall consist of bidding requirements and proposed Contract Documents.

§ 3.5.2.2 The Architect shall assist the Owner in bidding the Project by:

- .1 facilitating the distribution of Bidding Documents to prospective bidders;
- .2 organizing and conducting a pre-bid conference for prospective bidders;
- .3 preparing responses to questions from prospective bidders and providing clarifications and interpretations of the Bidding Documents to the prospective bidders in the form of addenda; and,
- .4 organizing and conducting the opening of the bids, and subsequently documenting and distributing the bidding results, as directed by the Owner.

§ 3.5.2.3 If the Bidding Documents permit substitutions, upon the Owner's written authorization, the Architect shall, as an Additional Service, consider requests for substitutions and prepare and distribute addenda identifying approved substitutions to all prospective bidders.

Init.

§ 3.5.3 Intentionally Omitted

(Paragraphs deleted)

§ 3.6 Construction Phase Services

§ 3.6.1 General

§ 3.6.1.1 The Architect shall provide administration of the Contract between the Owner and the Contractor as set forth below and in AIA Document A201™–2017, General Conditions of the Contract for Construction, as it may be modified by the Owner. If the Owner and Contractor modify AIA Document A201–2017 in a way that changes the scope of the Architect’s services to be performed hereunder, those modifications shall not affect the Architect’s services under this Agreement unless the Owner and the Architect amend this Agreement or the Architect otherwise provides its written consent thereto

§ 3.6.1.2 The Architect shall advise and consult with the Owner during the Construction Phase Services. The Architect shall have authority to act on behalf of the Owner only to the extent provided in this Agreement. The Architect shall not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, nor shall the Architect be responsible for the Contractor’s failure to perform the Work in accordance with the requirements of the Contract Documents. The Architect shall be responsible for the Architect’s negligent acts or omissions, but shall not have control over or charge of, and shall not be responsible for, acts or omissions of the Contractor or of any other persons or entities performing portions of the Work.

§ 3.6.1.3 Subject to Section 4.2 and except as provided in Section 3.6.6.5, the Architect’s responsibility to provide Construction Phase Services commences with the award of the Contract for Construction and terminates on the date the Architect issues the final Certificate for Payment.

§ 3.6.2 Evaluations of the Work

§ 3.6.2.1 The Architect shall visit the site at intervals appropriate to the stage of construction, or as otherwise required in Section 4.2.3, to become generally familiar with the progress and quality of the portion of the Work completed, and to determine, in general, if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Architect shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. On the basis of the site visits, the Architect shall keep the Owner reasonably informed about the progress and quality of the portion of the Work completed, and promptly report to the Owner (1) known deviations from the Contract Documents, (2) known deviations from the most recent construction schedule submitted by the Contractor, and (3) defects and deficiencies observed in the Work.

§ 3.6.2.2 The Architect has the authority to reject Work that does not conform to the Contract Documents. Whenever the Architect considers it necessary or advisable, the Architect shall have the authority to require inspection or testing of the Work in accordance with the provisions of the Contract Documents, whether or not the Work is fabricated, installed or completed. However, neither this authority of the Architect nor a decision made in good faith either to exercise or not to exercise such authority shall give rise to a duty or responsibility of the Architect to the Contractor, Subcontractors, suppliers, their agents or employees, or other persons or entities performing portions of the Work.

§ 3.6.2.3 The Architect shall interpret and decide matters concerning performance under, and requirements of, the Contract Documents on written request of either the Owner or Contractor. The Architect’s response to such requests shall be made in writing within any time limits agreed upon or otherwise with reasonable promptness.

§ 3.6.2.4 Interpretations and decisions of the Architect shall be consistent with the intent of, and reasonably inferable from, the Contract Documents and shall be in writing or in the form of drawings. When making such interpretations and decisions, the Architect shall endeavor to secure faithful performance by both Owner and Contractor, shall not show partiality to either, and shall not be liable for results of interpretations or decisions rendered in good faith. The Architect’s decisions on matters relating to aesthetic effect shall be final if consistent with the intent expressed in the Contract Documents.

§ 3.6.2.5 Unless the Owner and Contractor designate another person to serve as an Initial Decision Maker, as that term is defined in AIA Document A201–2017, the Architect shall render initial decisions on Claims between the Owner and Contractor as provided in the Contract Documents.

§ 3.6.3 Certificates for Payment to Contractor

§ 3.6.3.1 The Architect shall review the amounts claimed by the Contractor to be due and certify and issue certificates in the amounts the Architect determines to be due the Contractor and shall issue certificates in such amounts. . The Architect’s certification for payment shall constitute a representation to the Owner, based on the Architect’s evaluation of the Work as provided in Section 3.6.2 and on the data comprising the Contractor’s Application for Payment, that, to the best of the Architect’s knowledge, information and belief, the Work has progressed to the point indicated, the quality of the Work is in accordance with the Contract Documents, and that the Contractor is entitled to payment in the amount certified. The foregoing representations are subject to (1) an evaluation of the Work for conformance with the Contract Documents upon Substantial Completion, (2) results of subsequent tests and inspections, (3) correction of minor deviations from the Contract Documents prior to completion, and (4) specific qualifications expressed by the Architect in writing and submitted to the Owner at the time of certification.

§ 3.6.3.2 The issuance of a Certificate for Payment shall not be a representation that the Architect has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work, (2) reviewed construction means, methods, techniques, sequences or procedures, (3) reviewed copies of requisitions received from Subcontractors and suppliers and other data requested by the Owner to substantiate the Contractor’s right to payment, or (4) ascertained how or for what purpose the Contractor has used money previously paid on account of the Contract Sum.

§ 3.6.3.3 The Architect shall maintain a record of the Applications and Certificates for Payment.

§ 3.6.4 Submittals

§ 3.6.4.1 The Architect shall review the Contractor’s submittal schedule and shall not unreasonably delay or withhold approval of the schedule. The Architect’s action in reviewing submittals shall be taken in accordance with the approved submittal schedule or, in the absence of an approved submittal schedule, with reasonable promptness while allowing sufficient time, in the Architect’s professional judgment, to permit adequate review.

§ 3.6.4.2 The Architect shall review and approve, or take other appropriate action upon, the Contractor’s submittals such as Shop Drawings, Product Data and Samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. Review of such submittals is not for the purpose of determining the accuracy and completeness of other information such as dimensions, quantities, and installation or performance of equipment or systems, which are the Contractor’s responsibility. The Architect’s review shall not constitute approval of safety precautions or construction means, methods, techniques, sequences or procedures. The Architect’s approval of a specific item shall not indicate approval of an assembly of which the item is a component.

§ 3.6.4.3 If the Contract Documents specifically require the Contractor to provide professional design services or certifications by a design professional related to systems, materials, or equipment, the Architect shall specify the appropriate performance and design criteria that such services must satisfy. The Architect shall review and take appropriate action on Shop Drawings and other submittals related to the Work designed or certified by the Contractor’s design professional, provided the submittals bear such professional’s seal and signature when submitted to the Architect. The Architect’s review shall be for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. The Architect shall be entitled to rely upon, and shall not be responsible for, the adequacy and accuracy of the services, certifications, and approvals performed or provided by such design professionals.

§ 3.6.4.4 Subject to Section 4.2, the Architect shall review and respond to requests for information about the Contract Documents. The Architect shall set forth, in the Contract Documents, the requirements for requests for information. Requests for information shall include, at a minimum, a detailed written statement that indicates the specific Drawings or Specifications in need of clarification and the nature of the clarification requested. The Architect’s response to such requests shall be made in writing within any time limits agreed upon, or otherwise with reasonable promptness. If appropriate, the Architect shall prepare and issue supplemental Drawings and Specifications in response to the requests for information.

§ 3.6.4.5 The Architect shall maintain a record of submittals and copies of submittals supplied by the Contractor in accordance with the requirements of the Contract Documents.

§ 3.6.5 Changes in the Work

§ 3.6.5.1 The Architect may order minor changes in the Work that are consistent with the intent of the Contract Documents and do not involve an adjustment in the Contract Sum or an extension of the Contract Time. Subject to Section 4.2, the Architect shall prepare Change Orders and Construction Change Directives for the Owner's approval and execution in accordance with the Contract Documents.

§ 3.6.5.2 The Architect shall maintain records relative to changes in the Work.

§ 3.6.6 Project Completion

§ 3.6.6.1 The Architect shall:

- .1 conduct inspections to determine the date or dates of Substantial Completion and the date of final completion;
- .2 issue Certificates of Substantial Completion;
- .3 forward to the Owner, for the Owner's review and records, written warranties and related documents required by the Contract Documents and received from the Contractor; and,
- .4 issue a final Certificate for Payment based upon a final inspection indicating that, to the best of the Architect's knowledge, information, and belief, the Work complies with the requirements of the Contract Documents.

§ 3.6.6.2 The Architect's inspections shall be conducted with the Owner to check conformance of the Work with the requirements of the Contract Documents and to verify the accuracy and completeness of the list submitted by the Contractor of Work to be completed or corrected.

§ 3.6.6.3 When the Architect determines that Substantial Completion has been achieved, the Architect shall inform the Owner about the balance of the Contract Sum remaining to be paid the Contractor, including the amount to be retained from the Contract Sum, if any, for final completion or correction of the Work.

§ 3.6.6.4 The Architect shall forward to the Owner the following information received from the Contractor: (1) consent of surety or sureties, if any, to reduction in or partial release of retainage or the making of final payment; (2) affidavits, receipts, releases and waivers of liens, or bonds indemnifying the Owner against liens; and (3) any other documentation required of the Contractor under the Contract Documents.

§ 3.6.6.5 Upon request of the Owner, and prior to the expiration of one year from the date of Substantial Completion, the Architect shall, without additional compensation, conduct a meeting with the Owner (and the Contractor if requested by the Owner) to visually inspect the Project and review the facility operations and performance to determine whether correction of the Work is required in order for such Work to be in compliance with the requirements of the Contract Documents.

§ 3.6.6.6 Upon request of the Owner, the Architect will cooperate and assist the Owner during any audit of the Project as conducted by the Owner or any government agency, at any time after Substantial Completion as an additional service.

ARTICLE 4 SUPPLEMENTAL AND ADDITIONAL SERVICES

§ 4.1 Supplemental Services

§ 4.1.1 The services listed below are not included in Basic Services unless denoted by an "A" but may be required for the Project. The Architect shall provide the listed Supplemental Services only if specifically designated in the table below as the Architect's responsibility, and the Owner shall compensate the Architect as provided in Section 11.2. Unless otherwise specifically addressed in this Agreement, if neither the Owner nor the Architect is designated, the parties agree that the listed Supplemental Service is not being provided for the Project.

(Designate the Architect's Supplemental Services and the Owner's Supplemental Services required for the Project by indicating whether the Architect or Owner shall be responsible for providing the identified Supplemental Service.

Insert a description of the Supplemental Services in Section 4.1.2 below or attach the description of services as an exhibit to this Agreement.)

Supplemental Services	Responsibility <i>(Architect, Owner, or not provided)</i>
§ 4.1.1.1 Programming	A
§ 4.1.1.2 Multiple preliminary designs	A
§ 4.1.1.3 Measured drawings	A
§ 4.1.1.4 Existing facilities surveys	A
§ 4.1.1.5 Site evaluation and planning	NP
§ 4.1.1.6 Building Information Model management responsibilities	NP
§ 4.1.1.7 Development of Building Information Models for post construction use	NP
§ 4.1.1.8 Civil engineering	NP
§ 4.1.1.9 Landscape design	NP
§ 4.1.1.10 Architectural interior design	NP
§ 4.1.1.11 Value analysis	A
§ 4.1.1.12 Detailed cost estimating beyond that required in Section 6.3	NP
§ 4.1.1.13 On-site project representation	Regular CA services are included in Basic Services
§ 4.1.1.14 Conformed documents for construction	NP
§ 4.1.1.15 As-designed record drawings	A
§ 4.1.1.16 As-constructed record drawings	A will review GC As-builts as part of Basic Services
§ 4.1.1.17 Post-occupancy evaluation	NP
§ 4.1.1.18 Facility support services	NP
§ 4.1.1.19 Tenant-related services	NP
§ 4.1.1.20 Architect's coordination of the Owner's consultants	A
§ 4.1.1.21 Telecommunications/data design	NP
§ 4.1.1.22 Security evaluation and planning	NP
§ 4.1.1.23 Commissioning	NP
§ 4.1.1.24 Sustainable Project Services pursuant to Section 4.1.3	NP
§ 4.1.1.25 Fast-track design services	NP
§ 4.1.1.26 Multiple bid packages	NP
§ 4.1.1.27 Historic preservation	NP
§ 4.1.1.28 Furniture, furnishings, and equipment design	NP
§ 4.1.1.29 Other services provided by specialty Consultants	NP
§ 4.1.1.30 Other Supplemental Services	NP

§ 4.1.2 Description of Supplemental Services

§ 4.1.2.1 A description of each Supplemental Service identified in Section 4.1.1 as the Architect's responsibility is provided below.

(Describe in detail the Architect's Supplemental Services identified in Section 4.1.1 or, if set forth in an exhibit, identify the exhibit. The AIA publishes a number of Standard Form of Architect's Services documents that can be included as an exhibit to describe the Architect's Supplemental Services.)

Not required – Noted Services are part of Basic Services

Init.

§ 4.1.2.2 A description of each Supplemental Service identified in Section 4.1.1 as the Owner's responsibility is provided below.

(Describe in detail the Owner's Supplemental Services identified in Section 4.1.1 or, if set forth in an exhibit, identify the exhibit.)

N/A

§ 4.1.3 Intentionally Omitted.

§ 4.2 Architect's Additional Services

The Architect may provide Additional Services after execution of this Agreement without invalidating the Agreement. Except for services required due to the fault of the Architect, any Additional Services authorized by the Owner and provided in accordance with this Section 4.2 shall entitle the Architect to compensation pursuant to Section 11.3 and an appropriate adjustment in the Architect's schedule. The Architect shall perform all professional services reasonably requested by the Owner. If the Architect believes that a service requested by the Owner, or a service recognized by the Architect to be necessary for the Project, constitutes an Additional Service, prior to performance of such service, the Architect shall provide written notice thereof to the Owner. If the Architect performs such services without first submitting such notice and receiving Owner's authorization to proceed, the Architect shall be deemed to have waived any right to additional compensation for such services and the same shall be deemed part of the Basic Services. If the Owner and the Architect cannot reach agreement on whether or not the subject services constitute Additional Services, the dispute shall be resolved pursuant to Article 8 of this Agreement.

§ 4.2.1 Upon recognizing the need to perform the following services, which, unless included in Basic Services under the terms of this Agreement, shall constitute Additional Services, the Architect shall notify the Owner with reasonable promptness and explain the facts and circumstances giving rise to the need. The Architect shall not proceed to provide the following Additional Services until the Architect receives the Owner's written authorization:

- .1 Services necessitated by a change in the Initial Information, previous instructions or approvals given by the Owner, or a material change in the Project including size, quality, complexity, the Owner's schedule or budget for Cost of the Work, or procurement or delivery method;
- .2 Services necessitated by the enactment or revision of codes, laws, or regulations, including changing or editing previously prepared Instruments of Service;
- .3 Changing or editing previously prepared Instruments of Service necessitated by official interpretations of applicable codes, laws or regulations that are either (a) contrary to specific interpretations by the applicable authorities having jurisdiction made prior to the issuance of the building permit, or (b) contrary to requirements of the Instruments of Service when those Instruments of Service were prepared in accordance with the applicable standard of care;
- .4 Services necessitated by decisions of the Owner not rendered in a timely manner or any other failure of performance on the part of the Owner or the Owner's consultants or contractors;
- .5 Preparing digital models or other design documentation for transmission to the Owner's consultants and contractors, or to other Owner-authorized recipients;
- .6 Preparation of design and documentation for alternate bid or proposal requests proposed by the Owner;
- .7 Preparation for, and attendance at, a public presentation, meeting or hearing;
- .8 Preparation for, and attendance at, a dispute resolution proceeding or legal proceeding, except where the Architect is party thereto;
- .9 Evaluation of the qualifications of entities providing bids or proposals;
- .10 Consultation concerning replacement of Work resulting from fire or other hazard during construction;
or,
- .11 Assistance to the Initial Decision Maker, if other than the Architect.

§ 4.2.2 To avoid delay in the Construction Phase, the Architect shall provide the following services (which, unless included in Basic Services under the terms of this Agreement shall constitute Additional Services), The Architect shall notify the Owner with reasonable promptness, and explain the facts and circumstances giving rise to the need. If, upon receipt of the Architect's notice, the Owner determines that all or parts of the services are not required, the Owner shall give prompt written notice to the Architect of the Owner's determination. The Owner shall compensate the Architect for the services provided prior to the Architect's receipt of the Owner's notice.

