

## AGENDA

### STRATFORD HIGH SCHOOL BUILDING RENOVATIONS SUB-COMMITTEE MEETING

November 16, 2015

(All Items are Subject to Tabling at the Discretion of the Committee Chair Due to 7:00 pm end time)

1. Call to Order (5:30 pm)
2. Approval of Agenda
3. ~~Approval of October 19, 2015 Regular Meeting Minutes~~
4. December Meeting Schedule-Adjustments for Haz-Mat Consultant (CREC)
  - Change December Meeting to 2<sup>nd</sup> Monday (December 14<sup>th</sup> 5:30pm-6:30pm), This Will Hopefully Allow the Haz-Mat Consultant Decision to Move to the BNC and Town Council the Same Night (and Avoids Holiday Week Madness).
  - Request the BNC to Hold a Special Meeting on December 14<sup>th</sup> 6:30pm-6:45pm to vote on Haz-Mat Consultant Recommendation from BSC to Town Council
  - Agenda Item for Town Council December 14<sup>th</sup>-Haz-Mat Consultant Recommendation from the BNC to the Town Council
5. January 2016 Meeting Schedule-Adjustment for Martin Luther King Jr. Holiday (CREC)
  - In 2015 it was Moved to the Thursday Before (which would be Jan. 14, 2016).
6. February 2016 Meeting Schedule-Adjustment for Presidents Day Holiday (CREC)
  - In 2015 it was Moved to the Thursday After (which would be Feb. 18, 2016).
7. Invoices and Bills (CREC)
  - AA Invoice No. 7 – Closes Out Schematic Design Phase Payments.
  - AA Contract Amendment No. 8 – Independent Cost Estimator (Skips Over No. 7)
  - Turner Payment Application No. 1 November 9, 2015
8. Commissioning (CREC)
  - Owner's Project Requirements Meeting Held 10/23/2015
  - Additional Owner Information Required. This is a "Living" Document, Adjustments can be Made Later, and Can Be Revised. (Distribute Printed Forms with **Highlighted** Questionable Areas to Owner's Team Members).
  - Commissioning Agent Contract – Three Copies (Signed by SES) Delivered to John Casey to Get Final Town Sign-Off.

9. Review of Current Building Plans and Budget
  - Special Meeting 11/23 or 11/30???
  
10. Next Steps: Design Decisions, Design Schedule, & Sub-Committee Deliverables
  - Inventory List of Existing Historical/Valuable/Sentimental Items Update
  - Planning Commission 8-24 Review (Meeting 11/12, Continued to 12/15)
  
11. Energy and Environmental Protection
  - STV FEMA Re-mapping Update (Antinozzi and/or STV)
  - Stantec/Antinozzi SCG-053 (formerly ED-053) Form Completion For Site
  
12. Hazardous Materials Consultant Selection
  - Haz-Mat RFQ/P Solicitation Dates: 10/29, 10/30, 10/31
  - Proposals Due: 11/18 at 2:00 pm (CREC will do initial Weeding-Out)
  - Sub-Sub-Committee Review Period: 11/23 – 12/2 (Scores Due 12/2)
  - Haz-Mat Consultant's Interview Date 12/9 (They will be Scheduled 12/7)
  - Final Scoring Date: 12/11
  - BSC, BNC, Vote: 12/14
  - Town Council Recommendation: 12/14
  
13. Technology Consultant (CREC Requests the BOE to Arrange a Meeting w/ Ed Malloy)
  - Researching Stratford's Needs Based on Victoria Soto Experience
  - Infrastructure and equipment
  - Document Compilation/Organization
  - Technology PCT with Multiple Equipment Delivery Dates
  - Bidding and Follow-up
  - Training
  
14. Meeting With Fire Marshal and Building Official (Antinozzi)
  
15. Tour of Derby and Choate Recap
  
16. Adjournment (Approximately 7:00 pm)

Attachments: AA Invoice No. 7  
AA Contract Amendment No. 8  
Turner Payment Application No. 1

# INVOICE



**ANTINOZZI ASSOCIATES**  
ARCHITECTURE & INTERIORS

Invoice Number: **971840874**  
Invoice date: **9 November 2015**

To: Town of Stratford - Board of Education  
Engineering Dept.  
2725 Main Street  
Stratford, CT 06615

