

## AGENDA

STRATFORD HIGH SCHOOL  
BUILDING RENOVATIONS SUBCOMMITTEE REGULAR MEETING  
June 20, 2016  
Stratford Town Hall, Room 213

(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 (Emailed June 16, 2016)
3. Approval of May 16, 2016 Regular Meeting Minutes (Emailed \_\_\_\_\_, 2016)
4. Town Council Update (Llewelyn)
  - a) Approval of E2 Engineers as ISER
  - b) Approval of CREC contract amendment
5. Invoices and Bills (CREC) (See Attachments)
  - a) Antinozzi Associates Invoice No. 11: \$195,742.86  
SOV for May 2016, First Payment to Acoustics Consultant, First Payment for Traffic Study Amendment No. 9, First Payment to Auditorium Consultant Amendment No. 11, Plus Reimbursables.
  - b) Turner Construction Application for Payment No. 3: \$93,184.00  
For work completed to June 1, 2016, plus \$75,000 for previously approved amendment
6. Review of Current Building Plans, Schedule, and Budget
  - a) Completion of Programming Meetings With BOE, Review of DD Plans (Yates)
  - b) IWWC Approval 6/15, BZA 7/5, Zoning 7/26 (OR EARLIER?) (CREC)  
Possible Request Assistance with OSTA from Reps. Joe Gresko, Laura Hoydick and Ben McGorty, Along With State Sens. Kevin Kelly and Ed Gomes
  - c) State DDR Meeting Set For July 27, 2016 (Snedeker)
  - d) State PCR Meeting Set For September 13, 2016 (CREC)
  - e) Budget Update (Greenleaf)
  - f) Special Meetings Required to Approve Phase 1 Set Prior to 9/13 PCR? (Depending on Result of Conversation During Agenda Item 6. b))
    - i. SCG-042 Form Sign-off with Special Meetings (Dates, "S"= Special Meeting Date), BOE (9/12 "S"), Superintendent (9/12 "S"), SHS Building Subcommittee (9/12 "S"), Building Needs Committee (9/12 "S")

- ii. SCG-042 Form Sign-off without Special Meetings, if BSC Opted for Elongated PCR Schedule During Discussion of Agenda Item 6. b) (Dates, "R"= Regular Scheduled Meeting Date), BOE (9/26 "R"), Superintendent (9/26 "R"), SHS Building Subcommittee (9/19 "R"), Building Needs Committee (9/19 "R")
- g) Potential Special Meetings Required to Approve Recommended Bidder(s) on Phase 1 Set Prior to Award BSC/BNC 12/12 "S", Town Council Regular Meeting 12/12. "R" This is a Placeholder Item for now, to be Verified and Updated Next Month. We Should Also Begin Discussion of November 2016 – February 2017 BSC Meeting Dates with BNC.

#### 7. Next Steps: Design Decisions, Design Schedule, & Sub-Committee Deliverables

- i. Selection of Third Party Code Review Consultant . RFP for Third Party Code Reviewer (TPCR) Posted 4/28/2016 (this included a very tight schedule)
  - a) CREC Summary of Proposals. Two Highly Qualified Proposals Received by June 2 Deadline
  - b) Fees Were Very Close, Requested Opinions of Local B.O. and F.M. (They Had No Preference)
  - c) Decision by BSC During 6/20/2016 Regular Meeting
  - d) Decision by BNC During Regular 6/20/2016 Meeting (Agenda Item For BNC Attached)
  - e) Decision by Town Council During Regular TC Meeting On 7/11/2016
  - f) Award Contract 7/12/2016, Notify Town Attorney and Purchasing Agent, Issue "Notice To Proceed". A Two-Phased Review, First Phase Begins 8/9/2016 (8/16/2016? Depends on Result of Conversation During Agenda Item 6. b., Both Firms Confirmed They Could Accommodate Alternative Schedule).
- ii. Interior Design Theme(s) Progress Report (Antinozzi)
  - ◆ February 2016 BSC Meeting Established Dr. J. Robinson, J. Dellapiano, C. Zachery, and One BOE Member as the Interior Design Theme(s) Committee.
- iii. Time Lapsed Photography/Progress Photography/Drone Photography/Webcam?
- iv. Site Logistics

#### 8. Energy and Environmental Protection

- a) U.I. Energy-Reduction Incentive Program
- b) State Site Inspection Has Been Completed (6/13/2016 Approval Letter Attached)

#### 9. Hazardous Materials Consultant Update (CREC)

- a) Work Completed to Date
- b) Contract With Town Signed

#### 10. Security Discussions (Antinozzi)

- a) 6/21/2016 Security Meeting Scheduled (Yates)

11. Commissioning Update (Yates)

- a) DD Specifications Have Been CxA-ized.

