

Municipal Office Building Committee

Progress Update

January 12, 2017



1 Plains Road
Moodus, Connecticut



SILVER/**PETRUCELLI**+ASSOCIATES
Architects / Engineers / Interior Designers

D DOWNES **CONSTRUCTION** COMPANY
Building Excellence Since 1934

Agenda

- *Introductions*
- *Discuss the Committee's Charge*
- *Present the Committee's work to date*
- *Present an overview of the Site Plan / Building Plan*
- *Present the Environmental Abatement Process*
- *Present the proposed Site Logistics Plan*
- *Present the proposed Budget /Construction Timeline*
- *Present the funding expended to date*
- *Questions and Answers*



Committee Members

Regular Members

Craig Mansfield – Chairman
Chuck Smith – Vice Chairman
Ed Blaschik – Secretary
Erik Dill
Roy Parker
Phil Barlow
Al Howat

Alternate Member

Dan Alexander – Treasurer

Advisory Members

Ron Turner – Facilities
James Ventres – Land-use
Cindy Varricchio – Finance
Tracey Gionta – Board of Ed.

Recording Secretary

Ruth Ziobron



Professional Services Staff

Silver Petrucelli and Associates

David Stein

Paul Jorgensen

Amanda Cleveland

Downes Construction

Paul Wojtowicz

Tom Romagnoli

Scott Scholl

Bart Costello

Fuss and O'Neill

Jared Smith

BSC Group

William Walter

Francis Vacca



SILVER/**PETRUCELLI**+ASSOCIATES

Architects / Engineers / Interior Designers

Municipal Office Building Committee

MOBC is charged to complete the following :

- *The planning, design, demolition, renovation, repair and reconstruction of the former Nathan Hale-Ray Middle School building which shall include, without limitation:*
 - *the demolition of approximately 18,300 square feet constituting the Ray portion of the building*
 - *the renovation, repair, fit-out and conversion of classrooms, offices, conference rooms, public areas, lavatories, and storage space and other support areas located within the Nathan Hale portion of the building, including renovations to gymnasium space to be used by the Town's Parks and Recreation Department and as a polling location*
 - *the installation of a vault for the Town Clerk's office*
 - *code compliance work, including handicapped accessibility code improvements*
 - *hazardous material and asbestos abatement*
 - *the renovation and/or conversion of interior spaces, the making of exterior façade improvements, the restoration of the exterior shell of the building, masonry restoration, and the installation of new windows, doors and roofing systems*
 - *room, wall and floor construction and renovations*
 - *electrical, mechanical, plumbing, lighting, HVAC system and other building system improvements*
- *The construction of a free standing garage to house police and municipal vehicles and equipment*
- *The purchase of furniture, fixtures, equipment, IT infrastructure, and other materials for the foregoing project*
- *Site improvements, including parking, lighting, re-grading and improved site lines*
- *The pavement, resurfacing, sealing and repair of the existing tennis courts*
- *The preparation and printing of bid documents, cost estimate reports, traffic and other studies, environmental reports, informational materials and other preliminary materials, studies and reports related to the project*
- *The design, demolition, construction, site work, permit fees, engineering, construction management, architectural, insurance, testing and inspections, legal, administration, temporary and permanent financing, costs of issuance, printing, capitalized interest and any other costs and expenses related to the project.*



PROGRESS TO DATE:

- *Meet twice a month (2nd and 4th Thursday) at the Grange Hall.*
- *To date the committee has completed the following tasks:*
 - *Retained Silver/Petrucelli + Associates as the Architect*
 - *Completed USDA application and approval process for use of Construction Manager (CM)*
 - *Completed RFP/RFQ process for a CM*
 - *Interviewed and selected Downes Construction as CM*
 - *Completed a space needs survey and held meetings with all town departments to review space requests*
 - *Approved facility layout/building program and site plan*
 - *Retained Fuss and O'Neill to create an abatement plan for removing of all potential hazardous materials*
 - *Received Planning and Zoning approval on site modifications*
 - *Received CT DOT approval for new access to the site off Plains Road*
 - *Committed to the preservation of the murals*
 - *Potential reactivation of the existing wells.*