- .1 Reviewing a Contractor's submittal out of sequence from the submittal schedule approved by the Architect;

- .2 Responding to the Contractor's requests for information that are not prepared in accordance with the Contract Documents or where such information is available to the Contractor from a careful study and comparison of the Contract Documents, field conditions, other Owner-provided information, Contractor-prepared coordination drawings, or prior Project correspondence or documentation;
- .3 Preparing Change Orders and Construction Change Directives that require evaluation of Contractor's proposals and supporting data, or the preparation or revision of Instruments of Service;
- .4 Evaluating an extensive number of Claims as the Initial Decision Maker; or,
- .5 Evaluating substitutions proposed by the Owner or Contractor and making subsequent revisions to Instruments of Service resulting therefrom.

§ 4.2.3 The Architect shall provide Construction Phase Services exceeding the limits set forth below as Additional Services. When the limits below are reached, the Architect shall notify the Owner:

- .1 Two (2) reviews of each Shop Drawing, Product Data item, sample and similar submittals of the Contractor
- .2 Four (4) visits to the site by the Architect during construction
- .3 One (1) inspections for any portion of the Work to determine whether such portion of the Work is substantially complete in accordance with the requirements of the Contract Documents
- .4 One (1) inspections for any portion of the Work to determine final completion.

§ 4.2.4 Except for services required under Section 3.6.6.5 and those services that do not exceed the limits set forth in Section 4.2.3, Construction Phase Services provided more than 60 days after (1) the date of Substantial Completion of the Work or (2) the initial date of Substantial Completion identified in the agreement between the Owner and Contractor, whichever is earlier, shall be compensated as Additional Services to the extent the Architect incurs additional cost in providing those Construction Phase Services.

§ 4.2.5 If the services covered by this Agreement have not been completed within twenty-five (25) months of the date of this Agreement, through no fault of the Architect, extension of the Architect's services beyond that time shall be compensated as Additional Services.

ARTICLE 5 OWNER'S RESPONSIBILITIES

§ 5.1 Unless otherwise provided for under this Agreement, the Owner shall provide information in a timely manner regarding requirements for and limitations on the Project, including a written program, which shall set forth the Owner's objectives; schedule; constraints and criteria, including space requirements and relationships; flexibility; expandability; special equipment; systems; and site requirements.

§ 5.2 The Owner shall establish the Owner's budget for the Project, including (1) the budget for the Cost of the Work as defined in Section 6.1; (2) the Owner's other costs; and, (3) reasonable contingencies related to all of these costs. The Owner shall update the Owner's budget for the Project as necessary throughout the duration of the Project until final completion. If the Owner significantly increases or decreases the Owner's budget for the Cost of the Work, the Owner shall notify the Architect. The Owner and the Architect shall thereafter agree to a corresponding change in the Project's scope and quality.

§ 5.3 The Owner shall identify a representative authorized to act on the Owner's behalf with respect to the Project. The Owner shall render decisions and approve the Architect's submittals in a timely manner in order to avoid unreasonable delay in the orderly and sequential progress of the Architect's services.

§ 5.4 The Owner shall furnish surveys to describe physical characteristics, legal limitations and utility locations for the site of the Project, and a written legal description of the site. The surveys and legal information shall include, as applicable, grades and lines of streets, alleys, pavements and adjoining property and structures; designated wetlands; adjacent drainage; rights-of-way, restrictions, easements, encroachments, zoning, deed restrictions, boundaries and contours of the site; locations, dimensions, and other necessary data with respect to existing buildings, other improvements and trees; and information concerning available utility services and lines, both public and private, above and below grade, including inverts and depths. All the information on the survey shall be referenced to a Project benchmark.

§ 5.5 The Owner shall furnish services of geotechnical engineers, which may include test borings, test pits, determinations of soil bearing values, percolation tests, evaluations of hazardous materials, seismic evaluation, ground

corrosion tests and resistivity tests, including necessary operations for anticipating subsoil conditions, with written reports and appropriate recommendations.

§ 5.6 The Owner shall provide the Supplemental Services designated as the Owner's responsibility in Section 4.1.1.

§ 5.7 Intentionally Omitted.

§ 5.8 The Owner shall coordinate the services of its own consultants with those services provided by the Architect. Upon the Architect's request, the Owner shall furnish copies of the scope of services in the contracts between the Owner and the Owner's consultants. The Owner shall furnish the services of consultants other than those designated as the responsibility of the Architect in this Agreement, or authorize the Architect to furnish them as an Additional Service, when the Architect requests such services and demonstrates that they are reasonably required by the scope of the Project. The Owner shall require that its consultants and contractors maintain insurance, including professional liability insurance, as appropriate to the services or work provided.

§ 5.9 The Owner shall furnish tests, inspections and reports required by law or the Contract Documents, such as structural, mechanical, and chemical tests, tests for air and water pollution, and tests for hazardous materials.

§ 5.10 The Owner shall furnish all legal, insurance and accounting services, including auditing services, that may be reasonably necessary at any time for the Project to meet the Owner's needs and interests.

§ 5.11 The Owner shall provide prompt written notice to the Architect if the Owner becomes aware of any fault or defect in the Project, including errors, omissions or inconsistencies in the Architect's Instruments of Service provided, however, that the Owner shall have no obligation to investigate for the purpose of discovering faults, defects, errors, omissions or inconsistencies nor shall the failure of the Owner to provide notice of any of the same modify the obligations of the Architect to perform its services hereunder in compliance with this Agreement.

§ 5.12 The Owner shall endeavor to include the Architect in all communications with the Contractor that relate to or affect the Architect's services or professional responsibilities. The Owner shall endeavor to promptly notify the Architect of the substance of any direct communications between the Owner and the Contractor otherwise relating to the Project. Communications by and with the Architect's consultants shall be through the Architect.

§ 5.13 Before executing the Contract for Construction, the Owner shall coordinate the Architect's duties and responsibilities set forth in the Contract for Construction with the Architect's services set forth in this Agreement. The Owner shall provide the Architect a copy of the executed agreement between the Owner and Contractor, including the General Conditions of the Contract for Construction.

§ 5.14 The Owner shall provide the Architect access to the Project site prior to commencement of the Work and shall obligate the Contractor to provide the Architect access to the Work wherever it is in preparation or progress.

§ 5.15 Within 15 days after receipt of a written request from the Architect, the Owner shall furnish the requested information as necessary and relevant for the Architect to evaluate, give notice of, or enforce lien rights.

ARTICLE 6 COST OF THE WORK

§ 6.1 For purposes of this Agreement, the Cost of the Work shall be the total cost to the Owner to construct all elements of the Project designed or specified by the Architect and shall include contractors' general conditions costs, overhead and profit. The Cost of the Work also includes the reasonable value of labor, materials, and equipment, donated to, or otherwise furnished by, the Owner. The Cost of the Work does not include the compensation of the Architect; the costs of the land, rights-of-way, financing, or contingencies for changes in the Work; or other costs that are the responsibility of the Owner.

§ 6.2 The Owner's budget for the Cost of the Work is provided in Initial Information, and shall be adjusted throughout the Project as required under Sections 5.2, 6.4 and 6.5. Evaluations of the Owner's budget for the Cost of the Work, and the preliminary estimate of the Cost of the Work and updated estimates of the Cost of the Work, prepared by the Architect, represent the Architect's judgment as a design professional. It is recognized, however, that neither the Architect nor the Owner has control over the cost of labor, materials, or equipment; the Contractor's methods of determining bid prices; or competitive bidding, market, or negotiating conditions. Accordingly, the Architect cannot

and does not warrant or represent that bids or negotiated prices will not vary from the Owner's budget for the Cost of the Work, or from any estimate of the Cost of the Work, or evaluation, prepared or agreed to by the Architect.

§ 6.3 In preparing estimates of the Cost of Work, the Architect shall be permitted to include contingencies for design, bidding, and price escalation; to determine what materials, equipment, component systems, and types of construction are to be included in the Contract Documents; to recommend reasonable adjustments in the program and scope of the Project; and to include design alternates as may be necessary to adjust the estimated Cost of the Work to meet the Owner's budget. The Architect's estimate of the Cost of the Work shall be based on current area, volume or similar conceptual estimating techniques. If the Owner requires a detailed estimate of the Cost of the Work, the Architect shall provide such an estimate, if identified as the Architect's responsibility in Section 4.1.1, as a Supplemental Service.

§ 6.4 If, through no fault of the Architect, the Procurement Phase has not commenced within 180 days after the Architect submits the Construction Documents to the Owner, the Owner's budget for the Cost of the Work shall be adjusted to reflect changes in the general level of prices in the applicable construction market.

§ 6.5 If at any time the Architect's estimate of the Cost of the Work exceeds the Owner's budget for the Cost of the Work, the Architect shall as part of Basic Services, make appropriate recommendations to the Owner to adjust the Project's size, quality, or budget for the Cost of the Work, and the Owner shall cooperate with the Architect in making such adjustments.

§ 6.6 If the Owner's budget for the Cost of the Work at the conclusion of the Construction Documents Phase Services is exceeded by the lowest bona fide bid or negotiated proposal, the Owner shall

- .1 give written approval of an increase in the budget for the Cost of the Work;
- .2 authorize rebidding or renegotiating of the Project within a reasonable time;
- .3 terminate in accordance with Section 9.5;
- .4 in consultation with the Architect, revise the Project program, scope, or quality as required to reduce the Cost of the Work; or,
- .5 implement any other mutually acceptable alternative.

§ 6.7 If the Owner chooses to proceed under Section 6.6.4, the Architect shall modify the Construction Documents as necessary to comply with the Owner's budget for the Cost of the Work at the conclusion of the Construction Documents Phase Services, or the budget as adjusted under Section 6.6.1. If the Owner requires the Architect to modify the Construction Documents because the lowest bona fide bid exceeds the Owner's budget for the Cost of the Work due to market conditions the Architect could not reasonably anticipate, the Owner shall compensate the Architect for the modifications as an Additional Service pursuant to Section 11.3.

ARTICLE 7 COPYRIGHTS AND LICENSES

§ 7.1 All plans, drawings, specifications, models, reports and other materials and work product prepared or furnished by the Architect or on its behalf, including such materials and work product as are produced by the Architect's consultants, pursuant to this Agreement (collectively, the "Instruments of Service") are and shall be owned solely and exclusively by and shall be the property of the Owner and the Department of Administrative Services, free and clear of any claim or retention of rights thereto by the Architect and the Architect's consultants. The Instruments of Service cannot be used by the Architect or the Architect's consultants for any purpose beyond the scope of this Agreement without the prior written consent of the Owner. In addition to the immediately preceding sentence, the Architect agrees to obtain, and convey and assign to the Owner absolutely and exclusively, all intellectual property rights including, but not limited to, copyrights, in and to the Instruments of Service, and the Architect hereby does so grant, convey, and assign to the Owner absolutely and exclusively such of those rights that it owns. All Instruments of Service may be used by the Owner, in whole or in part, or in modified form, for any purpose, including the completion of development of the Project and for future renovation, maintenance, repair or replacement.

§ 7.1.1 The Architect shall not use, publish, distribute, sell or divulge any information obtained from the Owner for the Architect's own purposes or for the benefit of any person, firm, corporation or other entity without the prior, written consent of the Owner. Any information designated by the Owner in accordance with applicable law as confidential shall not be disclosed to any third parties without the prior written consent of the Owner.

The Architect and the Owner warrant that in transmitting Instruments of Service, or any other information, the transmitting party is the copyright owner of such information or has permission from the copyright owner to transmit such information for its use on the Project.

§ 7.2 The Architect and the Architect's consultants shall be deemed the authors of their respective Instruments of Service, including the Drawings and Specifications.

§ 7.3 Intentionally Omitted.

§ 7.3.1 Intentionally Omitted.

§ 7.4 Intentionally Omitted.

§ 7.5 Except as otherwise stated in Section 7.3, the provisions of this Article 7 shall survive the termination of this Agreement.

ARTICLE 8 CLAIMS AND DISPUTES

§ 8.1 General

§ 8.1.1 The Owner and Architect shall commence all claims and causes of action against the other and arising out of or related to this Agreement, whether in contract, tort, or otherwise, in accordance with the requirements of the binding dispute resolution method selected in this Agreement and within the period specified by applicable law, but in any case not more than 10 years after the date of Substantial Completion of the Work. The Owner and Architect waive all claims and causes of action not commenced in accordance with this Section 8.1.1.

§ 8.1.2 To the extent damages are covered by property insurance, the Owner and Architect waive all rights against each other and against the contractors, consultants, agents, and employees of the other for damages, except such rights as they may have to the proceeds of such insurance as set forth in AIA Document A201-2017, General Conditions of the Contract for Construction as it may be modified by the Owner. The Owner or the Architect, as appropriate, shall require of the contractors, consultants, agents, and employees of any of them, similar waivers in favor of the other parties enumerated herein.

§ 8.1.3 The Architect and Owner waive consequential damages for claims, disputes, or other matters in question, arising out of or relating to this Agreement. This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination of this Agreement, except as specifically provided in Section 9.7.

§ 8.2 Mediation

§ 8.2.1 Any claim, dispute or other matter in question arising out of or related to this Agreement shall be subject to mediation as a condition precedent to binding dispute resolution. If such matter relates to or is the subject of a lien arising out of the Architect's services, the Architect may proceed in accordance with applicable law to comply with the lien notice or filing deadlines prior to resolution of the matter by mediation or by binding dispute resolution.

§ 8.2.2 The Owner and Architect shall endeavor to resolve claims, disputes and other matters in question between them by mediation, which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of this Agreement. A request for mediation shall be made in writing, delivered to the other party to this Agreement, and filed with the person or entity administering the mediation. The request may be made concurrently with the filing of a complaint or other appropriate demand for binding dispute resolution but, in such event, mediation shall proceed in advance of binding dispute resolution proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order. If an arbitration proceeding is stayed pursuant to this section, the parties may nonetheless proceed to the selection of the arbitrator(s) and agree upon a schedule for later proceedings.

§ 8.2.3 The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

§ 8.2.4 If the parties do not resolve a dispute through mediation pursuant to this Section 8.2, the method of binding dispute resolution shall be the following:
(Check the appropriate box.)

Arbitration pursuant to Section 8.3 of this Agreement

Litigation in a court of competent jurisdiction

(Paragraphs deleted)

If the Owner and Architect do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, the dispute will be resolved in a court of competent jurisdiction.

§ 8.3 Arbitration

§ 8.3.1 If the parties have selected arbitration as the method for binding dispute resolution in this Agreement, any claim, dispute or other matter in question arising out of or related to this Agreement subject to, but not resolved by, mediation shall be subject to arbitration, which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules in effect on the date of this Agreement. A demand for arbitration shall be made in writing, delivered to the other party to this Agreement, and filed with the person or entity administering the arbitration.

§ 8.3.1.1 A demand for arbitration shall be made no earlier than concurrently with the filing of a request for mediation, but in no event shall it be made after the date when the institution of legal or equitable proceedings based on the claim, dispute or other matter in question would be barred by the applicable statute of limitations. For statute of limitations purposes, receipt of a written demand for arbitration by the person or entity administering the arbitration shall constitute the institution of legal or equitable proceedings based on the claim, dispute or other matter in question.

§ 8.3.2 The foregoing agreement to arbitrate, and other agreements to arbitrate with an additional person or entity duly consented to by parties to this Agreement, shall be specifically enforceable in accordance with applicable law in any court having jurisdiction thereof.

§ 8.3.3 The award rendered by the arbitrator(s) shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

§ 8.3.4 Consolidation or Joinder

§ 8.3.4.1 Either party, at its sole discretion, may consolidate an arbitration conducted under this Agreement with any other arbitration to which it is a party provided that (1) the arbitration agreement governing the other arbitration permits consolidation; (2) the arbitrations to be consolidated substantially involve common questions of law or fact; and (3) the arbitrations employ materially similar procedural rules and methods for selecting arbitrator(s).

§ 8.3.4.2 Either party, at its sole discretion, may include by joinder persons or entities substantially involved in a common question of law or fact whose presence is required if complete relief is to be accorded in arbitration, provided that the party sought to be joined consents in writing to such joinder. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of any claim, dispute or other matter in question not described in the written consent.

§ 8.3.4.3 The Owner and Architect grant to any person or entity made a party to an arbitration conducted under this Section 8.3, whether by joinder or consolidation, the same rights of joinder and consolidation as the Owner and Architect under this Agreement.

§ 8.4 The provisions of this Article 8 shall survive the termination of this Agreement.