12. Adjournment (Approximately 7:00 pm)

Attachments: AA Invoice No. 11

Turner Payment Request No. 3

Site Approval Letter From State DAS

TPCR Qualifications (Pierz Associates, Versteeg Associates)

BNC TPCR Recommendation, etc. Agenda Item(s)

# INVOICE

Invoice Number: **971841173**  
 Invoice date: **7 June 2016**



**ANTINOZZI ASSOCIATES**  
 ARCHITECTURE & INTERIORS

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. 11**

Attention: John Casey

PHASE	Contract Amount	Earned To Date	Prior Billings	This Invoice
<b>Basic Service Fee</b>				
Schematic Design	632,303.06	555,003.06	555,003.06	0.00
Design Development	1,105,666.56	1,010,213.34	835,215.75	174,997.59
Construction Documents	1,226,598.84	30,018.00	30,018.00	0.00
Bidding-Negotiation	181,398.42	0.00	0.00	0.00
Construction Administration	1,027,924.38	0.00	0.00	0.00
FF&E	129,570.30	0.00	0.00	0.00
Closeout & Audit	15,548.44	0.00	0.00	0.00
<b>Subtotal</b>	<b>4,319,010.00</b>	<b>1,595,234.40</b>	<b>1,420,236.81</b>	<b>174,997.59</b>
<b>Consultants</b>				
Jaffe/Holden	18,000.00	9,000.00	0.00	9,000.00
Raymond	23,600.00	0.00	0.00	0.00
Stantec - Traffic	10,000.00	10,000.00	10,000.00	0.00
IES - Special Inspections	12,500.00	0.00	0.00	0.00
Geodesign	39,400.00	33,020.00	33,020.00	0.00
Milone & McBroom	13,490.00	13,490.00	13,490.00	0.00
<b>Subtotal</b>	<b>116,990.00</b>	<b>65,510.00</b>	<b>56,510.00</b>	<b>9,000.00</b>
<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
Amendment No. 7 - Increase in Scope <i>Included in Basic Services</i>	0.00	0.00	0.00	0.00
Amendment No. 8 - Cost Estimate	98,095.00	39,560.00	39,560.00	0.00
Amendment No. 9 - Traffic Impact Study	5,000.00	4,500.00	0.00	4,500.00
Amendment No. 10 - ZEA Application	4,887.50	0.00	0.00	0.00
Amendment No. 11 - Theater Design	34,500.00	6,497.50	0.00	6,497.50

Invoice Number: 971841173  
 Invoice date: 7 June 2016

# INVOICE

Antinozzi Associates  
 AA project number: 13010  
 Project name: Stratford High School  
 Renovations

PHASE	Contract Amount	Earned To Date	Prior Billings	This Invoice
<b>Amendments</b>				
Amendment No. 12 - A/V Consulting	34,500.00	0.00	0.00	0.00
Amendment No. 13 - Technology Design	110,400.00	0.00	0.00	0.00
Subtotal	408,160.70	171,335.50	160,338.00	10,997.50
<b>Reimbursables</b>				
	44,487.50	1,912.95	1,165.18	747.77
<b>Total</b>	<b>4,888,648.20</b>	<b>1,833,992.85</b>	<b>1,638,249.99</b>	<b>195,742.86</b>

Pay This Amount 195,742.86

### AGING SUMMARY

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
971841127	05/04/2016	167,043.15		167,043.15			
971841173	06/07/2016	195,742.86	195,742.86				
	Total	362,786.01	195,742.86	167,043.15	0.00	0.00	0.00

**INVOICE TRACKING - STRATFORD HIGH SCHOOL ADDITION & RENOVATIONS**

INVOICE #	DATE	AMOUNT SD, DD, CD	ADDITIONAL SERVICES	AMENDMENTS	TOTAL	Schematic	DD	CD
INVOICE #1	22-Jan-13	\$44,014.00		#1	\$3,250.00	\$13,996.00		\$30,018.00
INVOICE #2	21-Jan-15			#2	\$55,983.00			
INVOICE #3	12-Feb-15			#3	\$17,031.83			
INVOICE #4	18-May-15			#3	\$9,418.17			
INVOICE #5	16-Jun-15	\$100,000.00			\$100,000.00	\$100,000.00		
INVOICE #6	15-Sep-15			#4 #5 #6	\$29,900.00 \$2,827.50 \$2,367.50			
INVOICE #7	11-Sep-15	\$483,504.00			\$483,504.00	\$483,504.00		
INVOICE #8 reimbursable	1-Mar-16	\$520,023.64	traffic	#8	\$39,560.00 reimb. \$1,165.18 TOTAL \$570,748.82 \$0.00	\$34,803.06	\$485,220.58	
INVOICE #9	7-Apr-16	\$182,952.02			\$182,952.02		\$182,952.02	
INVOICE #10	5-May-16	\$167,043.15			\$167,043.15		\$167,043.15	
INVOICE #11	7-Jun-16	\$174,997.59	J/H- 50%	#9 #11	\$4,500.00 \$6,497.50 reimb. \$747.77 TOTAL \$195,742.86		\$174,997.59	

Reimbursable not to exceed  
 \$44,487.50  
 \$1,165.18  
 \$747.77  
 Total remaining \$42,574.55

TOTAL Paid to date \$1,864,782.85      \$632,303.06      \$1,010,213.34      \$30,018.00

# JaffeHolden

Acoustics • Audio/Video • IT Infrastructure

Lisa Yates  
 Antinozzi Associates, P.C.  
 271 Fairfield Avenue  
 Bridgeport, CT 06604

November 30, 2015  
 Invoice No: 843ADVANCE  
 Project Manager Russell Cooper

Project R15-0843.00 Stratford High School Renovation  
For Professional Services from October 16, 2015 to November 15, 2015

**Additional Fees**

Advance Payment	9,000.00	
<u>Total Additional Fees</u>	<u>9,000.00</u>	<u>9,000.00</u>
<b>Total due this Invoice</b>		<b>\$9,000.00</b>

DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
11/30/2015	843advance	ck# 116118 advance payment on SHS.		9,000.00
<b>DATE 12/09/15</b>	<b>VENDOR Jaffe Holden Acoustics, Inc.</b>		<b>TOTAL</b>	<b>9,000.00</b>