AA project number: **13010**  
Project name: **Stratford High School Renovations**  
Project address: 45 North Parade Street, Stratford, CT 06615  
Client project number: INVOICE NO. 7

Attention: John Casey

For Professional Services Rendered to 10/30/15

For 100% Schematic Design

PHASE	Contract Amount	Earned To Date	Prior Billings	This Invoice
<b>Basic Service Fee</b>				
Feasibility	77,300.00	77,300.00	77,300.00	0.00
Schematic Design	520,200.00	520,200.00	36,696.00	483,504.00
Design Development	292,536.00	0.00	0.00	0.00
Construction Documents	750,460.00	30,018.00	30,018.00	0.00
Bidding-Negotiation	100,380.00	0.00	0.00	0.00
Construction Administration	568,820.00	0.00	0.00	0.00
FF&E	80,304.00	0.00	0.00	0.00
Subtotal	2,390,000.00	627,518.00	144,014.00	483,504.00
<b>Amendments</b>				
Amendment No. 1 - Phase 1 - Environmental Report	3,250.00	3,250.00	3,250.00	0.00
Amendment No. 2 - Conceptual Design	55,983.20	55,983.00	55,983.00	0.00
Amendment No. 3 - Traffic Study	26,450.00	26,450.00	26,450.00	0.00
Amendment No. 4 - FMA - LOMR	29,900.00	29,900.00	29,900.00	0.00
Amendment No. 5 - 25 N. Parade Survey	2,827.50	2,827.50	2,827.50	0.00
Amendment No. 6 - Phase 1 Environmental Work	2,367.50	2,367.50	2,367.50	0.00
Subtotal	120,778.20	120,778.00	120,778.00	0.00
<b>Reimbursables</b>	0.00	0.00	0.00	0.00
Total	2,510,778.20	748,296.00	264,792.00	483,504.00
		Earned To Date	Prior Billings	This Invoice
Time & Expenses				
Reimbursables		0.00	0.00	0.00
Total		0.00	0.00	0.00

Pay This Amount **483,504.00**

**AGING SUMMARY**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
971840874	11/09/2015	483,504.00	483,504.00				

Please remit payment to Antinozzi Associates, 271 Fairfield Avenue, Bridgeport, CT 06604



# AIA® Document G802™ – 2007

## Amendment to the Professional Services Agreement

Amendment Number: 008  
INDEPENDENT COST ESTIMATING SERVICES

**TO:** John Casey  
Town Engineer  
Town Hall  
2725 Main Street  
Stratford, CT 06615

*(Owner or Owner's Representative)*

In accordance with the Agreement dated: July 26, 2013

**BETWEEN** the Owner:  
*(Name and address)*

Town of Stratford  
2725 Main Street  
Stratford, CT 06615

and the Architect:  
*(Name and address)*

Antinozzi Associates, P. C.  
271 Fairfield Avenue  
Bridgeport, CT 06604  
Phone: 203-377-1300

for the Project:  
*(Name and address)*

Stratford High School  
45 North Parade Street  
Stratford, CT 06615

Authorization is requested

- to proceed with Additional Services.  
 to incur additional Reimbursable Expenses.

As follows:

To provide independent cost estimating services for the Stratford High School construction project by ATR Construction Services, LLC as a consultant to Antinozzi Associates. The scope of work at the 100% Schematic Design and 100% Design Development phases of the project shall be per the "Alternate Approach" described on Page 2 of the proposal letter from ATR dated September 13, 2015. Services will also include reviewing the estimates prepared by Construction Manager Turner Construction Company (TCCO) at those same phases of the work and participation in the budget reconciliation process should there be significant differences between the estimates prepared by TCCO and ATR.

See ATTACHMENT NO. 1 for a copy of the ATR Construction Services proposal letter dated September 13, 2015.

The following adjustments shall be made to compensation and time.  
(Insert provisions in accordance with the Agreement, or as otherwise agreed by the parties.)

Compensation:

See ATTACHMENT NO. 2 dated 11/10/15 for the additional compensation for this Amendment No. 8.

Time:

There is no adjustment to the contract time related to this Amendment No. 8.

SUBMITTED BY:

AGREED TO:

(Signature)

(Signature)

(Printed name and title)

(Printed name and title)

(Date)

(Date)

September 13, 2015

Antinozzi Associates  
Attn: Lisa Yates  
271 Fairfield Avenue  
Bridgeport, CT 06604

Subject: Cost Consulting Services  
Stratford High School

Lisa,

Thank you for the opportunity to provide this proposal for cost consulting services for the Stratford High School Project.