ARTICLE 9 TERMINATION OR SUSPENSION

§ 9.1 If the Owner fails to make payments to the Architect in accordance with this Agreement, due to no fault of the Architect, and provided such failed payment(s) is not the subject of a good faith dispute by the Owner as to Architect's entitlement to such payment, such failure shall be considered substantial nonperformance and cause for termination or, at the Architect's option, cause for suspension of performance of services under this Agreement. If the Architect elects to suspend services or terminate this Agreement, the Architect shall give fourteen days' written notice to the Owner and an opportunity to cure before suspending services or terminating this Agreement. In the event of a suspension of services, the Architect shall have no liability to the Owner for delay or damage caused the Owner because of such

suspension of services. Before resuming services, the Owner shall pay the Architect all sums due and owing prior to suspension.

§ 9.2 If the Owner suspends the Project for more than sixty (60) consecutive days, the Architect shall be compensated for services performed prior to notice of such suspension. When the Project is resumed, the Architect shall be compensated for expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

§ 9.3 If the Owner suspends the Project for more than 90 cumulative days for reasons other than the fault of the Architect, the Architect may terminate this Agreement by giving not less than seven days' written notice.

§ 9.4 The Owner may terminate this Agreement upon not less than seven days' written notice should the Architect fail substantially to perform in accordance with the terms of this Agreement through no fault of the Owner.

§ 9.5 The Owner may terminate this Agreement upon not less than seven days' written notice to the Architect for the Owner's convenience and without cause.

§ 9.6 If the Owner terminates this Agreement for its convenience pursuant to Section 9.5, or the Architect terminates this Agreement pursuant to Section 9.3, the Owner shall compensate the Architect for services performed prior to termination, Reimbursable Expenses incurred, and costs attributable to termination, including the costs attributable to the Architect's termination of consultant agreements.

§ 9.7 In addition to any amounts paid under Section 9.6, if the Owner terminates this Agreement for its convenience pursuant to Section 9.5, or the Architect terminates this Agreement pursuant to Section 9.3, the Owner shall pay to the Architect the following fees:

(Set forth below the amount of any termination or licensing fee, or the method for determining any termination or licensing fee.)

.1 Termination Fee:

None

.2 Licensing Fee if the Owner intends to continue using the Architect's Instruments of Service:

None

§ 9.8 Except as otherwise expressly provided herein, this Agreement shall terminate one year from the date of Substantial Completion.

§ 9.9 The Owner's rights to use the Architect's Instruments of Service in the event of a termination of this Agreement are set forth in Article 7 and Section 9.7.

ARTICLE 10 MISCELLANEOUS PROVISIONS

§ 10.1 This Agreement shall be governed by the law of the place where the Project is located, excluding that jurisdiction's choice of law rules.

§ 10.2 Terms in this Agreement shall have the same meaning as those in AIA Document A201-2017, General Conditions of the Contract for Construction unless otherwise defined herein.

§ 10.3 The Owner and Architect, respectively, bind themselves, their agents, successors, assigns, and legal representatives to this Agreement. Neither the Owner nor the Architect shall assign this Agreement without the written consent of the other, except that the Owner may assign this Agreement to a lender or agency providing funding for the Project if the lender or agency agrees to assume the Owner's prospective rights and obligations under this Agreement.

§ 10.4 If the Owner requests the Architect to execute certificates, the proposed language of such certificates shall be submitted to the Architect for review at least 14 days prior to the requested dates of execution. If the Owner requests the Architect to execute consents reasonably required to facilitate assignment to a lender, the Architect shall execute

all such consents that are consistent with this Agreement, provided the proposed consent is submitted to the Architect for review at least 14 days prior to execution. The Architect shall not be required to execute certificates or consents that would require knowledge, services, or responsibilities beyond the scope of this Agreement unless such certificates and consent are limited to the best of the Architect's knowledge.

§ 10.5 Nothing contained in this Agreement shall create a contractual relationship with, or a cause of action in favor of, a third party against either the Owner or Architect.

§ 10.6 Unless otherwise required in this Agreement, the Architect shall have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to, hazardous materials or toxic substances in any form at the Project site.

§ 10.7 With the prior written consent of the Owner in each case, the Architect shall have the right to include photographic or artistic representations of the design of the Project among the Architect's promotional and professional materials. If such consent is granted, the Architect shall be given reasonable access to the completed Project to make such representations. However, under no circumstances shall the Architect's materials shall include the Owner's confidential or proprietary information. This Section 10.7 shall survive the termination of this Agreement unless the Owner terminates this Agreement for cause pursuant to Section 9.4.

§ 10.8 If the Architect or Owner receives information specifically designated as "confidential" or "business proprietary," the receiving party shall keep such information strictly confidential and shall not disclose it to any other person except as set forth in Section 10.8.1. This Section 10.8 shall survive the termination of this Agreement.

§ 10.8.1 The receiving party may disclose "confidential" or "business proprietary" information after 7 days' notice to the other party, when required by law, arbitrator's order, or court order, including a subpoena or other form of compulsory legal process issued by a court or governmental entity, or to the extent such information is reasonably necessary for the receiving party to defend itself in any dispute. The receiving party may also disclose such information to its employees, consultants, or contractors in order to perform services or work solely and exclusively for the Project, provided those employees, consultants and contractors are subject to the restrictions on the disclosure and use of such information as set forth in this Section 10.8.

§ 10.9 The invalidity of any provision of the Agreement shall not invalidate the Agreement or its remaining provisions. If it is determined that any provision of the Agreement violates any law, or is otherwise invalid or unenforceable, then that provision shall be revised to the extent necessary to make that provision legal and enforceable. In such case the Agreement shall be construed, to the fullest extent permitted by law, to give effect to the parties' intentions and purposes in executing the Agreement.

ARTICLE 11 COMPENSATION

§ 11.1 For the Architect's Basic Services described under Article 3, the Owner shall compensate the Architect as follows:

- .1 Stipulated Sum
(Insert amount)

(Paragraphs deleted)

See Exhibit C Architect's Bid Form

§ 11.2 For the Architect's Supplemental Services designated in Section 4.1.1 and for any Sustainability Services required pursuant to Section 4.1.3, the Owner shall compensate the Architect as follows:

(Insert amount of, or basis for, compensation. If necessary, list specific services to which particular methods of compensation apply.)

Based on time spent at the hourly rates set forth on Exhibit D attached hereto unless the parties mutually agree to a lump sum amount.

§ 11.3 For Additional Services that may arise during the course of the Project, including those under Section 4.2, the Owner shall compensate the Architect as follows:
(Insert amount of, or basis for, compensation.)

Based on time spent at the hourly rates set forth on Exhibit D attached hereto unless the parties mutually agree to a lump sum amount

§ 11.4 Compensation for Supplemental and Additional Services of the Architect's consultants when not included in Section 11.2 or 11.3, shall be the amount invoiced to the Architect plus ten percent (10 %), or as follows:
(Insert amount of, or basis for computing, Architect's consultants' compensation for Supplemental or Additional Services.)

§ 11.5

(Paragraphs deleted)

Intentionally Omitted

§ 11.6 Intentionally Omitted.

§ 11.6.1 Intentionally Omitted.

§ 11.7 The hourly billing rates for services of the Architect and the Architect's consultants are set forth below. The rates shall be adjusted in accordance with the Architect's and Architect's consultants' normal review practices.
(If applicable, attach an exhibit of hourly billing rates or insert them below.)

See Exhibit D attached hereto.

§ 11.8 Compensation for Reimbursable Expenses

§ 11.8.1 Reimbursable Expenses are in addition to compensation for Basic, Supplemental, and Additional Services and include expenses incurred by the Architect and the Architect's consultants directly related to the Project, as follows:

- .1 Transportation and authorized out-of-state travel and subsistence;
- .2 Long distance services, dedicated data and communication services, teleconferences, Project web sites, and extranets;
- .3 Permitting and other fees required by authorities having jurisdiction over the Project;
- .4 Printing, reproductions, plots, and standard form documents beyond that included in the Architect's lump sum fee as provided in Exhibit C hereto
- .5 **Express** Postage, handling, and delivery;
- .6 Expense of overtime work requiring higher than regular rates, if authorized in advance by the Owner;
- .7 Renderings, physical models, mock-ups, professional photography, and presentation materials requested by the Owner or required for the Project;
- .8 If required by the Owner, and with the Owner's prior written approval, the Architect's consultants' expenses of professional liability insurance dedicated exclusively to this Project, or the expense of additional insurance coverage or limits in excess of that normally maintained by the Architect's consultants;
- .9 All taxes levied on professional services and on reimbursable expenses;
- .10 Site office expenses;
- .11 Registration fees and any other fees charged by the Certifying Authority or by other entities as necessary to achieve the Sustainable Objective; and,
- .12 Other similar Project-related expenditures if authorized in advance by the Owner.

§ 11.8.2 For Reimbursable Expenses the compensation shall be the expenses incurred by the Architect and the Architect's consultants plus ten percent (10 %) of the expenses incurred.

§ 11.9 Intentionally Omitted

§ 11.10 Payments to the Architect

§ 11.10.1 Initial Payments

§ 11.10.1.1 An initial payment of zero (\$ 0.00) shall be made upon execution of this Agreement and is the minimum payment under this Agreement. It shall be credited to the Owner's account in the final invoice.

(Paragraph deleted)

§ 11.10.2 Progress Payments

§ 11.10.2.1 Unless otherwise agreed, payments for services shall be made monthly in proportion to services performed. Payments are due and payable within forty-five (45) days after the presentation of the Architect's invoice. Amounts unpaid forty-five (45) days after the presentation of the invoice shall bear interest only to the extent required by Connecticut law and, if required by the lowest permitted rate.

(Paragraph deleted)

§ 11.10.2.2 The Owner shall not withhold amounts from the Architect's compensation to impose a penalty or liquidated damages on the Architect, or to offset sums requested by or paid to contractors for the cost of changes in the Work, unless the Architect agrees or has been found liable for the amounts in a binding dispute resolution proceeding.

§ 11.10.2.3 Records of Reimbursable Expenses, expenses pertaining to Supplemental and Additional Services, and services performed on the basis of hourly rates shall be available to the Owner upon request or at any time such records are lawfully requested by any government agency.

ARTICLE 12 SPECIAL TERMS AND CONDITIONS

Special terms and conditions that modify this Agreement are as follows:

(Include other terms and conditions applicable to this Agreement.)

None

ARTICLE 13 SCOPE OF THE AGREEMENT

§ 13.1 This Agreement represents the entire and integrated agreement between the Owner and the Architect and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both the Owner and Architect.

§ 13.2 This Agreement is comprised of the following documents identified below:

- .1 AIA Document B101™-2017, Standard Form Agreement Between Owner and Architect
- .2

(Paragraphs deleted)

Other documents:

(List other documents, if any, forming part of the Agreement.)

- Exhibit A Owner's RFP
- Exhibit B Architect's Proposal
- Exhibit C Architect's Bid Form
- Exhibit D Architect's Standard Hourly Rates
- Exhibit E Architect's Proposal

This Agreement entered into as of the day and year first written above.

EASTFORD BOARD OF EDUCATION

SILVER PETRUCELLI & ASSOCIATES, INC.

OWNER (Signature)

Stephen Bowen Chair
(Printed name and title)



ARCHITECT (Signature)

William R. Silver, AIA President
(Printed name, title, and license number, if required)

Init.

Exhibit A (9 pages)

**INVITATION TO BID
for
ARCHITECTURAL SERVICES**

Roof Replacement Project

Eastford School District
12 Westford Road
Eastford,
Connecticut

December 27, 2021

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INTRODUCTION

The Eastford School District requests professional services from an architectural firm for a partial roof replacement project at Eastford Elementary School. The Eastford School District currently provides education for approximately 150 students in Grades PreK-8. The roof to be replaced is a sloped roof (less than 5/12) covering the 1963 wing and portions of the 1991 wing. The building is wood-framed with a plywood deck. Most of the spaces are classrooms and administrative spaces.

The Eastford School District and its Agencies and Commissions are Affirmative Action – Equal Opportunity employers. Respondents to the bid agree and warrant that in the performance of the work on these projects, they will not discriminate or permit discrimination against any person or group of persons on the grounds of race, religion, color, national origin, ancestry, alienage, sex, sexual orientation, marital status, age, disability, pregnancy, gender identity or expression, veteran status, or any other basis prohibited by local, state, or federal law. Respondents agree to provide the State of Connecticut Commission on Human Rights and Opportunities with such information requested by the Commission concerning employment practices and procedures.

Donna P. Leake

Superintendent of Schools

1.0 General

- 1.1 The Eastford School District is soliciting bids from architectural firms (hereinafter referred to as the "Firm") to develop plans and specifications for the replacement of approximately 143 squares of roofing with an asphalt shingle.
- 1.2 The Firm will provide all evaluation, specification development, and drawings required to replace. The Scope of Work will include services through the bidding process as well as oversight of the entire construction phase.
- 1.3 The Firm will have demonstrated experience in compliance with the State of Connecticut statutory and regulatory school construction procedures for Roof Replacement Projects that are grant-funded.
- 1.4 The Scope of Work presented in the bid is general in nature. The Firm shall provide a detailed Scope of Work in its bid which outlines various services it will provide for this project.
- 1.5 The Firm shall obtain and maintain, at the Firm's expense, Professional Liability Insurance in a minimum amount of \$1,000,000. The Firm shall, within five (5) days of the bid award, provide proof of this insurance.
- 1.6 The Firm shall obtain and maintain, at the Firm's expense, such insurance as will protect the Firm from claims under Workers' Compensation and Comprehensive General Liability Insurance that will protect the Eastford School District and the Town of Eastford from all claims of bodily injury, death or property damage which may arise from the performance by the Firm or the Firm's employees in their functions and services to the Eastford School District. Limits of insurance shall be \$1,000,000 per occurrence, \$2,000,000 aggregate. Workers' Compensation shall be in accordance with Connecticut Statutes. The Firm shall, within five (5) days of the bid award, provide proof of this insurance.
- 1.7 The Eastford School District reserves the right to reject any bid if deemed to be in the best interest of Eastford School District.

2.0 Scope of Work

- 2.1 The Firm shall present in their bid a detailed Scope of Work relative to how the Firm would approach the project identified in paragraphs 1.1, 1.2, and 1.3.
- 2.2 The Firm will provide recommendations/solutions to replace the roof area, providing conceptual budget cost estimates and proposed design and construction schedules with defined timetables. Note that the school would like the construction work to fit within the window of July 1, 2022, and August 15, 2022. Allow a minimum of 60 days for the state to review the project.
- 2.3 The bid shall include a listing of all services and related costs for design services for the development of the bid specification documents and drawings, as well as services through the bidding and construction process. All bids will include a listing of any anticipated services which the Firm will not provide.

3.0 Method of Payment

- 3.1 Services will be paid for as the contract progresses. The bid submitted should include an outline of the payment schedule with percentage of contract amount due at each timeline. The Firm will then be required to submit an invoice, and upon acceptance of the Board of Education, payment will be made. Such payments shall be subject to all technical and procedural requirements of the Town of Eastford and the State of Connecticut School Construction Grant Process.
- 3.2 The successful bidder will be expected to execute a standard AIA contract or other contract as approved by the Eastford Board of Education and the State of Connecticut School Construction Grant Process.

4.0 Documentation

4.1 Submittal Letter

The Firm shall submit a cover letter addressed to Donna Leake, Superintendent, Eastford School District, signed by an authorized principal or agent of the Firm, which provides an overview of the Firm's bid, as well as the name, title, phone and fax numbers, and email address of the person to whom the Building Committee may direct questions concerning the request for qualifications.

4.2 History of the Firm and Resumes

The Firm must include a brief history of the company including:

- a) Firm size and organization
- b) Length of time the Firm has been in business
- c) Products and services offered
- d) Resumes of key individuals that will be assigned to this project

4.3 Key Issues and Experience

The Firm must demonstrate:

- a) Relevant Connecticut public school experience
- b) Previous work consistent with roof replacement projects
- c) Strength and experience of the consultant team assigned to the project

4.4 Qualifications

The Firm must demonstrate knowledge of the following:

- a) Experience and expertise in the construction, design, and renovation of school facilities as well as the ability to evaluate the physical condition of roofs.
- b) Knowledge of state and federal laws pertaining to school buildings such as state and federal requirements, life safety requirements including the abatement of all hazardous materials and air quality issues, and other laws, regulations, and rules that provide for a healthy school environment.
- c) Ability to provide full services to the project including engineers, architects, and consultants, as appropriate, that will focus on delivering a comprehensive report on the replacement of the roof.
- d) Experience in engaging a town-appointed building committee in the roof replacement process, including educating them and seeking their input during the entire process.

4.5 References

A list of at least three (3) current schools for which the Firm has completed State Construction projects.

5.0 Responses to Bid

- 5.1 The Firm shall provide two (2) copies of their bid and may be required to meet with the Building Committee to discuss their bid.
- 5.2 The Firm is required to submit a bid that contains all costs associated with the roof replacement project. The bid is to include the development of any necessary drawings as well as the development of bid specifications for the project. The Firm shall include in its bid the fees and total cost relative to the services they propose to provide as identified in the bid. A complete list of those items that will be considered reimbursable expenses must be included with the bid.