Amendment #9



Invoice No:1016791  
Project No. 1923-105-42  
February 26, 2016

Paul Antinozzi, AIA  
President  
Antinozzi Associates  
271 Fairfield Avenue  
Bridgeport CT 06604

**REMIT TO:**  
Stantec Consulting Services Inc.  
13980 Collections Center Drive  
Chicago, IL 60693

PROFESSIONAL SERVICES FOR: Stratford High School Renovations  
SERVICES FOR PERIOD ENDING: February 19, 2016

	<u>% Complete</u>	<u>Previous % Complete</u>	<u>% Complete This Period</u>	<u>Fee</u>	<u>Amount Due</u>
Schematic Design	100%	100%	0%	\$25,500.00	\$0.00
Design Development	50%	25%	25%	\$42,500.00	\$10,625.00
Construction Documents	0%	0%	0%	\$58,500.00	\$0.00
Bidding	0%	0%	0%	\$7,500.00	\$0.00
Construction Administration	0%	0%	0%	\$33,000.00	\$0.00
Traffic Study/OSTA Admin	90%	70%	20%	\$15,000.00	\$3,000.00
<u>Direct Cost (\$2000 Maximum)</u>					
Travel					\$0.00
Printing					\$0.00
Reproduction					\$0.00
Total Expenses Billed to Date	\$157.56	\$157.56	\$0.00	\$3,000.00	
				\$185,000.00	
<b>TOTAL AMOUNT DUE THIS INVOICE:</b>					<b>\$13,625.00</b>

Amendment #9



Invoice No:1002413  
Project No. 1923-105-42  
January 20, 2016

Paul Antinozzi, AIA  
President  
Antinozzi Associates  
271 Fairfield Avenue  
Bridgeport CT 06604

**REMIT TO:**  
Stantec Consulting Services Inc.  
13980 Collections Center Drive  
Chicago, IL 60693

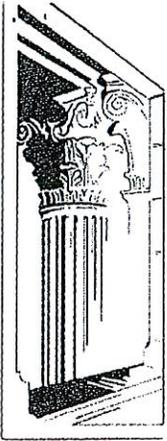
PROFESSIONAL SERVICES FOR: Stratford High School Renovations  
SERVICES FOR PERIOD ENDING: January 1, 2016

	<u>% Complete</u>	<u>Previous % Complete</u>	<u>% Complete This Period</u>	<u>Fee</u>	<u>Amount Due</u>
Schematic Design	100%	100%	0%	\$25,500.00	\$0.00
Design Development	25%	10%	15%	\$42,500.00	\$6,375.00
Construction Documents	0%	0%	0%	\$58,500.00	\$0.00
Bidding	0%	0%	0%	\$7,500.00	\$0.00
Construction Administration	0%	0%	0%	\$33,000.00	\$0.00
Traffic Study/OSTA Admin	70%	70%	10%	\$15,000.00	\$1,500.00
<u>Direct Cost (\$2000 Maximum)</u>					
Travel					\$0.00
Printing					\$0.00
Reproduction					\$0.00
Total Expenses Billed to Date	\$157.56	\$157.56	\$0.00	\$3,000.00	
				\$185,000.00	
<b>TOTAL AMOUNT DUE THIS INVOICE:</b>					<b>\$7,875.00</b>

Final invoice # 1110

# Fee Invoice

Amendment # 11



## THEATER DESIGN

3 SHORT STREET  
COLD SPRING  
NEW YORK  
10516

28 April 2016

Ms. Lisa Yates  
Antinozzi Associates  
271 Fairfield Ave  
Bridgeport, CT 06604

Re: Stratford HS  
TDI No. 1521

**Invoice No. 1**  
*Per Agreement dated 30 September 2015.*

Contract Amount	\$30,000
Paid-to-Date	\$1,350
Contract Balance	<u>\$28,650</u>

Amount this invoice (33% DD)	\$2,150 <i>OK</i>
Past Due	\$0

**TOTAL DUE** \$2,150

*X 1.15*

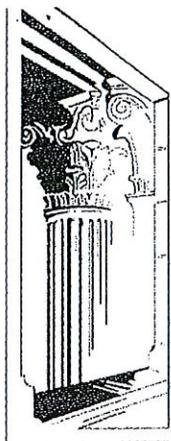
2,472.50

*OK*

C:\Users\michael\Documents\Outlook Files\Projects\ACTIVE\Stratford HS#1521\Invoices\Outstanding\SHS #1521 invoice #1.doc

Amendment #1  
Fee Invoice

Amendment #1



**THEATER  
DESIGN**

3 SHORT STREET  
COLD SPRING  
NEW YORK  
10516

28 May 2016

Ms. Lisa Yates  
Antinozzi Associates  
271 Fairfield Ave  
Bridgeport, CT 06604

Re: Stratford HS  
TDI No. 1521

**Invoice No. 2**  
*Per Agreement dated 30 September 2015.*

Contract Amount	\$30,000
Paid-to-Date	\$1,350
Contract Balance	<u>\$28,650</u>

Amount this invoice (66% DD)

\$3,500 OK  
~~\$2,150~~

Past Due (invoice #1)

TOTAL DUE ~~\$5,650~~

C:\Users\michael\Documents\Outlook Files\Projects\ACTIVE\Stratford  
HS#1521\Invoices\Outstanding\SHS #1521 invoice #2.doc

\$3500  
x 1.15  
\$4025 OK

DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
05/24/2016	SHS/	Reimbursable ZBq Appl.		520.00
DATE 05/24/16		VENDOR Stratford Board of Zoning Appeals	TOTAL	520.00