Understanding:

Antinozzi Associates has been retained to provide design services for an addition and renovation project for the existing Stratford High School. The resulting construction (both renovations and additions) anticipates an approximate 260,000 square foot facility and commensurate site improvements.

Antinozzi Associates has retained Innovative Engineering Services LLC for mechanical, electrical, and structural design, and Stantec for site design.

CREC is the Owner's Representative, and Turner Construction Co. has been selected as Construction Manager.

Turner Construction will provide estimates for Schematic Design, 50% Design Development, Design Development, and 50% Construction Documents. The final pricing of the Construction Documents will be by bidding in the market.

Antinozzi Associates is considering ATR Construction Services to provide independent analysis of expected construction cost through the design phases.

Approach:

ATR Construction Services will provide cost consulting services to Antinozzi Associates throughout the design phases.

This will be done in two fashions: a full estimate at the Schematic Design and reviews of the CM's estimates at all other design phases noted above.

It is anticipated that design documents (one hard copy and an electronic version) as well as the construction manager's estimate will be provided at each milestone (except Schematic Design) for use in these analysis.

ATR will review this documentation, produce an independent analysis of the estimate, and report on the anticipated cost of the construction. This analysis will be reviewed telephonically with Antinozzi Associates first, and then in a meeting held to review the analysis with the construction manager and team. The report will be finalized and published thereafter.

Business Arrangement:

ATR Construction Services will provide these services in two ways.

-The Schematic Design estimate will be performed as a lump sum of \$34,400. This will be presented in Unifomat II Level 2.

-The analysis portion of the assignment will be performed against an upset price. Our estimate for these services and the upset price is \$55,500 (total value of lump sum and upset is \$89,900).

This includes analysis, a meeting with team members for review at Schematic Design and Design Development and 50% CD estimates, and finalizing the report for each milestone. We will invoice only those hours spent and actual cost of internal printing, expressage, and travel.



Alternate Approach:

We have considered a revised approach of providing a complete independent estimate at the 100% Schematic Design and 100% Design Development issues, with accompanying review meetings and analysis.

This would not include analysis of the construction manager's estimates at the 50% stages.

This proposal would reduce the total cost of the effort to \$85,300. This effort would assist in timely review of the phases as well as provide both independent quantity and cost analysis at those milestones.

We are available to discuss this proposal at you convenience.

Sincerely,

Anthony T. Rowan  
ATR Construction Services, LLC

85,300 -  
+ 1,15  
-----  
\$98,095 -

AA

ATTACHMENT NO. 2

**AIA DOCUMENT G802  
Stratford High School**

**AMENDMENT NO. 08: Independent Cost Estimating by ATR  
11/10/15**

**Compensation:**

ATR Construction Services	\$85,300.00
<u>Antinozzi Mark-up (15%)</u>	<u>\$12,795.00</u>
<b>TOTAL FEE THIS AMENDMENT</b>	<b>\$98,095.00</b>

Original Contract Amount:	\$2,390,000.00
Net Change by Previous Amendments: #1 - #6	+ <u>\$120,778.20</u>
Revised Contract Amount with Previous Amendments:	\$2,510,778.20
Compensation Increase per This Amendment: #8	+ <u>\$98,095.00</u>
<b>NEW CONTRACT AMOUNT</b>	<b>\$2,608,873.20</b>

**NOTE:**  
The New Contract Amount of **\$2,608,873.20** above does **NOT** include at this time the amounts related to Amendment #7 which has not yet been finalized.



November 9, 2015

**Turner Construction Company**

50 Waterview Drive  
Suite 220  
Shelton, CT 06484  
main: 203.712.6070  
fax: 203.712.8276

Alan Llewelyn - Building Subcommittee Chairman  
Town of Stratford  
2725 Main Street  
Stratford, CT 06615

Dear Mr. Llewelyn:

Turner Construction Company is submitting an Invoice for Payment in the amount of \$83,580.00 covering payment on account for the Preconstruction on Stratford High School Additions and Renovations for work completed through November 30, 2015.

If this Invoice for Payment meets with your approval, early payment will be greatly appreciated.