5.3 The Firm shall send their bids to the following address:

Eastford School District
Attn: Superintendent
P.O. Box 158
12 Westford Road
Eastford, Connecticut 06242

On the envelope: EASTFORD SCHOOL ROOF REPLACEMENT ARCHITECT PROPOSAL

- 5.4 The School District will receive bids until 12 p.m. (noon) Eastern Standard Time on January 13, 2022, at the address in Section 5.3.
- 5.5 If you have any questions, contact Donna Leake, Superintendent, at 860-974-1130 or dleake@eastfordct.org.

BID FORM
Eastford School District

Roof Design Fee/Construction Bid Package: _____

Construction Oversight: _____

Bid Total: _____

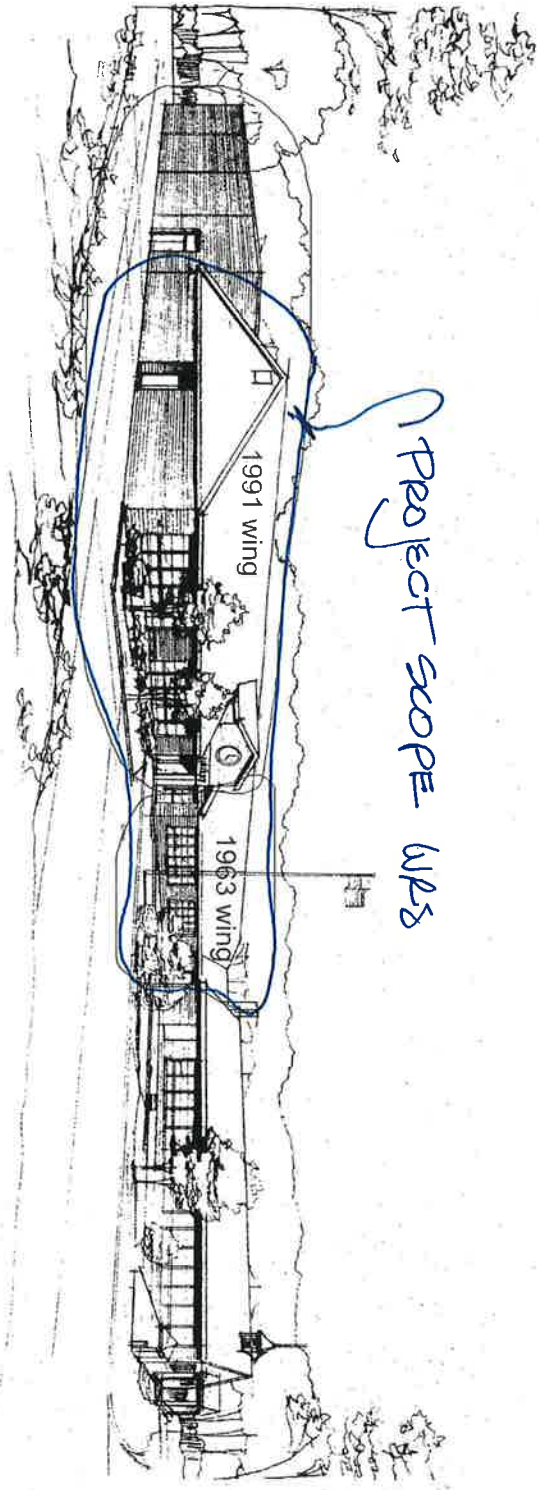
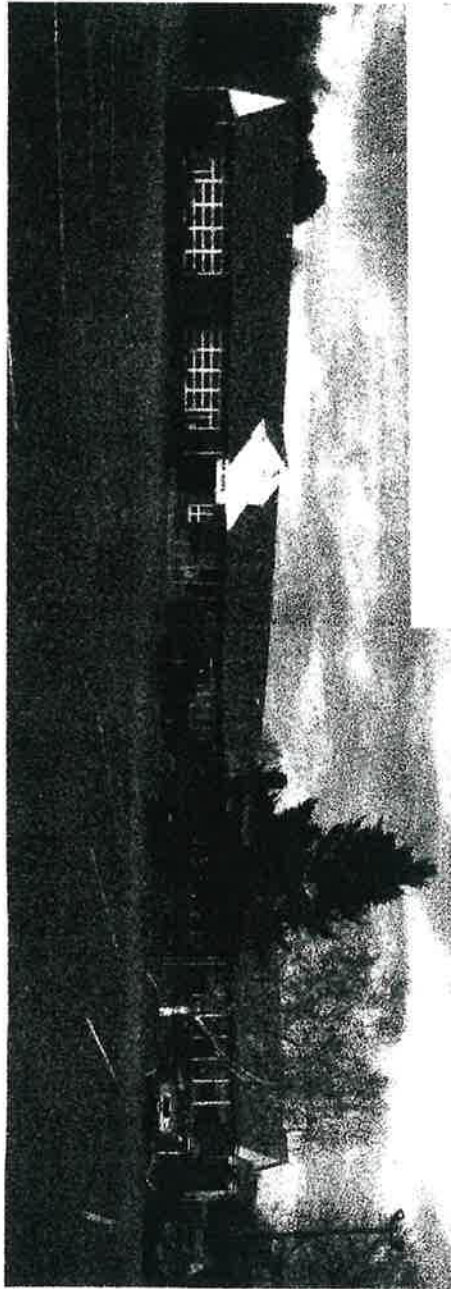
Exclusions: Hazardous materials investigations or testing

Firm: _____

Name: _____
(Please Print)

Signature: _____ **Date:** _____

EASTFORD ELEMENTARY SCHOOL
 Eastford, Connecticut



Project Scope WRS

Elevation

REPLACEMENT OF WINDOWS
 AT
 EASTFORD ELEMENTARY SCHOOL

12 Westford Road, P.O. Box 158
 Eastford, Connecticut

Total Design \ Dadi Associates
 Planners Engineers

P. O. Box 85, West Hartford, Connecticut
 Tel: 860-521-6122 Fax: 860-521-3233



January 13, 2022



Ms. Donna Leake, Ph.D.
Superintendent
Eastford School District
12 Westford Road
Eastford, CT 06242
Via Email to: dleake@eastfordct.org

Re: Eastford School Roof Replacement Architect Proposal
S/P+A Project No. 22.018

Dear Ms. Leake:

Silver / Petrucelli + Associates (S/P+A) is pleased to submit our qualifications to assist the Eastford School District with roof replacement on the elementary school.

Strong experience in roof evaluation, design and replacement is essential for this project. Silver / Petrucelli's roofing portfolio encompasses over 8 million square feet throughout Connecticut and includes the communities of Bridgeport, Wallingford, Putnam, Region 19, Watertown and Danbury. Our extensive knowledge of products and application means we can recommend the appropriate type of roof to ensure that the building's integrity is not compromised by moisture infiltration. The firm has served as on-call roofing consultants to the Department of Construction Services for nearly a decade where we successfully demonstrated our ability to develop responsive, budget-controlled projects. We were recently re-selected for this multi-year contract.

Familiarity with school operations is another important consideration for your design team. We understand that educational facilities require ongoing maintenance to keep them up to date and in service. The need to schedule construction around school hours or while on summer break is critical in many projects. Our full range of disciplines are coordinated in these projects to ensure as little disruption to students and faculty as possible.



We designed the roof replacement and PV system on E.O. Smith High School in nearby Mansfield.

A cohesive team is an important consideration when it comes to meeting design challenges. Our in-house technical knowledge and expertise in roofing design will prove to be valuable in developing design solutions that are consistent with your schedule and budget. Unlike other Connecticut firms, our **in-house team** of architects, roofing designers, M/E/P/FP engineers, interior designers, specifications writers, code consultants and construction administrators create great momentum in reaching project goals.

A clear and thorough understanding of the complicated school construction reimbursement process will be essential for your design team. We interface regularly (often several times per week) with the OSCGR about State Department of Education grant requirements and any new procedures or standards that might affect our projects. We regularly attend meetings virtually with the OSCGR since the pandemic, streamlining a system on our end that includes aligning checklist items with uploaded files, putting our drawings in folders (i.e., code plan, roof plans, floor plans) and hyperlinking documents for quick access.

More recently, we've interfaced with the OSCGR regarding supply chain issues that have escalated bid values above the thresholds allowed by the existing SCG grants. When permitted by the SCG, we've assisted clients with refiling grants under the SCG's new policy and expedited approval process (no re-review of drawings or specs) to reflect the higher bids that allow Towns to award the project without penalty of process.



A commitment to design resources increases design efficiency. Silver / Petrucelli + Associates is supported by leading edge computing and workplace technology for design, programming, drawing documentation and production, project management, scheduling, specifications and construction administration. Advanced 3D technologies such as Revit and Virtual Reality, are fully integrated in house to enhance both design and construction.

We look forward to working with Eastford School District on this roof replacement project. Please feel free to contact me with any questions at 203-230-9007 x206 or bsilver@silverpetrucelli.com. Thank you.

Sincerely,

William R. Silver, AIA
President


**BID FORM
Eastford School District**

Roof Design Fee/Construction Bid Package	\$ 14,550.
Construction Oversight	\$ 6,300.
Bid Total	\$ 20,850.

Exclusions: Hazardous materials investigations or testing

Firm: Silver, Petrucelli & Associates, Inc.

Name: William R. Silver, AIA, President

Signature:  Date: 1/13/2022

The fees above include \$5,175 for all of the OSCGR ed specs, estimates, reviews, paperwork and approvals for the project from beginning to end.

~~Add Alternate: PV Analysis and Estimate including ZREC filing \$3,800 (PV systems owned by Eastford Public Schools are now reimbursable by the OSCGR)~~

WPS

FEE QUALIFICATIONS

Customary reimbursable expenses included in our fees are in-state travel, CAD services, photography, progress and report printing and other related progress printings as well as the one post-PCR print set to the SCG. We've anticipated 4 weeks of once per week observations/job meetings and field reports during active construction.

After an agreement is executed, and perhaps during design or construction administration phases, additional services may be requested by the District. Any additional services that may be required will be charged in accordance with our attached hourly rates. The following sample reimbursable expenses are usually not included in our fee proposals in order to limit the District's costs.

1. Travel beyond the State of Connecticut in connection with the project
2. Special Testing Services that may be required by the Local Building Official
3. Replacement of mechanical or electrical systems
4. Interior renovations or alterations
5. PV Analysis (see Add Alternate fee above)
6. Most meetings with the Building Committee are assumed to be virtual.
7. Hazardous materials testing, design or hazardous monitoring services per the RFP
8. Structural or civil engineering services
9. Referendum marketing or presentations



SILVER/PETRUCELLI+ASSOCIATES

Architecture / Engineering / Interior Design

STANDARD HOURLY RATES

2022

<u>Personnel</u>	<u>Hourly Rate</u>
Principal/Project Manager	\$206
Principal/Project Architect	\$191
Architect	\$153
Architectural Designer	\$87
Architectural Draftsperson	\$77
Principal M/E Engineer	\$206
Sr. Project Engineer/Manager	\$179
Project Engineer	\$137
Engineering Designer	\$123
Principal Civil Engineer	\$210
Civil Engineer	\$146
Civil CADD Operator	\$106
Principal Structural Engineer	\$176
Sr. Structural Project Engineer	\$146
Landscape Architect	\$192
Interior Designer	\$118
Construction Administrator/Building Official/Fire Marshal	\$133
Specification Writer	\$128
Clerical/Word Processing	\$89



SILVER/PETRUCELLI+ASSOCIATES

Architecture / Engineering / Interior Design

Eastford Elementary School Roof Replacement

Eastford School District
Eastford, CT

January 13, 2022



SILVER / PETRUCELLI + ASSOCIATES
Architects / Engineers / Interior Designers



January 13, 2022

Ms. Donna Leake, Ph.D.
Superintendent
Eastford School District
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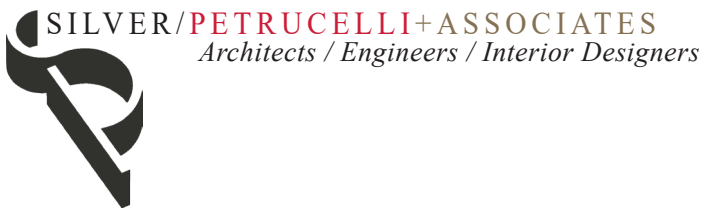
Sincerely,

William R. Silver, AIA
President



architecture | engineering | interior design

FIRM PROFILE



Silver / Petrucelli + Associates (S/P+A) is an architecture, engineering and interior design collaborative headquartered in Hamden with an office in New London. We have been providing services in Connecticut since 1991. From our most treasured historic buildings to state-of-the-art learning facilities and modern workspaces, the firm takes a practical architecture and progressive design approach to each project.

Projects include new construction, renovate-as-new, expansion, repair and renovation, code conformance improvements, building system modifications and window/door and roof replacements. Work scopes range from programming through post-construction and advanced technologies are fully integrated in house to enhance both design and construction. The firm is committed to sustainability and LEED-inspired design solutions that are environmentally responsive and resource efficient.

We are proud of our strong performance under long-term, on-call assignments where we have effectively demonstrated our design diversity, estimating acuity, and responsiveness under more than 40 such agreements including repeat awards from the Connecticut Department of Construction Services, CT Department of Justice, U.S. Navy, United States Postal Service (USPS) and the University of Connecticut.

We believe diverse and balanced design teams deliver the smoothest projects. Our project teams are a mix of experience levels representing each generational group from their 20's to 60's. By effectively leveraging the diversity in our experience, our projects benefit from a balance of knowledge sharing and new and proven design techniques.

Project assignments have been completed in every county and nearly every town and city in Connecticut, with a geographic reach that includes Massachusetts, Rhode Island, New York and other mid-Atlantic states.



Architecture

- Feasibility Studies & Building Assessments
- Architectural Design
- Sustainable Design
- Historic Preservation
- Adaptive Reuse
- Construction Administration
- Grant Assistance

Interior Design

- Space Planning
- Programming
- Casework Elevations and Detailing
- Floor Pattern Planning
- Finish Selection (paint, flooring, ceilings)
- FF&E Inventory
- FF&E Specification

Engineering

- Mechanical Engineering
- Electrical Engineering
- Plumbing/Fire Protection Engineering
- Geothermal System Design
- Utility Rebate Assistance
- Energy Analysis and Audit
- Life-Cycle Analysis

Leadership

- William R. Silver, AIA, Principal
- Dean A. Petrucelli, AIA, Principal
- David A. Stein, AIA, Principal
- Robert R. Banning, P.E., Principal
- Christopher T. Nardi, AIA, Principal
- Amanda M. Cleveland, NCIDQ, Principal
- Paul E. Jorgensen, AIA, Associate

AWARDS

James Blackstone Memorial Library, Branford, CT
 CT Preservation Award of Merit (2020)
 CT Building Congress Small Civic Category
 First-Place Project Team Award (2020)



West Shore Middle School, Milford, CT
 CT Building Congress Project Team Award
 K-12 Schools (2019)

Enfield High School Additions and Renovations
 Best Projects Award of Merit - K-12 Education
 Engineering New Record New England (2018)

Eckersley Hall Senior Center, Middletown, CT
 U.S. Green Building Council LEED Silver (2018)

Ferguson Library, Stamford, CT
 CT Trust for Historic Preservation Merit Award (2017)

Fire Headquarters, Branford, CT
 U.S. Green Building Council LEED Silver (2015)
 Station Style Design Honorable Mention (2013)

Fire Station #5, East Hartford, CT
 U.S. Green Building Council LEED Gold (2013)
 U.S. Green Building Council (CT) Merit Award (2011)

Stratfield Elementary School, Fairfield, CT
 CT Building Congress Project Team Award of Merit
 (2012) & Associated Builders and Contractors Excellence
 in Construction Award (2011)

Fire Headquarters, Woodbridge, CT
 UI Energy Conscious Blueprint Award (2011)

Kleen Energy Water Supply, Middletown, CT
 CT Society of Civil Engineers (CSCE) section
 of the American Society of Civil Engineers (ASCE)
 Water Resource/Environmental ACE Award (2011)

People's United Bank, Fairfield, CT
 Fairfield, Connecticut Chamber of Commerce
 Visual Improvement Citation Award (2006)

First United Church of Christ, Milford, CT
 CT Trust for Historic Preservation
 Honorable Mention (1991)



State of Connecticut
Department of Administrative Services
Supplier Diversity Program



This Certifies

Silver Petrucelli & Associates, Inc.