Five Hundred Twenty and no/100

STRATFORD BOARD OF ZONING APPEALS  
2725 MAIN STREET  
STRATFORD CT 06615

05/24/16      284      \$520.00  
 AA Markup          X1.15      
 \$598

DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
05/24/2016	SHS/			520.00
DATE 05/24/16		VENDOR Stratford Board of Zoning Appeals	TOTAL	520.00

# Invoice

# DigiPrint

Date 5/26/2016 Invoice # DP64094

275 Ferry Blvd.  
Stratford, CT 06615  
printing@DigiPrintCT.co  
Phone (203) 375-1228

Bill To:  
Antinozzi Associates  
271 Fairfield Avenue  
Bridgeport, CT. 06604

Ship To:  
Antinozzi Associates  
271 Fairfield Avenue  
Bridgeport, CT. 06604

Project Name / P.O. #

13010 Stratford HS

Terms

Net 30

Sales

DAS

Pick up / Delivery

DigiPrint

EFS # 15318

Quantity

Item

Description

Amount

1,386

Square Feet  
Delivery

14 of 11 @ 30x42  
delivery

124.74T  
5.50T

*Dwg for ZBA submission*

Sales Total \$130.24

Sales Tax (0.0%) \$0.00

**Total** \$130.24

Thank You From The DigiPrint Team

*AA Markup 1.15*

*\$149.77*



AA INVOICE NO. 11

Architect's Fees

✓ 174,997.59

AA SCHED. OF VALUES FOR 5/2016

Acoustics Consult.  
(Jaffee/Holden)

✓ 9,000

FIRST PAYMENT, BACK-UP PROVIDED

Stantec C.O.  
(TRAFFIC Amendment 9)

✓ 4,500

FIRST PAYMENT, BACK-UP PROVIDED

Theater Consultant  
(Amendment 11)

✓ 6,497.5

FIRST PAYMENT, BACK-UP PROVIDED

Reimbursables

✓ 747.77

PRINTING & BZA APPLICATION + AA MARK-UP

---

195,742.86



June 20, 2016

**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 \$93,184.00 covering payment on account for the Preconstruction on Stratford High School Additions and Renovations for work completed through June 1, 2016.

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

Chris Gough  
Sr. Financial Analyst

cc: Rich Snedeker - CREC  
Ty Tregellas - Turner

**APPLICATION AND CERTIFICATE FOR PAYMENT**

TO: Town of Stratford

APPLICATION NO. 3

**PROJECT:**

Stratford High School Additions and Renovations  
Preconstruction

PERIOD TO: 6/1/2016

OWNER'S NUMBER:

6/20/2016

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		
Number	Date	
1	4/13/2016	\$ 75,000
TOTAL		\$ 75,000

1. ORIGINAL CONTRACT SUM \$195,000.00
2. Net change by Change Orders \$75,000.00
3. CONTRACT SUM TO DATE \$270,000.00
4. TOTAL COMPLETED TO DATE \$224,540.00
5. RETAINAGE: \$0.00
6. TOTAL EARNED LESS RETAINAGE \$224,540.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT \$131,356.00
8. CURRENT PAYMENT DUE \$93,184.00
9. BALANCE TO FINISH, PLUS RETAINAGE \$45,460.00

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: [Signature] Date: 6/15/16

State of Connecticut County of Fairfield  
Subscribed and sworn to before me this 15th day of June, 2016  
Notary Public: Marlene J. Warsawski  
My Commission expires: 7/31/2017



TURNER CONSTRUCTION COMPANY

Preconstruction Services for the Stratford High School Additions and Renovations

Payment Schedule/Billings

6/20/2016

<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 October 14, 2015	\$76,802.00	\$76,802.00	\$0.00	\$76,802.00
2 as of November 1, 2015	\$9,094.00	\$9,094.00	\$0.00	\$9,094.00
3 as of December 1, 2015	\$9,092.00	\$9,092.00	\$0.00	\$9,092.00
4 as of January 1, 2016	\$9,092.00	\$9,092.00	\$0.00	\$9,092.00
5 as of February 1, 2016	\$9,092.00	\$9,092.00	\$0.00	\$9,092.00
6 as of March 1, 2016	\$9,092.00	\$9,092.00	\$0.00	\$9,092.00
7 as of April 1, 2016	\$9,092.00	\$9,092.00	\$0.00	\$9,092.00
8 as of May 1, 2106	\$9,092.00	\$0.00	\$9,092.00	\$9,092.00
9 as of June 1, 2016	\$9,092.00	\$0.00	\$9,092.00	\$9,092.00
10 as of July 1, 2106	\$9,092.00	\$0.00	\$0.00	\$0.00
11 as of August 1, 2016	\$9,092.00	\$0.00	\$0.00	\$0.00
12 as of September 1, 2016	\$9,092.00	\$0.00	\$0.00	\$0.00
13 as of October 1, 2016	\$9,092.00	\$0.00	\$0.00	\$0.00
14 as of November 1, 2016	\$9,092.00	\$0.00	\$0.00	\$0.00
15 as of December 1, 2016	\$0.00	\$0.00	\$0.00	\$0.00
16 Approved Change order #1	\$75,000.00	\$0.00	\$75,000.00	\$75,000.00
Totals - Preconstruction	<u>\$270,000.00</u>	<u>\$131,356.00</u>	<u>\$93,184.00</u>	<u>\$224,540.00</u>
Grand Total	<u>\$270,000.00</u>	<u>\$131,356.00</u>	<u>\$93,184.00</u>	<u>\$224,540.00</u>



**SITE APPROVAL**

June 13, 2016

Dr. Janet M. Robinson  
Superintendent of Schools  
Stratford Public Schools  
1000 East Broadway  
Stratford, Connecticut 06615

**Subject: Site Acquisition, 25 North Parade Street  
Stratford, Connecticut (State Project No. 138-0101 EA/RR)**

Dear Dr. Robinson:

On May 24, 2016, Mike Sanders of this Department made a site visit to the above subject site and visually inspected the subject property of 25 North Parade Street in Stratford, Connecticut. The site is approximately 0.25 acres and abuts the existing Stratford High School. The subject property is residential and has a house and detached garage.