Our banking information for wire transfers is as follows:

<b>Bank Name:</b>	<b>BMO Harris</b>
<b>ABA No:</b>	<b>071000288</b>
<b>Account Name:</b>	<b>Turner Construction Company</b>
<b>Account No.:</b>	<b>4233854</b>
<b>Reference:</b>	<b>300203/Stratford</b>

Very truly yours,

TURNER CONSTRUCTION COMPANY

Sarah Garner  
Regional Financial Manager

cc: Rich Snedeker - CREC  
Ty Tregellas - Turner

**APPLICATION AND CERTIFICATE FOR PAYMENT**

TO: Town of Stratford

APPLICATION NO. 1

PROJECT: Stratford High School Additions and Renovations  
Preconstruction

PERIOD TO: 11/30/2015

OWNER'S NUMBER:

FROM: TURNER CONSTRUCTION COMPANY  
50 Waterview Drive  
Shelton, CT 06484

CONTRACT DATE:

**CONTRACTOR'S APPLICATION FOR PAYMENT**

Application is made for Payment, as shown below, in connection with the Contract

CHANGE ORDER SUMMARY		ADDITIONS/ DEDUCTIONS
Change Orders approved in previous months by owner		
TOTAL		
Approved this month	Date	
Number		
TOTAL		\$0.00

- 1. ORIGINAL CONTRACT SUM \$195,000.00
- 2. Net change by Change Orders \$0.00
- 3. CONTRACT SUM TO DATE \$195,000.00
- 4. TOTAL COMPLETED TO DATE \$83,580.00
- 5. RETAINAGE: \$0.00
- 6. TOTAL EARNED LESS RETAINAGE \$83,580.00
- 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT \$0.00
- 8. CURRENT PAYMENT DUE \$83,580.00
- 9. BALANCE TO FINISH, PLUS RETAINAGE \$111,420.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates of Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: TURNER CONSTRUCTION COMPANY

By: *Stephan* Date: 11/9/15

State of Connecticut County of Fairfield

Subscribed and sworn to before me this 9 day of November, 2015

Notary Public: *Maureen J. Wasowski*

My Commission expires: 7/31/2017

**TURNER CONSTRUCTION COMPANY**

**Preconstruction Services for the Stratford High School Additions and Renovations**

**Payment Schedule/Billings**

<u>Payment Date</u>	<u>Amount Due for Basic Compensation</u>	<u>Previous Billings</u>	<u>Current Billings</u>	<u>Total Billings</u>
<u>Preconstruction Phase (June 1, 2015 - July 31, 2016):</u>				
1 as of June 30, 2015	\$13,930.00	\$0.00	\$13,930.00	\$13,930.00
2 as of July 31, 2015	\$13,930.00	\$0.00	\$13,930.00	\$13,930.00
3 as of August 31, 2015	\$13,930.00	\$0.00	\$13,930.00	\$13,930.00
4 as of September 30, 2015	\$13,930.00	\$0.00	\$13,930.00	\$13,930.00
5 as of October 31, 2015	\$13,930.00	\$0.00	\$13,930.00	\$13,930.00
6 as of November 30, 2015	\$13,930.00	\$0.00	\$13,930.00	\$13,930.00
7 as of Decemebr 31, 2015	\$13,930.00	\$0.00	\$0.00	\$0.00
8 as of January 31, 2016	\$13,930.00	\$0.00	\$0.00	\$0.00
9 as of February 29, 2016	\$13,930.00	\$0.00	\$0.00	\$0.00
10 as of March 31, 2016	\$13,930.00	\$0.00	\$0.00	\$0.00
11 as of April 30, 2016	\$13,930.00	\$0.00	\$0.00	\$0.00
12 as of May 31, 2106	\$13,930.00	\$0.00	\$0.00	\$0.00
13 as of June 30, 2016	\$13,930.00	\$0.00	\$0.00	\$0.00
14 as of July 31, 2106	\$13,910.00	\$0.00	\$0.00	\$0.00
<b>Totals - Preconstruction</b>	<u>\$195,000.00</u>	<u>\$0.00</u>	<u>\$83,580.00</u>	<u>\$83,580.00</u>
<b>Grand Total</b>	<u>\$195,000.00</u>	<u>\$0.00</u>	<u>\$83,580.00</u>	<u>\$83,580.00</u>