3190 Whitney Avenue Hamden CT 06518

As a

Small Business Enterprise

August 29, 2021 through August 29, 2023

Owner(s): Amanda Cleveland, NCIDQ; Christopher T. Nardi, AIA; David J. Stein, AIA; Dean A. Petrucelli, AIA; Robert R. Banning, P.E.; William R. Silver, AIA

Contact: Denise LaRosa

Telephone: 2032309007 Ext: 240 **FAX:**

E-Mail: dlarosa@silverpetrucelli.com

Web Address: www.silverpetrucelli.com

****Affiliate Companies:**

Meg Yetishofsky

Supplier Diversity Director

Stanley Kantor

Supplier Diversity Specialist

** A contractor awarded a contract or a portion of a contract under the set-aside program shall not subcontract with any person(s) with whom the contractor is affiliated.



architecture | engineering | interior design

EXPERIENCE



**Representative Roof Replacement and
 Masonry Restoration Experience – Last 10 Years**

Project Name & Location	Year	Type of Project	Budget or Construction Cost	Employees	Owner	Contractor
Sound School Foote Building 50 Loomis Place New Haven, CT	2021	Roof Replacement	\$538,000	Paul Jorgensen Ken Linsley Dean Petrucci	Thomas Lamb, COO New Haven Public Schools	TBD
Mansfield Middle School 205 Spring Hill Road Storrs, CT	2021	Roof replacement of 90,000 s.f., roof hatch and PV system	\$1,804,415	Paul Jorgensen Ken Linsley Michael Chambers	Allen Corson Director of Facilities Mgmt 860-429-3336	Imperial Roofing Bruce Raulukaitis 860-632-2258
Wilbert Snow School 299 Wadsworth Street Middletown, CT	2021	Roof replacement, 65,571 s.f. and PV analysis	TBD	Paul Jorgensen Ken Linsley	Chris Puorro 860-638-1426	TBD
Farm Hill Elementary School 390 Ridge Road Middletown, CT	2021	Roof replacement, 52,343 s.f. and PV analysis	TBD	Paul Jorgensen Ken Linsley	Chris Puorro 860-638-1426	TBD
Burr Elementary School 1960 Burr Street Fairfield, CT	2021	The first of multiple school roof replacements over multiple years 47,200 s.f.	TBD	David Stein Ken Linsley Paul Jorgensen	Lee Flaherty Town of Fairfield 203-256-3060	Silktown Roofing John Morrissey 203-735-0552
Saugatuck Elementary School 170 Riverside Avenue Westport, CT	2021	Roof replacement 56,725 s.f.	TBD	Dean Petrucci Ken Linsley Bob Banning	Eric Longo Westport Public Schools 203-341-1001	Greenwood Industries Steve Kerr 860-865-4040
Center Elementary School 12 Old Farms Road Willington, CT	2021	Partial roof replacement, 22,200 s.f.	TBD	Dean Petrucci Ken Linsley Bob Banning	Phil Stevens Superintendent 860-429-9367	TBD
Hall Memorial School 111 River Road Willington, CT	2021	Full replacement, 35,200 s.f., a combination of flat and shingle roofs	TBD	Dean Petrucci Ken Linsley Bob Banning	Phil Stevens Superintendent 860-429-9367	TBD
Sports & Medical Academy 280 Huyshope Avenue Hartford, CT	2021	Removal and replacement, 25,000 s.f.	TBD	Chris Nardi Ken Linsley Bob Banning	Susan Shepard Project Manager 860-604-8505	Silktown Roofing John Morrissey 203-735-0552



**Representative Roof Replacement and
Masonry Restoration Experience – Last 10 Years**

Project Name & Location	Year	Type of Project	Budget or Construction Cost	Employees	Owner	Contractor
West Woods School 350 West Todd Street Hamden, CT	2021	Roof replacement, 81,000 s.f. and window replacement throughout	TBD	Bill Silver Ken Linsley Dean Petrucci	John Cross Director of Facilities 203-407-2244	TBD
Dunbar Hill School 315 Lane Street Hamden, CT	2021	Roof replacement, 51,000 s.f. and 15 window replacements	TBD	Bill Silver Ken Linsley Dean Petrucci	John Cross Director of Facilities 203-407-2244	TBD
Manchester High School 134 Middle Turnpike East Manchester, CT	2021	Roof Replacement, 22,300 s.f. and PV	\$589,000	David Stein Dean Petrucci Ken Linsley	Scott Shanley General Manager 860-647-3123	TBD
Public Works Department 33 Collis Street West Haven, CT	2020	Roof replacement 9,360 s.f.	\$192,500	Dean Petrucci Ken Linsley	Doug Colter Grants Administrator 203-937-3620	Greenwood Industries Steve Kerr 860-865-4040
New Milford Town Hall 10 Main Street New Milford, CT	2020	Roof replacement study followed by selection for design through CA, 11,584 s.f.	\$571,000	Dean Petrucci Ken Linsley	Robert Beebe, Chairman 860-355-6010	Alden Bailey Restoration 888-291-7126
New Milford High School 388 Danbury Road New Milford, CT	2020	Roof replacement study followed by selection for design through CA, 180,847 s.f.	\$3,843,564	Dean Petrucci Ken Linsley	Robert Beebe, Chairman 860-355-6010	United Roofing David Lucchesi 475-289-3000
Jonathan Law HS 20 Lansdale Milford, CT	2020	Partial roof replacement, 36,709 s.f.	\$695,000	Bill Silver Paul Jorgensen	Pat Bradbury Director of Facilities 203-783-3432	Young Developers William Cushman 888-503-5908
Naugatuck High School 543 Rubber Avenue Naugatuck, CT	2019	PV Removal & Roof replacement, 220,000 s.f.	\$9,054,538	Dean Petrucci Paul Jorgensen	James Stewart PE Director of Public Works 203-720-7071	G.L. Capasso Carmine Capso 203-469-2810
E.O Smith HS Region 19 Schools Mansfield, CT	2019	Roof Replacement, 210,900 s.f. including skylights	\$4,341,000	Dean Petrucci Ken Linsley	Dennis Stanavage Facilities Director 860-487-2215	Greenwood Industries Steve Kerr 860-865-4040



**Representative Roof Replacement and
Masonry Restoration Experience – Last 10 Years**

Project Name & Location	Year	Type of Project	Budget or Construction Cost	Employees	Owner	Contractor
Town of Glastonbury 2143 Main Street Glastonbury, CT	2019	School-system wide roofing study; 10 schools, 1,033,000 s.f.	\$19,399,500 estimate	Dean Petrucci Ken Linsley	David Sacchitella Building Superintendent 860-652-7706	Study
Cornerstone Aquatic Center 55 Buena Vista Rd. West Hartford, CT	2019	Partial roof replacement over pool 27,782 s.f.	\$853,452	Dean Petrucci Ken Linsley	Mike Longo Facilities Manager 860-561-7470	Silktown Roofing John Morrissey 203-735-0552
Town of Windham Public Safety Complex Windham, CT	2019	Roof Replacement, 19, 212 s.f.	\$388,000	Paul Jorgensen Ken Linsley	Joe Gardner Town Engineer 860-465-3043	Silktown Roofing John Morrissey 203-735-0552
City Hill Middle School 441 City Hill Street Naugatuck, CT	2019	55,000 s.f. roof replacement	\$1,166,000	Dean Petrucci Ken Linsley	Robert Butler, Controller Borough of Naugatuck 203-720-7027	Young Developers William Cushman 888-503-5908
West Side Middle School 483 Chase Parkway Waterbury, CT	2018	75,663 s.f. roof replacement	\$1,417,000	Dean Petrucci Ken Linsley	Mark Sedensky O&G Project Management 860-479-5961	Silktown Roofing John Morrissey 203-735-0552
Sbona Towers 40 Broad Street Middletown, CT	2018	Roof and Balcony Replacement	\$393,000	Dean Petrucci Ken Linsley	John Rumberger Middletown Housing Auth. 860-346-8671	MA&M (dba Aresco Construction Joe Aresco 860-346-6621
Norwalk Community College 188 Richards Avenue Norwalk, CT	2018	Replacement of 53,565 s.f. Phases 2, 3, 4	\$1,989,800	David Stein Ken Linsley	David Suprenant CT DCS Project Manager 860-713-5727	Young Developers William Cushman 888-503-5908
State Record Center & Library for the Blind & Physically Handicapped Rocky Hill, CT	2018	Replacement of 28,476 s.f.	\$816,000	Dean Petrucci Ken Linsley	David Busanet Bldg & Contracts Manager 860-713-5783	Silktown Roofing John Morrissey 203-735-0552
City of Bristol Water Department Water Filtration Plant Bristol, CT	2018	Replacement of 28,000 s.f. EPDM roof including drain assemblies and masonry repairs	\$735,200	Dean Petrucci Ken Linsley Rebecca Bouchard	Roger Rousseau Purchasing Agent 860-584-6195	Silktown Roofing John Morrissey 203-735-0552



**Representative Roof Replacement and
Masonry Restoration Experience – Last 10 Years**

Project Name & Location	Year	Type of Project	Budget or Construction Cost	Employees	Owner	Contractor
Region 17 Haddam Killingworth HS 95 Little City Road Higganum, CT	2017	Partial Roof Replacement, 130,000 s.f.	\$2,078,500	Dean Petrucci Ken Linsley Bill Silver	Martha Vaughn Dir. Of Fiscal Operations 860-345-4534	Silktown Roofing John Morrissey 203-735-0552
Armory Building 5 State Street Ansonia, CT	2017	Masonry repairs and restoration	\$387,300	Dean Petrucci Ryan Glick	Sheila O'Malley Ec. Development Director 203-736-5930	G.L. Capasso Carmine Capasso 203-469-2810
Chippens Hill Middle School 551 Peacedale Street Bristol, CT	2017	EPDM roof replacement, 82,000 s.f., including roof drains and masonry repairs	\$1,284,000	Dean Petrucci Ken Linsley	Timothy Callahan Project Manager 860-584-6100	Silktown Roofing John Morrissey 203-735-0552
Andover Elementary School 35 School Road Andover, CT	2016	Partial Roof Replacement; 38,000 s.f.	\$507,780	Dean Petrucci Ken Linsley Ken Sgorbati	Dr. Sally Doyen Superintendent 860-742-7339	Imperial Roofing Bruce Raulukaitis 860-632-2258
Hubbell Elementary School 90 Washington Street Bristol, CT	2016	EPDM roof replacement; 59,500 s.f.	\$2,108,305	Dean Petrucci Mark Kallmeyer	Timothy Callahan Project Manager 860-584-6100	Greenwood Industries Steve Kerr 860-865-4040
Thomas Hooker School 138 Roger William Road Bridgeport, CT	2016	Partial Roof Replacement, 22,000 s.f.	\$607,681	John Ireland Mark Kallmeyer Ken Sgorbati	Mark Sedensky Program Manager 203-576-7984	Young Developers William Cushman 888-503-5908
Stamford High School 55 Strawberry Hill Ave Stamford, CT	2016	Brick Repair and Restoration	\$2,972,000	Dustin Lombardi David Stein Ken Linsley	Jeff Pardo, Engineering Dept. City of Stamford 203-977-5227	Universal Preservation Tony Santangelo 203-439-0055
Albert Solnit Children's Center School West Middletown, CT	2016	Roof Replacement, 33,477 s.f.	\$589,000	Dean Petrucci Ken Linsley	Tom Suprenant CT DCS Project Manager 860-713-5727	Imperial Roofing Bruce Raulukaitis 860-632-2258
Woodstock Middle School 147B Rte 169 Woodstock, CT	2016	Roof Replacement, 47,281 s.f.	\$838,000	David Stein Ken Linsley	Brian Musumeci Facilities Manager 860-928-7453	Allied Restoration Mark Finan 860-291-8833



**Representative Roof Replacement and
Masonry Restoration Experience – Last 10 Years**

Project Name & Location	Year	Type of Project	Budget or Construction Cost	Employees	Owner	Contractor
Woodstock Elementary School 24 Frog Pond Road Woodstock, CT	2016	Roof Replacement, 61,158 s.f.	\$1,113,000	David Stein Ken Linsley	Brian Musumeci Facilities Manager 860-928-7453	Allied Restoration Mark Finan 860-291-8833
Polson Middle School 302 Green Hill Road Madison, CT	2016	Partial Roof Replacement; 26,000 s.f.	\$583,815	Dean Petrucci Jared Magoon	Laina Piscitelli Construction Manager 203-245-5697	Imperial Roofing Bruce Raulukaitis 860-632-2258
Central School 29 Massaco Street Simsbury, CT	2016	Roof Replacement; 24,570 s.f. with solar energy consideration	\$595,334	Dean Petrucci Dustin Lombardi Ken Linsley	Jerome Shea, P.E. Town Engineer 860-658-3260	Quality Roofing Vincent Chiaraluce 203-931-7663TBD
Norwalk Community College 188 Richards Avenue Norwalk, CT	2016	Roof Replacement, East Campus replace slate composition roofs with standing-seam metal	\$900,000	Dean Petrucci Jared Magoon Ken Linsley	David Suprenant CT DCS Project Manager 860-713-5727	Young Developers William Cushman 888-503-5908
Dwight Elementary School 1600 Redding Road Fairfield, CT	2015	Roof Replacement; 39,831 s.f.	\$719,000	Dean Petrucci Bill Silver Ken Linsley	Twig Holland Purchasing Agent 203-256-3060	Silktown Roofing John Morrissey 203-735-0552
City of Norwalk City Hall Norwalk, CT	2015	Roof study (56,872 s.f.), dome repair (600 s.f.) and clerestory window replacement	\$1,200,000 Estimate	Dean Petrucci John Ireland Ken Linsley	Mike Sgobbo Project Manager 203-854-7709	Young Developers William Cushman 888-503-5908
Somers Elementary School 4 Vision Boulevard Somers, CT 06071	2015	Roof Replacement, 49,719 s.f.	\$810,000	Dean Petrucci Steve Smith Ken Linsley	William Boutwell Director of Business Services 860-749-2270 x 2035	Hartford Restoration Anthony Rafala 860-289-4713
Somers High School 5 Vision Boulevard Somers, CT 06071	2015	Roof Replacement, 79,138 s.f.	\$1,037,000	Dean Petrucci Steve Smith Ken Linsley	William Boutwell Director of Business Services 860-749-2270 x 2035	Silktown Roofing John Morrissey 203-735-0552
Bassick High School 1181 Fairfield Avenue Bridgeport, CT	2015	Roof Replacement, 40,946 s.f.	\$875,000	John Ireland Mark Kallmeyer Rebecca Bouchard	Mark Sedensky Program Manager 203-576-7984	Silktown Roofing John Morrissey 203-735-0552



**Representative Roof Replacement and
Masonry Restoration Experience – Last 10 Years**

Project Name & Location	Year	Type of Project	Budget or Construction Cost	Employees	Owner	Contractor
West Side Middle School 483 Chase Parkway Waterbury, CT	2015	Roof Replacement, 75,883 s.f.	\$1,210,000	Dean Petrucci Ken Linsley Rebecca Bouchard	Bruce Turbacuski Sr. Program Manager 203-573-1622	Imperial Roofing Bruce Raulukaitis 860-632-2258
Northeast Middle School 532 Stevens Street Bristol, CT	2015	Roof Replacement, 68,422 s.f.	\$1,637,000	Dean Petrucci Ken Linsley Rebecca Bouchard	Roger Rousseau Purchasing 860-584-6195	Greenwood Industries Steve Kerr 860-865-4040
Plainfield Memorial School 95 Canterbury Road Plainfield, CT	2014	Roof Replacement, 37,400 s.f.	\$417,000	Paul Jorgensen Dustin Lombardi Ken Linsley	Steve Rice Building Committee Chair 617-982-7544	New Britain Roofing Thomas Leith 860-665-7656
Plainfield Central Middle School 75 Canterbury Road Plainfield, CT	2014	Roof Replacement, 60,900 s.f.	\$365,000	Paul Jorgensen Dustin Lombardi Ken Linsley	Steve Rice Building Committee Chair 617-982-7544	Capeway Roofing 508-674-0800
Moosup Elementary School 35 Church Street Moosup, CT (Plainfield)	2014	Roof Replacement, 37,700 S.f.	\$521,999	Paul Jorgensen Dustin Lombardi Ken Linsley	Steve Rice Building Committee Chair 617-982-7544	Quality Roofing Vincent Chiaraluce 203-931-7663
Board of Education Central Office East Lyme, CT	2014	Roof Replacement, 6,627 s.f. slate roof with asphalt shingles. Cupola replacement	\$165,831	Dean Petrucci Bill Silver Ken Linsley	Don Meltabarger Dir. Business & Facilities 860-739-3966 x 5615	Imperial Roofing Bruce Raulukaitis 860-632-2258
Mill Hill Elementary School 635 Mill Hill Terrace Fairfield, CT	2014	Roof replacement, 14,170 s.f.	\$461,614	Dean Petrucci Bill Silver Ken Linsley	Twig Holland Purchasing Agent 203-256-3060	Silktown Roofing John Morrissey 203-735-0552
USPS 6 John Curtiss Road Norfolk, CT	2014	Roof Replacement	\$93,479	Dean Petrucci Stephen Smith Ken Linsley	Andrew Stein Project Manager 603-427-6282	Lindsey Rutka Van Horst GC 860-289-3072
CT Dept. of Construction Services Capital Avenue Hartford, CT	2014 – 2016	On-Call roof replacement, water infiltration studies & corrections, renovations, new facilities, modernization, college and secondary facilities	\$4,000,000 (Approx)	Dean Petrucci Bill Silver Ken Linsley	CT DCS David Barkin 860-713-5631	Numerous GC Bids