The intended use of the property is to provide a secondary access to the school and to a new/reconfigured parking lot, as identified on the Site Plan Layout, dated 09/18/2015 and prepared by Antinozzi Associates.

The Department's review of the subject site considered the submitted ED053 form, signed by you and dated 11/23/2015, review of the Phase I Environmental Site Assessment prepared by Cambrian Geological, LLC (07/3/2015), and the above mentioned site plan.

The review also considered the following: the location and size of the site in relation to existing school facilities; the adequacy and availability of utility services; the engineering, size, and shape adequacy of the site to support school facilities; compliance with zoning, wetlands, environmental protection and other laws and regulations; accessibility to the site; and the availability of other sites. Based upon the above, it appears that the site is suitable for the intended purpose.

This letter constitutes **approval of the site** by this Department as required under Connecticut General Statute Section 10-291 and conducted in accordance with Section 10-287c-13 and 15(b) of the "Regulations of the State Board of Education Concerning School Construction Grants" (October 1995). This letter does not constitute approval of plans for bidding, approval of the grant application, or eligibility of site and/or project costs.

Please call Jeff Bolton at 860-713-5706 should you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kosta Diamantis", is written over a large, stylized blue scribble.

Kosta Diamantis  
Director of Office of School Construction Grants

cc: R. Snedeker, CREC (via email); State Project File: 138-0101 EA/RR

# Pierz Associates

**Architecture – Planning – Interior Design**

**Specializing in Code Compliance Issues**

**115 Garden Street, Wethersfield, CT 06109**

**tel/fax: (860) 563-9856 email: jpierz115@aol.com**

May 27, 2016

Attention: Michael Bonnar, Purchasing Agent  
Stratford High School Additions & Renovations Project # 138-0101, Stratford RFP #2016-018  
2725 Main Street, Room 202  
Stratford, CT 06615

Dear Mr. Bonnar:

Thank you for this opportunity to present our qualifications regarding Third Party Plan Review for the above noted project. Pierz Associates is Joseph F. Pierz, AIA, NCARB, Architect/State Building Official and Beverly F. Pierz, MED, Interior/Environmental Designer. The Pierz Associates Code Compliance Team includes a certified fire marshal and civil, structural, mechanical, electrical, plumbing and fire safety engineers as required for the specific needs of each project.

Principals of the firm have extensive experience related to the proper interpretation and application of Building Code, Fire Safety Code and ADA Accessibility Standards. To date we have completed more than Sixty code compliance school review projects throughout the State of Connecticut in total value that exceeds Three Billion Dollars.

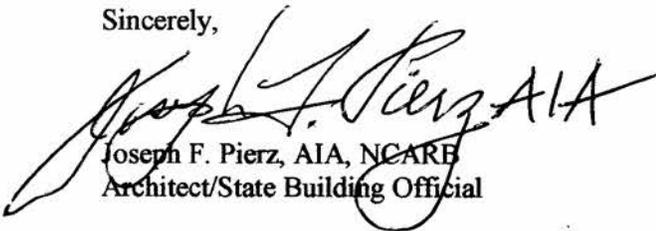
Attached as requested:

- summary of code compliances services that we have provide over the past 26 years;
- vitae pertaining to Joe and Beverly;
- list of three references for projects that are similar in scope to your needs;
- statement of insurance coverage; and,
- sample letter of agreement listing services that are part of our code compliance review.

A fee proposal, including a USB electronic copy as requested for this RFP response, is included in a separate envelope.

We look forward to assisting you, the design team and your local officials in successfully completing this project.

Sincerely,



Joseph F. Pierz, AIA, NCARB  
Architect/State Building Official

# **Pierz Associates**

## **Code Compliance Services**

### **State Department of Public Safety**

- **Code Training Instruction**, '06-16, develop code training curricula and provide instruction to building and fire code officials throughout the State regarding implementation of the Connecticut State Building and Fire Safety Codes

### **Office of the State Building Inspector**

- **Code Compliance Consultant**, '89-08, plan review, site inspections, and related services to assure compliance with building codes for facilities to house juveniles, women, and men in minimum, intermediate and maximum security prisons for a cost of over \$700 million throughout the state; and, continuing services pertaining to permit approval, code modifications, and equivalencies for Hartford's \$770 million convention center, hotel, commercial/residential redevelopment project

### **State Office of Protection and Advocacy for Persons with Disabilities**

- **Architect Advisor**, '88-96, code waivers, modifications, alternate design solutions, and enforcement of Building Code and 504/ADA Accessibility requirements

### **State Bureau of Rehabilitation Services, Department of Social Services**

- **On-call Architect**, '88-16, to design modifications to buildings throughout the state that facilitate daily activities of persons with disabilities in residential settings and places of employment

### **University of Connecticut**

- **Code Compliance Consultant**, '04-10, to inspect, investigate, document and prepare reports to describe findings, conclusions and corrective procedures pertaining to non-compliant code items at six dormitories and thirteen apartment buildings on the university campus in Storrs and for continuing documents review, investigation, analysis, litigation support and preparation of reports to describe findings and conclusions pertaining to the design and construction of buildings throughout the university system