**Representative Roof Replacement and
Masonry Restoration Experience – Last 10 Years**

Project Name & Location	Year	Type of Project	Budget or Construction Cost	Employees	Owner	Contractor
Horace Porter School 3 Schoolhouse Road Columbia, CT	2014	Roof replacement and HVAC equipment replacement, 94,464 s.f.	\$1,727,000	Dean Petrucci Chris Nardi Ken Linsley	Jonathan Luiz Town Administrator 860-228-0110	New Britain Roofing Thomas Leith 860-665-7656
USPS Main Post Office Waterford, CT	2014	Roof Replacement, 22,372 s.f.	\$658,898	Dean Petrucci Steve Smith	Andrew Stein Project Manager 603-427-6282	Silktown Roofing John Morrissey 203-735-0552
Town of Woodstock 415 Route 169 Woodstock, CT	2013	School Roof Replacement Study – Elementary and Middle School	\$4,640,000	Dean Petrucci Ken Linsley	Chandler Paquette Building Committee Char 860-928-0208	Study
Willard-Cybulski Correctional Institute 391 Shaker Road Enfield, CT	2013	Roof Replacement – 95,000 sf. and exterior stair enclosure	\$2,100,000	Dean Petrucci Ken Linsley Rebecca Bouchard	Glenn Washburn, Proj. Mgr. CT Dept. of Construction Services	Silktown Roofing John Morrissey 203-735-0552
Rock Hill School Town-wide Roof Replacement Wallingford, CT	2013	Roof Replacement – 46,731 SF	\$933,000	David Stein Ken Linsley Rebecca Bouchard	Robert Parisi, Chairman Town Council of Wallingford 203-294-2155	New Britain Roofing Alan Pellerin 860-665-7656
Moses Y Beach School Town-wide Roof Replacement Wallingford, CT	2013	Roof Replacement – 39,318 SF	\$924,000	David Stein Ken Linsley Rebecca Bouchard	Robert Parisi, Chairman Town Council of Wallingford 203-294-2155	Greenwood Industries David Klein 508-865-4040
Pond Hill School Town-wide Roof Replacement Wallingford, CT	2013	Roof Replacement – 30,833 SF	\$655,280	David Stein Ken Linsley Rebecca Bouchard	Robert Parisi, Chairman Town Council of Wallingford 203-294-2155	Quality Improvements 866-713-2824
Cook Hill School Town-wide Roof Replacement Wallingford, CT	2013	Roof Replacement – 39,198 SF	\$849,000	David Stein Ken Linsley Rebecca Bouchard	Robert Parisi, Chairman Town Council of Wallingford 203-294-2155	Silktown Roofing John Morrissey 203-735-0552
Highland School Town-wide Roof Replacement Wallingford, CT	2013	Roof Replacement – 47,165 SF	\$992,000	David Stein Ken Linsley Rebecca Bouchard	Robert Parisi, Chairman Town Council of Wallingford 203-294-2155	Imperial Roofing Bruce Raulukaitis (860) 632-2258



**Representative Roof Replacement and
Masonry Restoration Experience – Last 10 Years**

Project Name & Location	Year	Type of Project	Budget or Construction Cost	Employees	Owner	Contractor
Parker Farms School Town-wide Roof Replacement Wallingford, CT	2013	Roof Replacement – 39,657 SF	\$1,00,027	David Stein Ken Linsley Rebecca Bouchard	Robert Parisi, Chairman Town Council of Wallingford 203-294-2155	Imperial Roofing Bruce Raulukaitis (860) 632-2258
West Shore Middle School Kay Avenue Milford, CT	2013	Partial Roof Replacement – 15,000 SF	\$300,000	Dean Petrucci Mark Kallmeyer Paul Jorgensen	Pat Bradbury Director of Facilities 203-783-3432	TBD
Town of Canton Town and School Buildings Canton, CT	2013 – 2014	147,670 SF of roof replacement on four town buildings and schools.	\$2,952,000	Dean Petrucci Dustin Lombardi Ken Linsley	Jeff Shea Project Administrator 860-693-7855	Imperial Roofing Bruce Raulukaitis (860) 632-2258
USPS Downtown Station Bridgeport, CT	2012	39,800 s.f. roof replacement and duct improvements	\$1,126,000	Mary Baccar Steve Smith Mark Kallmeyer	Andrew Stein Project Engineer 603-427-6282	Allied Restoration Mark Finan 860-291-8833
Bishops Orchards 1355 Boston Post Road Guilford, CT	2012	Roof replacement	TBD	Dave Stein Ken Linsley	Keith Bishop 203 453-2338	Quality Roofing Vincent Chiaraluce 203-931-7663
Melissa Jones School 181 Ledge Hill Road Guilford, CT	2012	Partial Roof Replacement, 9544 s.f.	\$164,232	Dean Petrucci Ken Linsley Rebecca Bouchard	Clifford Gurnham Director of Operations 203-458-0001	Quality Roofing Vincent Chiaraluce 203-931-7663
Kent Library 50 North Main Street Suffield, CT	2012	Roof Replacement, 10,568 s.f.	\$587,000	Dean Petrucci Steve Smith Ken Linsley	Jack Muska Director, DPW 860-668-3890	Silktown Roofing John Morrissey 203-735-0552
Sheehan High School Town-wide Roof Replacement Wallingford, CT	2012	Roof Replacement, 147,714 s.f. and 15 kW photovoltaic design and installation	\$2,788,000	David Stein Ken Linsley Rebecca Bouchard	Robert Parisi, Chairman Town Council of Wallingford 203-294-2155	Commercial Roofing Chris Quercia 860-928-9199 x115
Lyman Hall High School Town-wide Roof Replacement Wallingford, CT	2012	Roof Replacement, 164,644 s.f. and 22kW photovoltaic design and installation	\$3,266,000	David Stein Ken Linsley Rebecca Bouchard	Robert Parisi, Chairman Town Council of Wallingford 203-294-2155	Commercial Roofing Chris Quercia 860-928-9199 x115



**Representative Roof Replacement and
Masonry Restoration Experience – Last 10 Years**

Project Name & Location	Year	Type of Project	Budget or Construction Cost	Employees	Owner	Contractor
Moran Middle School Town-wide Roof Replacement Wallingford, CT	2012	Roof Replacement, 46,915 s.f. including 9kW photovoltaic design services	\$983,000	David Stein Ken Linsley Rebecca Bouchard	Robert Parisi, Chairman Town Council of Wallingford 203-294-2155	Silktown Roofing John Morrissey 203-735-0552
DAG Middle School Town-wide Roof Replacement Wallingford, CT	2012	Roof Replacement, 51,925 s.f. including 13kW photovoltaic design services	\$1,055,000	David Stein Ken Linsley Rebecca Bouchard	Robert Parisi, Chairman Town Council of Wallingford 203-294-2155	Imperial Roofing Bruce Raulukaitis (860) 632-2258
Stevens School Town-wide Roof Replacement Wallingford, CT	2012	Roof Replacement, 43,753 s.f.	\$787,000	David Stein Ken Linsley Rebecca Bouchard	Robert Parisi, Chairman Town Council of Wallingford 203-294-2155	New Britain Roofing Alan Pellerin 860-665-7656
Derby Public Library Derby, CT	2012	Roof and interior repairs to historic building	\$21,000	Bill Silver Chris Nardi Rebecca Bouchard	Town of Derby Kathy Williams	J.A. Rosa Construction John Rosa 203-879-3495
JFK Multi-cultural Magnet School 700 Palasade Blvd. Bridgeport, CT	2012	90,203 s.f. of roof replacement	\$2,010,000	John Ireland Ken Linsley Rebecca Boucard	David Cote Program Manager 203-576-3960	Silktown Roofing John Morrissey 203-735-0552
JFK Multi-cultural Magnet School 700 Palasade Bridgeport, CT	2012	20,687 s.f. of roof replacement	\$328,000	John Ireland Ken Linsley Rebecca Boucard	David Cote Program Manager 203-576-3960	Silktown Roofing John Morrissey 203-735-0552
Law High School 20 Lansdale Avenue Milford, CT	2012	Roof Replacement of 106,912 s.f.	\$2,302,880	Bill Silver Paul Jorgensen Rebecca Bouchard	Pat Bradbury Director of Facilities 203-783-3432	Silktown Roofing John Morrissey 203-735-0552
Foran High School 80 Foran Road Milford, CT	2012	Roof Replacement of 14,852 s.f.	\$423,000	Bill Silver Paul Jorgensen Rebecca Bouchard	Pat Bradbury Director of Facilities 203-783-3432	Quality Improvements 866-713-2824
Barnes Museum 85 North Main Street Southington, CT	2012	Roof evaluation and replacement of a 150-year old slate roof	\$73,998	David Stein Dustin Lombardi Ken Linsley	Jim Grappone Acting Engineer 860-276-6231	Young Developers Northford, CT (860) 261-9177



**Representative Roof Replacement and
Masonry Restoration Experience – Last 10 Years**

Project Name & Location	Year	Type of Project	Budget or Construction Cost	Employees	Owner	Contractor
Fire Headquarters & Public Works Complex Expansion Branford, CT	2012	Fire Station and Public Works Expansion and Renovations including photovoltaic design 24,000 sf + 18,900 sf	\$8,700,000	David Stein Dean Petrucci Rebecca Bouchard	Town of Branford Robert Massey, Chair 203-488-2377	Turner Construction Peter Zannis 203-783-8899
Fire & Maintenance Services Town of East Hartford East Hartford, CT 06108	2011	New Fire Station and Maintenance Facility 11,900 sf including photovoltaic design – a LEED Gold facility	\$5,100,000	Dean Petrucci David Stein Kenneth Sgorbati	Town of East Hartford Vincent Palmeri, Asst. Chief 860-291-7403	Whiting Turner Chris Haley 203-789-8700
Town-wide School Roof Replacement Wallingford, CT	2011 – 2013	Roof Replacement at 11 schools totaling 700,000 sf	\$13,000,000 est.	David Stein Kenny Linsley Rebecca Bouchard	Robert Parisi, Chairman Town Council of Wallingford 203-294-2155	Various – see individual school listings
Church of the Latter Day Saints 130 South Street Cromwell, CT	2011 – 2012	Roof Replacement of 5,000 s.f. and interior renovations	\$60,850	William Silver Christopher Nardi Rebecca Bouchard	Bill Puida Facilities Manager	Nosal Builders Joe Nosal 860-347-5674
Irving A. Robbins Middle School 20 Wolf Pit Road Farmington, CT	2011- 2012	Partial Roof Replacement 31,454 sf	\$524,000	Dean Petrucci Kenny Linsley Rebecca Bouchard	Timothy C. Harris Director of Facilities 860-673-8276	Allied Restoration Corp. Mark Finan 860-291-8833
Sherman School 2 Route 37 East Sherman, CT 06460	2011- 2012	Partial Roof Replacement 82,880 sf	\$1,700,000	Dean Petrucci Kenny Linsley Rebecca Bouchard	Frank Spaziani Facilities Manager 860-355-3793	Silktown Roofing John Morrissey 203-735-0552
King Philip Middle School 71 Halleran Drive West Hartford, CT 06107	2011- 2012	Partial Roof Replacement 147,750 sf	\$2,430,750	Dean Petrucci Dustin Lombardi Rebecca Bouchard	Michael Longo Mgr., Maintenance Services 860-561-7927	Quality Roofing Vincent Chiaraluce 203-931-7663
Conard High School 100 Beechwood Road West Hartford, CT 06107	2011- 2012	Roof Replacement 91,000 sf	\$1,813,434	Dean Petrucci Ken Linsley Rebecca Bouchard	Michael Longo Mgr., Maintenance Services 860-561-7927	Allen Construction Bridgeport, CT



E.O. Smith High School

Mansfield, Connecticut

Project Scope: Roof Replacement & Photovoltaic Design

Project Size: 214,023 s.f. Roof Replacement;
333kW PV System

Construction Cost: \$6.3 million

Owner: Region 19 Schools



An evaluation of this large roof was completed to recommend the best long-term solution for replacement that could also possibly accommodate a solar photovoltaic system.

Types of roofs:

- 117,000 SQ ft. of modified pitched Bitumen installed in 1985-1987
- 89,500 SQ ft. of buildup ballasted flat roof installed in 1999
- 4,400 SQ ft. of metal roofing 1999

The evaluation also included replacement of Kalwall translucent panels with standing seam insulated panels, sky light removal and investigation of roof snow load and snow drift issues.

The roof was successfully replaced and a 333 kW system designed by our engineers is currently being installed.





Bethany Community School

Bethany, Connecticut

Project Scope: Partial Roof Replacement
Project Size: 43,592 SF
Construction Cost: \$542,073
Owner: Bethany Board of Education
Contractor: The Imperial Company



As part of the district's long range plan to continue using the school well into the future, the Board of Education is replacing all nine sections of the roof on Bethany Community School which was put on in 1970.

The areas over the classrooms, cafeteria, gym, library, computer lab and rotunda hallways had been leaking for more than 10 years with regular patching and repairs taking place.

Design services were provided for the portion of roofing over these areas and included temporary removal of rooftop equipment, removal and disposal of hazardous materials, and installation of a new roofing system, gutters and drains. In addition, the canopies in front of the building received a gabled roof that melded with the existing roof.





Calvin Leete Elementary School

Guilford, Connecticut

Project Scope: Roof Replacement
Project Size: 23,000 SF
Construction Cost: \$449,000
Owner: Town of Guilford
Contractor: Allied Restoration



This aging roof system was replaced with a 2-ply modified bituminous roofing membrane with a weather tight cap sheet over tapered insulation achieving a 1/2"/1'-0" slope with new perimeter metal flashings. Detailed field investigations were completed that determined the small pitched roof required replacement with asphalt shingles over the existing deck and it was drained around the perimeter with new gutters and downspouts.

Designs were completed in less than 3 weeks, and detailed construction document estimating confirmed the scope and cost of the roofs that were prepared by our firm one year earlier in a comprehensive school system wide roof evaluation study.

The eventual competitive bidding brought the project in nearly 10% under budget and reflective of the detailed drawings and specifications that were all understood the same way by the bidding contractors.

The primary roofs were successfully completed on an accelerated schedule and before the children returned to school in the fall, and with only minor change orders.





Lewin Joel ES & Jared Eliot MS

Clinton, Connecticut

Project Scope: Partial Roof Replacements
Project Size: 39,300 s.f.
Construction Cost: \$800,000
Owner: Town of Clinton
Contractor: Greenwood Industries & Silktown Roofing



As part of the Town's annual school roofing program, design through construction administration was provided for two roofing projects, completed during the summer.

At Lewin Joel ES, 22,100 sq. ft. of existing ballasted EPDM roofing was replaced with a new fully adhered 30-year EPDM system .

At Jared Eliot MS 14,800 sq. ft. of existing built-up roofing was replaced with a new fully adhered 30 year and 2,400 sq. ft. of existing metal roofing was replaced with a new a new metal roofing system.

Both projects were completed on time for school opening.





Maple Hill Elementary School

Naugatuck, Connecticut

Project Scope: Roof Replacement
Project Size: 53,212 SF
Construction Cost: \$974,000
Owner: Borough of Naugatuck
Contractor: Silktown Roofing



Maple Hill Elementary School is a 2-story school that was built in 1987. The roof consisted of flat roofs with 17 mechanical units, 2 hot flues, 7 vent stacks and 3 existing regular sized skylights and 1 large triangular lobby skylight.

The Borough of Naugatuck requested an evaluation of the EPDM ballast roofing system to determine its condition and evaluate a new roofing system, flashings and drainage network.

The proposed replacement system included new $\frac{1}{4}$ " per foot tapered insulation at existing pitch roofs and $\frac{1}{2}$ " per foot at flat roofs, and additional roof drains as required per code. The new roof system was designed for adequate & proper drainage to assure that there would be no ponding issues.





Mill Hill Elementary School

Fairfield, Connecticut

Project Scope: Partial Roof Replacement

Project Size: 14,170 SF

Construction Cost: \$277,000

Owner: Town of Fairfield

Contractor: Silktown Roofing



This project was part of a four-year facilities plan by the Fairfield Board of Education to update many of its older public schools. Other projects at Mill Hill Elementary School included lighting replacement and bathroom renovations.