### **Travelers Tournament Players Golf Championship**

- **Code Compliance Consultant**, '08-16, for documents review and field observations of temporary facilities to assure compliance with codes for the safety of participants and spectators at this annual fund-raising event

### **Cities of Bridgeport, Hartford, Meriden, Milford, New Britain, Shelton, Stamford; and,**

### **Towns of Bloomfield, Brookfield, Coventry, Cromwell, Derby, Easton, Enfield, Fairfield, Farmington, Glastonbury, Greenwich, Groton, Guilford, Hebron, Killingworth, Lisbon, Madison, Manchester, New Canaan, New Milford, Newtown, Plainville, Plymouth, Putnam, Redding, Seymour, Simsbury, Somers, South Windsor, Stonington, Thomaston, Tolland, Trumbull, Waterford, Watertown, Wethersfield, Windsor, Windsor Locks, Wilton and Windham**

- **Code Compliance Consultant**, '01-16, review of plans and specifications on behalf of local officials or owners as part of the building permit approval process, including site, civil, architectural, structural, mechanical; electrical, plumbing, fire safety protection and handicap accessibility

**JOSEPH F. PIERZ, AIA, NCARB** has managed all phases of professional practice for Pierz Associates since 1973. He is the recipient of local and national awards for architectural design and has authored works about systems building, project planning and management that were internationally published. From 1988 to 1996 Mr. Pierz was the Architect Advisor to the Office of Protection and Advocacy for Persons with Disabilities. Since 1989, he served as a Special Consultant to the Office of the State Building Inspector for code compliance plan review and field inspections for threshold limit projects throughout Connecticut.

Experience: Other firms, 10 years      Pierz Associates, 43 years

Education: B.Arch, 1964, Pratt Institute  
M.E.D., 1980, Yale University

Registration: 1968, Architect, CT, National Council of Architectural  
Registration Boards (NCARB)  
1991, Licensed State Building Official, CT

Membership: American Institute of Architects, AIA/CT, since '67  
AIA/CT, Board of Directors, '76-81  
AIA/CT, Commissioner of Public Relations, '87-88

Activities: Yale University Admissions Committee  
School of Architecture, '78-80  
Town of Wethersfield, CT  
Board of Building Appeals, '72-74  
Zoning Board of Appeals, '74-77  
Advisory Committee for the Handicapped, Founder '76  
Silas Deane Highway International Design Competition  
Professional Advisor; '85-87  
Connecticut Architecture Foundation, President, '03-07  
Board of Directors, '97-08

**Special Qualifications:**

1. American Institute of Architects' William Schieck Research Fellow to develop systematic processes for planning, design and construction of facilities for people with special needs.
2. Consultant State Building Official to private clients and public agencies regarding Building Code, Fire Safety Code, and ADA Compliance.
3. Invited guest speaker at Yale University, Pratt Institute, and the Environmental Design Research Association regarding cost-effective design and construction systems.
4. Selected by the Department of Public Safety, Division of Fire, Emergency and Building Services to develop training curricula and provide instruction to building and fire code officials throughout the State regarding the Connecticut Building and Fire Safety Codes.

**BEVERLY F. PIERZ, MED, is Principal Programmer and Environmental Designer for Pierz Associates. She is recognized nationally for development of performance criteria to design efficient and innovative settings for people with special needs. The programming and design work of Ms. Pierz have been featured in local, national and international publications.**

Experience: Other firms, 10 years      Pierz Associates, 43 years

Education: B.F.A., 1963, Pratt Institute  
M.E.D., 1980, Yale University

Activities: Co-Opportunity Inc., Hartford, CT- Providers of Technical Assistance to Housing Co-operatives

- Founding Member, Board of Directors '88-96
- Vice President '90-93

Historic District Commission (HDC)

- Wethersfield, CT, Vice-Chairperson '77-82
- Historic District Plan of Preservation, Ad Hoc Committee, HDC Representative '78
- Wethersfield Comprehensive Plan of Development HDC Representative '79-80

Olde Towne Tourism District

- Wethersfield, Rocky Hill, Newington, Glastonbury Founding Member '85

Economic Development and Improvement Commission

- Wethersfield, CT, Chairperson '82-85
- Silas Deane Highway Programming Committee Chairperson '85-87
- Committee for Highway Improvements Chairperson '03-05

New Britain Museum of American Art

- Docent since 2009
- International Slow Art Event, Coordinator '12-16

**Special Qualifications:**

1. Member of the design team with Eero Saarinen & Associates for award-winning projects such as the Headquarters of John Deere and Company in Moline Illinois, the Ford Foundation Headquarters and the Ground Floor Restaurant of the CBS Building in New York City.
2. Former Director of Interior Design for Charles DuBose, FAIA, Architect, and for Stecker & Colavecchio Architects.
3. Recipient of a Special Project Grant from the National Endowment for the Arts to develop, test and teach techniques to achieve accessibility to all programs that take place in publicly funded facilities. Selected presenter, Game of "WIN?" at the 11<sup>th</sup> Annual International Environmental Design Research Association Conference.
4. Invited speaker at Yale University School of Architecture, and School of Organization and Management regarding programming, planning and design of settings for people with special needs.

# **Stratford High School Additions & Renovations Third Party Code Compliance Review**

## **References for Pierz Associates**

Projects Similar in Scope to Stratford

### **Town of Enfield**

Enfield High School Expansion and Renovate to New

145,056 SF New

164,789 SF Renovations

\$103,000,000

July 2014 to September 2014

### **Town of Wethersfield**

Wethersfield High School Additions and Renovations

25,000 SF Additions

250,000 SF Renovations

\$85,000,000

August 2013 to November 2013

### **City of Meriden**

Francis T. Maloney High School Addition and Renovations

93,000 New

50,000 Renovations

\$107,000,000

October 2012 to February 2013

Orville H. Platt High School Additions and Renovations

160,000 SF New

100,000 SF Renovations

\$112,000,000

December 2012 to May 2013

# *Versteeg Associates*

Code Compliance & Fire Safety Consultants

86 University Drive  
Torrington, CT 06790  
(860) 480-3951  
*jhversteeg@aol.com*

June 01, 2015

To: Attention: Michael Bonnar, Purchasing Agent  
Stratford High School Additions & Renovations Project #138-0101  
Stratford RFP #2016-018  
2725 Main Street, Room 202  
Stratford, CT 06615

**Re: Stratford High School Additions & Renovations Project #138-0101  
45 N. Parade Street (245 King Street), Stratford CT  
Third Party Code Compliance Review  
Stratford RFP #2016-018**

Versteeg Associates is pleased to present this proposal to perform a Local Official Review per Section 10-292(c), C.G.S. for the additions and renovations proposed in Phases 1 and 2 for the Stratford High School. This letter will confirm my understanding of your needs regarding a code compliance review of the plans and specifications that have been prepared for this project.

## **Qualifications:**

### **Company Information**

Versteeg Associates, LLC  
86 University Drive  
Torrington CT 06790  
Contact: Joe Versteeg, Principal  
860-480-3951 cell  
*jhversteeg@aol.com*

**Years of Service** – 22 years

### **Relevant Experience**

East Hampton High School – East Hampton CT

Compliance review of additions and renovations to an existing high school; which included 28,121 sq. ft. of new construction and 93,000 sq. ft of renovations. Project value: \$41 million. Work performed in 2014.

Contacts: Rich Klotzbier, East Hampton Fire Marshal 860-267-0088 and Glen LeConche, East Hampton Building Official 860-267-9601

**Francis T. Maloney High School – Meriden CT**

Compliance review of proposed additions and renovations to an existing high school having a total area of 242,000 sq. ft.; which included 77,800 sq. ft. of new construction. Project value: \$80 million. Work performed in collaboration with Pierz Associates during 2013.

Contact: Steven Trella, Fire Marshal. City of Meriden 203-630-1070 office

**Orville Platt High School – Meriden CT**

Compliance review of proposed additions and renovations to an existing high school having a total area of 247,700 sq. ft.; which included 175,200 sq. ft. of new construction. Project value: \$107.5 million. Work performed in collaboration with Pierz Associates during 2013.

Contact: Steven Trella, Fire Marshal. City of Meriden 203-630-1070 office

**Great Neck Elementary School – Waterford CT**

Compliance review of a proposed new school having a total area of 71,000 sq. ft. Project value: \$23.5 million. Work performed in 2009.

Contact: Peter Schlink, Fire Marshal. Town of Waterford 860-442-0553 office

**Roberto Clemente Pre K-8 School – New Haven CT**

Code consultant to Kagan Architects, the project designer during the development of design, design development, and construction/contract documents of a proposed new school having a total area of 75,600 sq. ft. Project value: \$31.5 million. Work performed in 2008.

Contact: Mark Pozzi, Architect. 203-415-9346 cell

**Experience of Key Personnel**

Versteeg Associates is an independent consulting firm specializing in the interpretation and proper application of building and life safety codes, as well as accessibility regulations; formulating and implementing fire safety/protection strategies; compliance reviews of architectural and engineering plans and specifications; compliance inspections of buildings and life safety systems; as well as developing and instructing fire/life safety training programs. Established 1994.

Connecticut Licensed Building Official

Connecticut Certified Fire Marshal

Certified Fire Protection Specialist – National Fire Protection Association

Resume attached

**References**

1. Town of East Hampton CT – Building Official and Fire Marshal

Compliance review of additions and renovations to the existing East Hampton High School which included 28,121 sq. ft. of new construction and 93,000 sq. ft of renovations. Project value: \$41 million. Work performed in 2014

Rich Klotzbier, Fire Marshal 860-267-0088  
Glen LeConche, Building Official 860-267-9601

2. City of Meriden CT – Fire Marshal

Compliance review of proposed additions and renovations to Francis T. Maloney High School and Orville Platt High School. Both existing schools each have a total area of approximately 244,000 sq. ft. with project values of \$80 million and \$107.5 million, respectively. Work performed in 2014

Steven Trella, Fire Marshal 203-630-1070

3. Town of Waterford CT – Building Official and Fire Marshal

Compliance review of a proposed new Great Neck Elementary School having a total area of 71,000 sq. ft. Project value: \$23.5 million. Work performed in 2009.

Peter Schlink, Fire Marshal. Town of Waterford 860-442-0553  
Frank Hoagland, Building Official 860-444-5826

**Insurance**

The following insurance policies are current and in effect:

- Commercial General Liability. \$1,000,000.00 each occurrence, \$2,000,000.00 aggregate. Liberty Mutual Insurance Company - Policy No. BLS(17)56209533.
- Professional Errors & Omissions. \$1,000,000.00 each occurrence. Axis Surplus Insurance Company - Policy No. ENN597286.
- Commercial Umbrella. \$5,000,000.00 aggregate. Liberty Mutual Insurance Company - Policy No. USO(17)56209533.