This fast-tracked project replaced the roofing membranes, insulation and flashing on the school's kindergarten wing and entrance canopy within a very short time frame.

Designs were completed in less than 1 month.

Bidding, award and construction was completed in time for the new school year and required close coordination with contractors to accommodate a rapid 2-month installation schedule.





Town-wide School Roof Replacements

Wallingford, Connecticut

Project Scope: Roof Replacement
Project Size: 700,000 SF
Construction Cost: \$13 Million
Owner: Town of Wallingford



The Town of Wallingford chose to re-roof all of its 11 school roofs in one bonding authorization with the work to be scheduled over a two-year period.

Five of the eleven schools were scheduled in the first year. Roofs were replaced with 1/2"/foot sloped roofing comprised of a Modified Bituminous roofing membrane system. Roof drains, smoke hatches and existing skylights were also replaced.

- Sheehan High School - 147,714 SF (with PV installation)
- Dag Hammarskjold Middle School – 51,925 SF
- Lyman Hall High School - 164,464 SF (with PV installation)
- Moran Middle School – 46,919 SF
- Stevens Middle School – 43,763 SF

Remaining schools were completed in the second year:

- Rock Hill School – 46,731 SF
- Moses Y Beach School – 39,318 SF
- Pond Hill School – 30,833 SF
- Cook Hill School – 39,198 SF
- Highland School – 47,165 SF
- Park Farms School – 39,657 SF

The Town voted unanimously to place photovoltaic panels on the high school roofs. The school superintendent integrated the panels into the science curriculum enabling students to check energy savings online as a means of teaching energy conservation.






architecture | engineering | interior design

ORGANIZATION CHART & RESUMES

Eastford School District



Bill Silver, AIA
Principal & QC/Contracts




Paul Jorgensen, AIA
Associate & Project Manager



Dean Petrucelli, AIA
Principal & Project Architect




Bob Banning, P.E.
Principal & Chief Electrical Engineer



Rebecca Bouchard, CDT , CSI
Specifications



Marco Costantini, AIA
Project Architect



Ken Eldridge, P.E.
Chief Mechanical Engineer



Steven June
Construction Administrator



Ken Linsley
Roofing Designer



John Tuz, BO, Fire Marshal
Code Review





William R. Silver, AIA
principal / president

Bill Silver is responsible for the policy and administration of the firm as well as leading on specific projects. His experience covers the full range of building types, from residential, commercial, industrial, and institutional. Silver has managed large multi-million-dollar projects with a large design and engineering team as well as designing and producing small renovation and historic rehabilitation projects. He is also a registered historic architect in CT.

Years with Firm: 30

Professional Registrations

- ▶ Registered Architect: CT, NY, RI, MA, MD, NH, NJ, ME, PA, NCARB
- ▶ Registered Interior Designer: CT
- ▶ Historical Architect: Connecticut State Historic Commission
- ▶ 10-Hour OSHA Certificate

Education

- ▶ M. Arch. Rensselaer Polytechnic Institute
- ▶ Certificate Architectural Association, London, England
- ▶ B. Environmental Design, Miami University (Ohio)

Affiliations and Activities

- ▶ Lecturer, Building Official Career Development Program, CT Department of Public Safety
- ▶ American Institute of Architects
- ▶ AIA Connecticut, Professional Practice Commission
- ▶ Moderator and Various Committee Chairs, First United Church of Christ, Milford
- ▶ Who's Who Among American Businessmen
- ▶ Connecticut Trust for Historic Preservation
- ▶ Member, Milford Historic District Commission

representative school roof replacement experience

Manchester High School – Manchester
New Milford High School – New Milford
Mansfield Middle School including new PV Design – Mansfield
Dunbar Hill Elementary School – Hamden
Stonington Middle School – Stonington
School-system Wide Roofing Study – Glastonbury
Wilbert Snow School – Middletown
Farm Hill Elementary School – Middletown
Jonathan Law High School – Milford
Marin School – Bridgeport
Bethany Community School – Bethany
A.W. Cox School – Guilford
Adams Middle School – Guilford
Bassick High School – Bridgeport
Braeburn Elementary School – West Hartford
Brooklyn Middle School Roof & HVAC Replacement – Brooklyn
Calvin Leete Elementary School including BIPV System – Guilford
Conard High School – West Hartford
Danbury Public Schools – 5 Schools
Elizabeth Shelton Elementary School – Shelton
Glastonbury Public Schools – 5 Schools
Guilford High School – Guilford
Holmes School – Darien
Jane Ryan Elementary School – Trumbull
Joseph Foran High School – Milford
Keigwin Middle School – Middletown
King's Highway School – Westport
L.B. Haynes School – East Lyme
Long Hill Elementary School – Shelton
Meadowside School – Milford
North Branford Public Schools – 3 Schools
Northford Intermediate School – North Branford
Plainfield Public Schools – Multiple Schools
Shepaug Valley High School – Washington
Shepherd Glen Elementary School – Hamden
Tootin Hills Elementary School – Simsbury
Watertown Public Schools - 4 Schools – Watertown
Wesley Elementary School – Middletown
West Elementary School – New Canaan





Dean A. Petrucelli, AIA
principal / vice president

Dean Petrucelli has broad experience in all types of building design and construction, from educational to industrial and institutional facilities. He is a creative and talented designer and leads in the production of all projects. Petrucelli's diverse experience includes all types of bidding and construction contracts, and generally follows each project through the entire design and construction process.

Years with Firm: 30

Professional Registrations

- ▶ Registered Architect: CT
- ▶ Registered Interior Designer: CT

Education

- ▶ B.S. Architectural Engineering Technology, New York Institute of Technology
- ▶ A.S. Architectural Engineering, Norwalk State Technical College

Affiliations and Activities

- ▶ Lecturer, Building Official Career Development Program, CT Department of Public Safety
- ▶ Design Juror, Architectural Program, Norwalk Community College
- ▶ American Institute of Architects
- ▶ Connecticut Society of Architects
- ▶ Architectural Advisory Committee and Design Critique, Norwalk Community Tech. College

representative school roof replacement experience

Wilbert Snow Elementary School – Middletown
Farm Hill Elementary School – Middletown
Manchester High School – Manchester
Mansfield Middle School including new PV Design – Mansfield
Stonington Middle School – Stonington
Stafford Elementary School including PV Design – Bristol
City Hill Middle School including PV Design - Naugatuck
New Milford High School – New Milford
Naugatuck High School including PV Replacement – Naugatuck
E.O. Smith HS including PV Design – Storrs
City Hill Middle School - Naugatuck
School-system Wide Roofing Study – Glastonbury
Haddam Killingworth High School – Haddam
Skane School –Bridgeport
Three Schools – Killingly
Tomlinson School –Fairfield
A.W. Cox School - Guilford
Moosup Elementary School –Plainfield
Plainfield Memorial School –Plainfield
Sunnyside School –Shelton
Plainfield Central School – Plainfield
Adams Middle School - Guilford
Braeburn Elementary School - West Hartford
Brooklyn Middle School including HVAC Replacement - Brooklyn
Calvin Leete Elementary School including BIPV System - Guilford
Conard High School - Roof Replacement - West Hartford
Danbury Public Schools - 5 Schools - Danbury
Elizabeth Shelton Elementary School - Shelton
Foran High School - Milford
Glastonbury Public Schools - 5 Schools - Glastonbury
Guilford High School - Guilford
Jane Ryan Elementary School - Trumbull
Kaman Aerospace Corporation- Bloomfield
Keigwin Middle School - Middletown
King's Highway School Westport
L.B. Haynes School - East Lyme
Long Hill Elementary School - Shelton
Meadowside School - Milford
North Branford Public Schools - 3 Schools - North Branford





Marco U. Costantini, AIA
project architect

Marco Costantini is an accomplished Project Architect with diverse and large-scale commercial project experience, including numerous educational projects throughout the state; managing these projects from their early conceptual stages through construction. He has also managed multiple projects while meeting project schedules, design constraints, and client expectations. Costantini's expertise also spans to challenging restoration and rehabilitation projects, working on large scale façade, masonry and roof replacement projects.

Years with Firm: 12

Professional Registrations

- ▶ Registered Architect: CT

Education

- ▶ B. Architecture, New York Institute of Technology

representative educational experience

ACES @ Leeder Hill – Renovate as New – Hamden
Mill Hill Elementary School – Expansion and Renovations – Fairfield
ACES – Wintergreen Magnet School Renovate as New – North Haven
School-District Wide – Entrance Hardening – Milford
Roger Sherman Elementary School – Interior Renovation – Fairfield
Enfield High School – Renovate as New – Enfield
Berlin High School - Renovate as New Additions - Berlin
Highville Charter School – Relocation and Renovations – Hamden
Guilford High School – Science Wing Repurposing - Guilford
Turkey Hill Elementary School - Roof Replacement - Orange
Mary L. Tracy Elementary School - Roof Replacement - Orange
Walter C. Polson Middle School - Roof Replacement - Madison
West Haven High School - Roof Replacement - West Haven
Helen Street Elementary School - Roof Replacement - Hamden
Shepherd Glen Elementary School - Roof Replacement - Hamden
Chatfield - LoPresti Elementary School - Renovate-as-New - Seymour
Hamden High School - Masonry & Roof Restoration - Hamden
Bridgeport Public Schools - Masonry Restoration - Bridgeport
High School in the Community - Alterations & Additions - New Haven
J.M. Wright Regional Vocational Tech – Accessibility/Code Compliance - Stamford
Jackie Robinson Pre-K through Grade 8 - Alterations & Additions - New Haven
Northwest Community College Greenwood Hall - Renovations - Winsted
Henry Abbott Regional Tech – Accessibility/Fire Code Compliance - Danbury
Prince Regional Technical School – Accessibility/Fire Code Compliance - Hartford
W.F. Kaynor Regional Tech – Accessibility/Fire Code Compliance - Waterbury
Eli Whitney Regional Tech - Accessibility and Fire Code Compliance - New Haven
Green Acres Elementary School - Expansion, Additions & Alterations - North Haven
Clintonville Elementary School - Expansion, Additions & Alterations - North Haven
Montowese Elementary School - Alterations & Additions - North Haven
Ridge Road Elementary School - Alterations & Additions - North Haven
Racebrook Elementary School - Alterations & Additions - Orange
Peck Place School - Alterations & Additions - Orange
Southern CT State Univ. Schwartz Hall - Brick Veneer Replacement - New Haven
Hall Elementary School - Alterations & Additions - Bridgeport
Edison Elementary School - Alterations & Additions - Bridgeport
Bishop Woods Elementary School - Expansion, Additions/Alterations - New Haven





Kenneth Linsley
roofing designer

Ken Linsley has many years of experience in construction as a foreman, estimator and construction administrator. He works closely with architects and engineers to understand the scope of roof, masonry and window construction projects to produce renderings of finished projects. In addition, Linsley represents the firms in the field ensuring projects are being constructed in accordance with specifications produced for the job.

Years with Firm: 14

Education

- ▶ Porter and Chester Institute

representative educational roof replacement experience

Naugatuck High School including PV Replacement – Naugatuck
E.O. Smith High School including PV Design – Mansfield
Marin School – Bridgeport
New Milford High School – New Milford
Stafford Elementary School including PV Design – Bristol
School-system Wide Roofing Study – Glastonbury
Jonathan Law High School – Milford
Stonington Middle School – Stonington
Haddam-Killingworth High School – Haddam
Burns Latino Studies Academy – Hartford
Skane School – Bridgeport
Capital Community College - Hartford
Canton High School – Canton
Field Memorial School Roof Study – Bozrah
Moosup Elementary School – Plainfield
West Woods School – Hamden
Plainfield Central School – Plainfield
Northeast Middle School – Bristol
Roger Sherman School – Meriden
Mill Hill Elementary School – Fairfield
Cherry Brook School – Canton
Wallingford School System (13 schools) - Wallingford
Elementary & Middle School – Woodstock
Turn of River School - Stamford
Adams Middle School - Guilford
Brooklyn Middle School - Brooklyn
Canterbury Elementary School - Canterbury
Coleytown Middle School - Westport
Conard High School - West Hartford
Cox Elementary School - Guilford
Irving Robins Middle School - Farmington
JFK Elementary School - Bridgeport
John Wallace Middle School - Newington
King Philip Middle School - West Hartford
Ledyard High School - Ledyard
Calvin Leete Middle School - Guilford
Melissa Jones Elementary School – Guilford
Sherman School - Roof Replacement - Sherman
Horace Porter School - Roof & HVAC Replacement - Columbia





Robert R. Banning, P.E.
principal / chief electrical engineer

Bob Banning oversees the electrical engineering department and is responsible for the design of lighting, power, communication and signaling systems; and specific designs have included athletic field lighting, emergency generators, electronic grade power distribution, communications systems and fire alarm systems.

Years with Firm: 28

Professional Registrations

- ▶ Licensed Engineer: CT, MA

Education

- ▶ B.S. Electrical Engineering, University of Connecticut
- ▶ A.S. Nuclear Technology, Thames Valley Technical College

Affiliations and Activities

- ▶ Member, Bozrah Volunteer Fire Department
- ▶ Certified EMT
- ▶ Eagle Scout

representative educational experience

Region 13 Schools – HS and Strong School Pumphouse – Durham
Suffield Middle School – Band Room Addition – Suffield
ACES – Wintergreen Magnet School Renovate as New – North Haven
Mill Hill Elementary School – Extensions and Alterations – Fairfield
Hinsdale Elementary School – Pre-Ref Design Services – Winsted
Memorial School – Generator Replacement – Middlefield
Glastonbury High School – STEAM Addition - Glastonbury
Mansfield Middle School – Roof Replacement and new PV Design – Mansfield
City Hill Middle school – Roof Replacement and PV Design - Naugatuck
Hamden High School – Pool and Gym Improvements – Hamden
ACES @ Leeder Hill – Renovate as New – Hamden
Polson Middle School – Photovoltaic Roof System – Madison
Field Memorial School – Fire Alarm Panel Replacement – Bozrah
Bethel High School – Generator Replacement – Bethel
Mead School – Portables – Ansonia
Multiple Schools – Security Improvements – Waterbury
Guilford High School – Science Wing Repurposing - Guilford
Crystal Lake Elementary School – Renovate as New – Ellington
Berlin High School - Renovate as New Additions - Berlin
Bullard Havens RVTS - Elevator Upgrades - Bridgeport
Korn Elementary School - UST Removal & Replacement - Durham
Enfield High School Athletic Fields - Electrical Engineering Services - Enfield
Enrico Fermi High School Athletic Fields - New Lighting - Enfield
Stratfield Elementary School - UST Removal & Replacement - Fairfield
Guilford High School - Lower Level Study - Guilford
Memorial School - UST Removal & Replacement - Middlefield
Jonathan Law High School - Phase 2 HVAC & Electrical System Upgrades - Milford
Nathan Hale Middle School - HVAC & Electrical System Upgrades - Norwalk
Roton Middle School - HVAC & Electrical System Upgrades - Norwalk
Northeast School - Generator Replacement - Stamford
Turn of River School - Code Renovations - Stamford





Kenneth J. Eldridge, PE
chief mechanical engineer

Ken Eldridge has been working in the field of mechanical engineering for building's mechanical systems since 1987. His entire professional career has been devoted to the design, implementation, construction and remediation of industrial process piping, HVAC, plumbing and fire protection equipment and systems. He has professionally engaged in all facets of the industry, including commercial, industrial, governmental, museums, libraries, and archives.

Years with Firm: 5

Education

- ▶ B.S. Mechanical Engineering University of New Haven

Affiliations & Activities

- ▶ Professional Engineer: CT, MA, RI, NY
- ▶ National and Local Member of the American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE)

representative educational experience

Burns Latino Studies Academy – Renovate as New – Hartford
ACES – Wintergreen Magnet School Renovate as New – North Haven
Mill Hill Elementary School – Extensions and Alterations – Fairfield
Adams Middle School – Covid Compliance Assessment – Guilford
Guilford Lakes School – Covid Compliance Assessment – Guilford
Roger William Elementary School – Covid Compliance Assessment – Fairfield
Fairfield Woods Middle School – Covid Compliance Assessment – Fairfield
Roger Ludlowe Middle School – Covid Compliance Assessment – Fairfield
Stowe Early Learning Center – Restroom Renovations - Enfield
North School – HVAC Replacement – Windsor Locks
Doolittle School – Boiler Replacement – Cheshire
Highland School - Boiler Replacement – Cheshire
Alcorn and Stowe Schools – Boiler Replacement - Enfield
Consolidated School – HVAC Upgrades - Colebrook
Guilford Lakes School – HVAC Replacement – Guilford
Cox School – HVAC Replacement – Guilford
North School – HVAC Replacement – Windsor
Roger Sherman Elementary School – Interior Renovation – Fairfield
Hebron Elementary School – Lead Pipe Contamination Remediation – Hebron
Hinsdale Elementary School – Pre-Ref Design – Winchester
Hamden High School – Pool and Gym Improvements – Hamden
ACES @ Leeder Hill – Renovate as New – Hamden
Colebrook Consolidated School – Mechanical Improvements – Colebrook
Toquam School – Elevator Replacement – Stamford
Wappinger Elementary School – Study – South Windsor
Regional School District 13 – Schools Study – Durham
Dolan School – Elevator Replacement – Stamford
Region 13 Schools – Fire Protection Pumphouse – Durham





John Tuz, BO
code review / compliance

John Tuz is responsible for the code review on significant projects that are designed or overseen by the firm. In 2008, John is a master electrician and is certified as a Licensed Building Official by the Connecticut Department of Public Safety. He regularly attends educational seminars with local and State regulatory officials, giving the firm and its clients a resource for current, up-to-date knowledge of State building codes, fire and life safety requirements, and ADA accessibility requirements. In his community, John is a deputy fire marshal and former fire chief.