**Summary of Professional Services**

- Conduct a review of the submitted construction documents to determine the degree of compliance with the *2005 Connecticut State Building, 2005 Connecticut Fire Safety Code*, and *2010 Connecticut Fire Prevention Code*, as well adopted referenced standards and accessibility regulations. This review includes revisions or replies submitted in response to review comments;
- Prepare and submit a written report(s) summarizing the review findings, which will present issues of non-compliance or areas requiring clarification together with the applicable *Code* references;

- Prepare and submit a DAS Office of School Construction Grants Form SCG-3030 – Code Conformity Certification;
- The review shall be completed and submitted in writing to all stakeholders within the specified time frames from the date of receipt of a signed agreement, one (1) signed and sealed set of Construction Documents and one (1) complete set in PDF electronic format;
- Meetings and teleconferences as directed in the RFP are included.

I trust the services outlined above are in accordance with your needs for this project.

Fee Proposal included separately.

Respectfully submitted,



Joseph H. Versteeg

## Joseph H. Versteeg

### Professional Profile

Principal of Versteeg Associates LLC, a consulting firm specializing in the interpretation and proper application of building and life safety codes; formulating and implementing fire safety/protection strategies; compliance reviews of architectural and engineering plans and specifications; compliance inspections of buildings and life safety systems; as well as developing and instructing fire/life safety training programs. Established 1994.

### Summary of Qualifications

- Former Commanding Officer of the Technical Services Section; Supervisor of and Inspector in the Fire Safety Code and Plan Review Units - Office of the Connecticut State Fire Marshal responsible for all code related activities of the Fire Safety Code and Plan Review Units, the State Building Inspections Program, the State Elevator Inspector, the State Boiler Inspector and the State Demolition/Crane Unit.
- Former Supervisor of the Fire Safety Code and Plan Review Units - Office of the Connecticut State Fire Marshal responsible for all compliance activities, investigations of complaints, post fire examinations, the evaluation of alternative methods of compliance and monitoring of corrective actions, conduct inspections of buildings and reviews of architectural drawings for compliance with the Fire Safety Code; develop and present training programs in code related topics.
- Certified Fire Marshal and Licensed Building Official – State of Connecticut
- Certified Fire Protection Specialist – CFPS Board-National Fire Protection Association
- Principal member of the Technical Committees on Means of Egress and Residential Occupancies of the National Fire Protection Association's *Life Safety Code* (NFPA-101) and the *Building Construction and Safety Code* of the National Fire Protection Association (NFPA-5000);
- Chairperson of the Technical Committee on *Alternative Approaches to Life Safety* of the National Fire Protection Association (NFPA-101A).
- Principal member of the Technical Correlating Committee on *Healthcare Facilities* of the National Fire Protection Association (NFPA-99).
- Principal member of the Technical Committee on *Fire Protection for Marinas and Boatyards* of the National Fire Protection Association (NFPA-303).
- Principal member and former Chairperson of the Technical Committees on Structures and Materials and Building Construction for the *Building Construction and Safety Code* of the National Fire Protection Association (NFPA-5000).
- Former principal member of the Technical Committee on Means of Egress for the *International Building Code* of the International Code Council.
- Instructor of NFPA-1, the *Fire Code* for the National Fire Protection Association. (2010 – 2015)
- Instructor of NFPA-101, the *Life Safety Code* and NFPA-5000, the *Building Construction and Safety Code* for the National Fire Protection Association. (1994 – 2013)
- Instructor *Applying NFPA 101/Life Safety Code to the Joint Commission Statement of Conditions* for the National Fire Protection Association and Joint Commission Resources. (2003 – 2013)
- Contributing author to the National Fire Protection Association's *NFPA 1 Fire Prevention Code Handbook* and *Fire and Life Safety Inspection Manual*.
- Co-author of the National Fire Protection Association's *Performing Plan Reviews for Life Safety Code Compliance*.

**Qualifications Package and Fee Summary**  
**Stratford High School Project 3<sup>rd</sup> Party Code Reviewer**

**RELEVANT EXPERIENCE**

**Pierz Associates**

- 4 school additions and renovations projects within past 4 years, 3 with a dollar value exceeding \$100 million

**Versteeg Associates**

- 3 school additions and renovations projects within past 3 years, dollar value ranging from \$41 to \$108 million
- 2 new school construction projects within past 8 years

**FEE PROPOSAL**

**Pierz Associates**

Total \$58,500 (Phase I - \$19,500 Phase II - \$39,000)

**Versteeg Associates**

Total \$51,950 (Phase I - \$12,050 Phase II - \$39,900)

**LICENSES**

**Pierz Associates**

- CT/National Licensed Architect
- CT Licensed Building Official

**Versteeg Associates**

- CT Licensed Building Official
- CT Certified Fire Marshall
- Certified Fire Protection Specialist – National Fire Protection Association

## Building Needs Committee Meeting 6/20/2016

### Agenda Item(s) from the SHS Renovations Subcommittee

1. Recommendation to approve \_\_\_\_\_ of \_\_\_\_\_ Connecticut as the Third Party Code Review firm for the Stratford High School Project, with Referral to Town Council.
2. Recommendation to Approve Antinozzi Associates Invoice No. 11 - \$195,742.86
3. Recommendation to Approve Turner Construction Payment Request No. 3 - \$93,184.00
4. Establish Dates of BNC Meetings November 2016 – February 2017 so SHS Subcommittee Can Coordinate Their Meeting Dates to Coincide.