Years with Firm: 16

Professional Registrations

- ▶ OSHA 10 Hour Training Course, 2010
- ▶ Certified Building Official, Dept. of Public Safety, State of CT, 2008
- ▶ Building Official and Fire Marshal, 2008
- ▶ Certified Incident Safety Officer, 2000
- ▶ Certified Fire Fighter I, Fire Fighter II, State of CT 1999, 2000
- ▶ Certified Fire Service Instructor I, State of CT 1999
- ▶ Electrical Inspector Technician License, State of CT 1987
- ▶ Certified Fire Marshal, Dept. of Public Safety, State of CT 1983
- ▶ Unlimited Contractor License-E1, State of CT

Affiliations and Activities

- ▶ Deputy Fire Marshal, Oxford Volunteer Fire Department, 1983 to present
- ▶ Assistant Chief, Oxford Volunteer Fire Department, 1995-2002
- ▶ Chief, Riverside Fire Co., Inc., Oxford, 1982-1986; 1995-2002
- ▶ Chief, Oxford Volunteer Fire Department, 1982-1986
- ▶ Captain, Riverside Fire Company Inc., Oxford, 1980-1981

representative experience

- Heminway Municipal Complex – Adaptive Reuse – Watertown
- Indian Neck Firehouse – New Construction - Branford
- ACES @ Leeder Hill – Renovate as New – Hamden
- Enfield High School Consolidation - Renovate as New - Enfield
- Central High School – Renovate as New – Bridgeport
- Milestones Child Development Center – Fit out and Renovation – Orange
- Ambulance Headquarters – New Construction – Newtown
- Naramake Elementary School - Additions & Alterations - Norwalk
- University of Connecticut Wilbur Cross Hall – Code Remediation – Storrs
- Southbury Training School – Facility Evaluation – Southbury
- Berlin High School - Renovate as New Additions - Berlin
- Chatfield Elementary School - Expansion & Renovations - Seymour
- Fire Station & Maintenance Facility - New Facility - East Hartford
- Firehouse - Modernization & Expansion - Sherman
- Ambulance Facility - New Facility - New Milford
- Emergency Medical Facilities Headquarters - Renovations - Stratford
- Fire Headquarters & Emergency Service Complex - Renovations - Woodbridge
- Chatfield - LoPresti Elementary School - Renovate as New - Seymour
- Mathewson Elementary School - Additions & Renovations - Milford
- Orange Avenue School - Additions, Renovations & Improvements - Milford
- Middle School Expansion Program - 3 Schools - Norwalk
- Western Connecticut State University - Renovations – Danbury
- IBM Corporation - Campus Door Code Study – Southbury





Rebecca S. Bouchard, CSI, CDT
specifications writer

Rebecca Bouchard leads in the production of specifications and product research for the company, collaborating with the designers, architects and engineers in the development of the complete construction document package for our projects. Her expertise ranges from corporate, educational and retail uses to industrial and institutional uses such as postal facilities, U.S. Navy installations and state facilities. Bouchard is familiar with the intricacies of general construction, construction management and fast track contracts, and serves as a resource to the entire staff in the development of specialized facility upgrades and BOMA space evaluations.

Years with Firm: 21

Professional Registrations

- ▶ Certified Document Technologist (CDT)

Education

- ▶ B.S. Architectural Engineering Technology, University of Hartford

Affiliations and Activities

- ▶ Emerging Architectural Community – Habitat for Humanity

representative education experience

Hinsdale Elementary School – Renovate as New – Winchester
Guilford Lakes School – HVAC Replacement – Guilford
ACES – Wintergreen Magnet School Renovate as New – North Haven
Mill Hill Elementary School – Renovate as New – Fairfield
Melissa Jones School – Door, Window and Elevator Replacement – Guilford
Cox School – HVAC Replacement – Guilford
Roger Sherman School – Additions and Alterations – Fairfield
ACES @ Leeder Hill – Renovate as New – Hamden
Turn of River School – Ceiling Replacement – Stamford
Region 13 Schools – HS and Strong School Pumphouse – Durham
Cheshire High School – ADA Renovations – Cheshire
Ledyard Middle School – Renovate as new – Ledyard
Shepherd Glen School – Renovate as New – Hamden
4 Schools – Theater Renovations – Wallingford
Gallup Hill School – Renovate as New – Ledyard
Highland School – Boiler Replacement – Cheshire
Stamford High School – Window Replacement – Stamford
Ledyard High School – Plumbing Repairs – Ledyard
Berlin High School - Feasibility Study & Renovate as New Additions - Berlin
Enfield High School Consolidation - Renovate as New - Enfield
East Shore Middle School - Additions & Renovations - Milford
Chatfield - LoPresti Elementary School - Expansion & Renovations - Seymour
Alternative High School - Renovations & Expansion - Milford
Bullard Havens RVTS - Roof Replacement - Bridgeport
Central CT State University Balf-Salvin Field - Support Facilities - New Britain
Early Care and Education Facility - New Facility - Waterbury
Glastonbury High School - Gymnasium Floor/Bleacher Replacement - Glastonbury
Jonathan Law High School - Renovations - Milford
Joseph Foran High School - Renovations - Milford
Kendall School - Classroom & Media Center Renovations - Norwalk
Manchester High School – Bleachers and Locker Rooms – Manchester
Southern CT State University Jennings Hall - Window Replacement - New Haven
Trumbull High School - Feasibility Study, Additions & Renovations - Trumbull
Trumbull High School - Science Laboratory Conversions - Trumbull





Steven D. June
construction administrator

Steve June is responsible for the construction administration on significant projects that are designed and managed by the firm, completing the full-service cycle that most firms cannot provide. June is experienced in managing commercial and residential construction projects. His extensive experience in all aspects of construction industry practices gives him in-depth knowledge of building codes. As a Construction Administrator he is responsible for continuing the teamwork with the Owner, Construction Manager and the trades to deliver a well communicated, coordinated and on-time project. June's experience includes over 10 years of project management, design and construction.

Years with Firm: 8

Education

- ▶ B.S., Architecture, Spring Garden College

representative experience

North Farms Fire Station – New Construction – Wallingford
Community Center – ADA Improvements - Killingly
West Shore Middle School – Renovation and Expansion – Milford
Emergency Services Center – New Construction – North Stonington
Gallup Hill School – Renovate as New – Ledyard
Belden Library – Interior Renovations & Addition – Cromwell
Armory – Window Replacement – New London
Killingly Middle School – Window Replacement – Killingly
Ledyard Middle School – Renovate as New – Ledyard
Early Learning Center – Renovations - Manchester
CHFA – Brookside Co-Op Field Inspection – Waterbury
East Shore Middle School - Additions & Renovations - Milford
Quinebaug Valley Community College - Manufacturing Lab Design – Danielson
North Farms Fire Station – New Construction - Wallingford
CHFA – Shetucket Village Field Inspection – Sprague
Crystal Lake Elementary School – Renovate as New - Ellington
Windermere Elementary School - Classroom Addition - Ellington
Eckersley-Hall Senior Center – Renovation of Former School – Middletown
Armory – Window Replacement – Stratford
United States Postal Service – On-Call A/E Services – CT, MA, RI
McGuire Court – Roof Replacement – Wallingford
South School – Window Replacement – New Canaan
Conard High School Roof Replacement – West Hartford
CHFA – Loom City Lofts Field Inspection – Vernon
Gideon Welles School – Window Replacement - Glastonbury
McGuire Court – Sidewalk Replacement – Wallingford
Southside Terrace – Roof Replacement - Wallingford
Sbona Tower – Roof Replacement – Middletown
McGuire Court – Fire Alarm Replacement - Wallingford





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PROJECT APPROACH

PROJECT APPROACH

Schematic Design

1. We will review the roof replacement program requirements with you, verifying the basic requirements for roofing systems on the school. Unique requirements, including service traffic and future equipment will also be reviewed.
2. We will verify existing conditions including the roof decking and sheathing, roof penetrations and other special conditions.
3. After our field investigations, schematic documents will include alternative systems for the Building Committee's review and selection, outline specifications and our recommendations for further development of the project. We will prepare an opinion of probable construction cost for your review and use.
4. We will include an assessment and add alternate estimate for photovoltaic installation on the roof for the Building Committee's consideration.
5. The estimate will be updated in the same CSI format for the various trade sections, from Divisions 1 thru 42, and will contain an updated estimate and for school projects for ineligible expenses that might be reported to the CT DAS OSCGR (OSCGR) office. We will also discuss and quantify the soft costs, bid alternates and options and also the construction sequencing and phasing for the project.
6. After the Building Committee's approval of the schematic designs, we will prepare detailed plans, schedules, phasing plans, details and specifications, as well as updated estimates and ineligible cost worksheets for the Building Committee's review and comment. We will be developing the roofing systems specifications to detail the special warranty requirements as well as any special needs that are dictated by the Town's Building and Fire Officials after reviewing the project with them.



Design and Specifications

1. With your authorization to proceed, we will document equipment and drainage patterns on the base roof plans and then prepare construction documents, including plans, sections, details, schedules and specifications, suitable for competitive bidding and per standards established by the Town.
3. We have successfully lead numerous equally-sized projects in the local approval process for the review of the construction documents, meeting with the Building, Fire and Health officials to secure their approval of the project. We will also coordinate the preparation of the SCG042 and Ineligible Cost forms, securing approvals from the Board of Education, forwarding the paperwork to SCGR until the plans are approved for bidding. We will respond to the officials' inquiries for additional information and make reasonable revisions to the drawings that may be required to conform to building, fire and health codes.
4. Once the construction documents have been reviewed and approved by the District, we will conduct the PCR meeting with the OSCGR.



5. Once the documents have been reviewed and approved, we will revise the plans to complete the construction documents, submitting the PDFs to the Eastford School District for bid set printing, if necessary.

Bid Phase Services

1. We will assist the Town and District during the bid period by responding to contractor's inquiries and requests for additional information or approval of material substitutions.
2. Addenda will be prepared as required to clarify the scope of the work and specifications of material, products and the execution of the work.
3. We will attend and direct the pre-bid meeting with the contractors.
4. We will review the bid proposals scanned to us, checking the contractor's references and work experience, as well as verifying the completeness of the bid submissions.
5. If requested, we will submit our recommendation for award of the contract.
6. We will follow thru with the SCG in the Addendum Response Review by attending a meeting with the plan reviewers and seeking their approval for each addendum. We have successfully completed several of these reviews for projects in the last month alone.

Construction Administration Phase

We will tailor our construction administration services as required to provide the full range of services requested in the Request for Proposal. Our services will include:

- ▶ Shop drawing review and approval
- ▶ Design modifications and sketch preparation
- ▶ Requisition review and approval
- ▶ Job coordination and progress meetings
- ▶ Contract interpretation and response to inquiries
- ▶ Periodic site visits (once per week) to assure quality standards are being met and general conformity to the construction documents
- ▶ Change order preparation and review
- ▶ Punch list and contract closeout



Because Silver / Petrucelli has a full-time construction administration department, we may designate a dedicated Construction Administrator during design to act as the point person for all correspondence and documents as well as a liaison between the Town and the contractor. Having one dedicated individual handling all correspondence allows for ease of communication, as all involved parties know whom to go to for answers.

Initial submission of shop drawings and RFIs will be by e-mail to our construction administrator who will log them in and distribute them to the appropriate persons. Finalized documents (e.g., approved shop drawings, completed RFIs, progress meeting notes, field reports, and field changes) will be transmitted either by paper or electronically via PDF. The Construction Administrator will also handle all construction progress meeting minutes, sending out for review by all parties prior to official record acceptance.

Audit and Close Out

We will assist the Eastford School District with the closeout of the project by completing the final ineligible cost worksheets that are required by the SCGR office as well as working with the local building officials to certify the project as complete and compliant with the terms of the permit. If the Town prefers, we usually offer 22-month

warranty walks coordinated with the roofing systems manufacturer to obtain the best value for the Town, requiring the contractor(s) to make adjustments or repairs of systems before the roof manufacturer takes over the warranty for the next 18 to 23 years. We will also work with the District to optimize the reimbursement from the State in as short a time as practicable.



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REFERENCES

REFERENCES

- Client: *Town of Mansfield*
Mansfield, CT
- Contact: Allan Corson, Facilities Director
860-429-3331; corsonan@mansfieldct.org
- Work Performed: Mansfield Middle School Roof Replacement and PV installation
- Client: *Manchester Public Schools*
Manchester, CT
- Contact: Chris Till, Facilities Project Manager
ctill@ci.manchester.ct.us; 860-647-3145
- Work Performed: Roof replacement, 22,300 s.f., and PV design on Manchester H.S. and dozens of other school projects
- Client: *Bridgeport Public Schools*
Bridgeport School Construction Program
Bridgeport, CT 06604
- Contact: Larry Schilling, O&G Industries, larry.schilling@bridgeportct.gov; 203-576-7984
- Work Performed: Roof Replacements at Bassick HS & Hooker ES, Central HS Renovate as new, and many more
- Client: *Region 19 Schools*
Mansfield, CT
- Contact: Dennis Stanavage, Director of Buildings and Grounds
dstanavage@eosmith.org; 860-487-2215
- Work Performed: Roof replacement and P.V. on E.O. Smith High School
- Client: *Wallingford Public Schools*
Wallingford, CT 06492
- Contact: Mark Deptula, Supervisor of Buildings & Grounds
mdeptula@wallingford.k12.ct.us; 203-294-3786
- Work Performed: \$13 million in roof replacements on 11 schools, totaling 700,000 s.f.



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FEE PROPOSAL

**BID FORM
Eastford School District**

Roof Design Fee/Construction Bid Package	\$ 14,550.
Construction Oversight	\$ 6,300.
Bid Total	\$ 20,850.

Exclusions: Hazardous materials investigations or testing

Firm: Silver, Petrucelli & Associates, Inc.

Name: William R. Silver, AIA, President

Signature:  Date: 1/13/2022

The fees above include \$5,175 for all of the OSCGR ed specs, estimates, reviews, paperwork and approvals for the project from beginning to end.

Add Alternate:

PV Analysis and Estimate including ZREC filing \$3,800 (PV systems owned by Eastford Public Schools are now reimbursable by the OSCGR)

FEE QUALIFICATIONS

Customary reimbursable expenses included in our fees are in-state travel, CAD services, photography, progress and report printing and other related progress printings as well as the one post-PCR print set to the SCG. We've anticipated 4 weeks of once per week observations/job meetings and field reports during active construction.

After an agreement is executed, and perhaps during design or construction administration phases, additional services may be requested by the District. Any additional services that may be required will be charged in accordance with our attached hourly rates. The following sample reimbursable expenses are usually not included in our fee proposals in order to limit the District's costs.

1. Travel beyond the State of Connecticut in connection with the project
2. Special Testing Services that may be required by the Local Building Official
3. Replacement of mechanical or electrical systems
4. Interior renovations or alterations
5. PV Analysis (see Add Alternate fee above)
6. Most meetings with the Building Committee are assumed to be virtual.
7. Hazardous materials testing, design or hazardous monitoring services per the RFP
8. Structural or civil engineering services
9. Referendum marketing or presentations



STANDARD HOURLY RATES

2022

<u>Personnel</u>	<u>Hourly Rate</u>
Principal/Project Manager	\$206
Principal/Project Architect	\$191
Architect	\$153
Architectural Designer	\$87
Architectural Draftsperson	\$77
Principal M/E Engineer	\$206
Sr. Project Engineer/Manager	\$179
Project Engineer	\$137
Engineering Designer	\$123
Principal Civil Engineer	\$210
Civil Engineer	\$146
Civil CADD Operator	\$106
Principal Structural Engineer	\$176
Sr. Structural Project Engineer	\$146
Landscape Architect	\$192
Interior Designer	\$118
Construction Administrator/Building Official/Fire Marshal	\$133
Specification Writer	\$128
Clerical/Word Processing	\$89