Existing Site Plan



SILVER/**PETRUCELLI**+ASSOCIATES
Architects / Engineers / Interior Designers

Proposed Site Plan



Parking Space Counts

121	Spaces
5	Accessible
126	Total

Site Plan

East Haddam Town Hall

Moodus CT



date
12/13/16

scale
1"=20'

0' 5' 10' 20' 40'

300 WINDING BROOK DRIVE, GLASTONBURY, CT 06033
(860) 652-8227

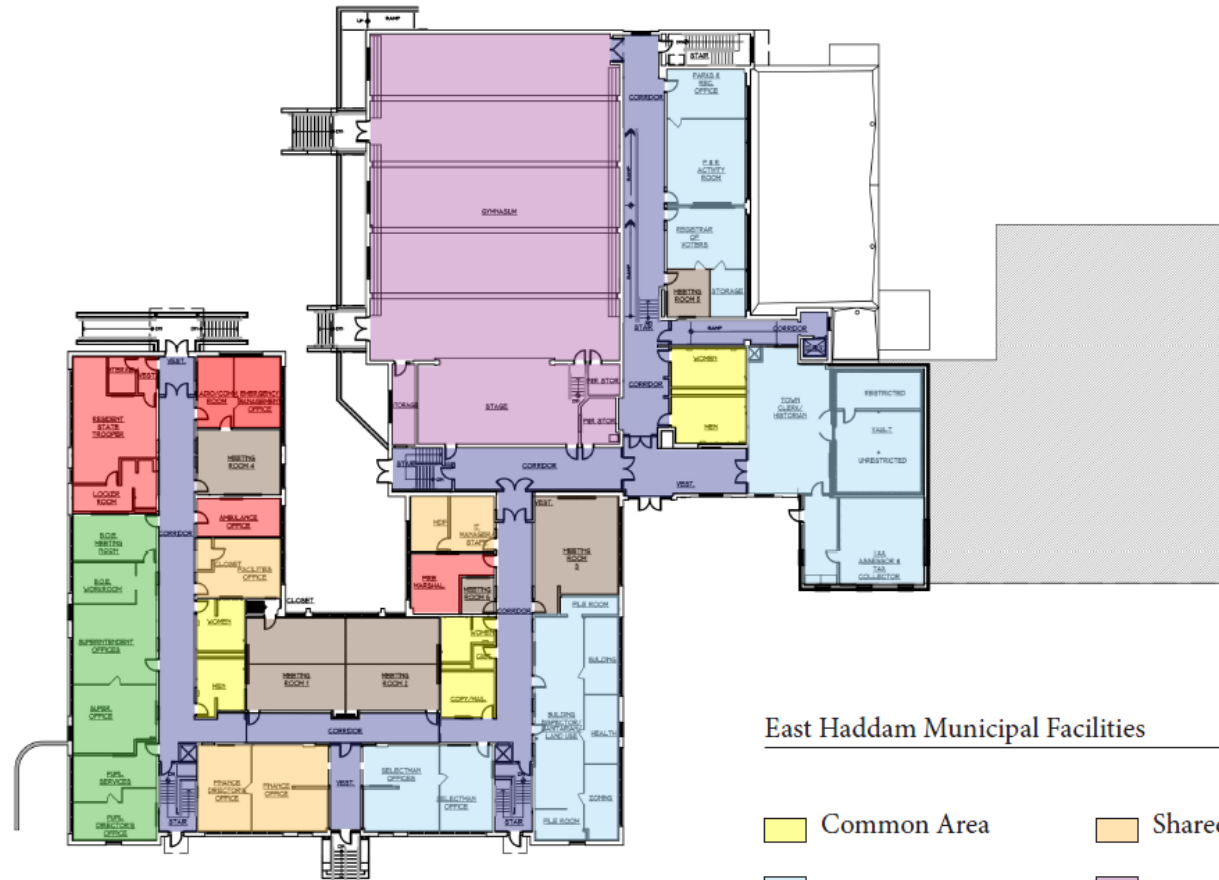
BSC GROUP

SILVER / PETRUCELLI + ASSOCIATES
Architects and Engineers
3190 Whitney Avenue, Hamden, CT 06518-2340
Tel. 203 230 9007 Fax. 203 230 8247
silverpetrucelli.com



SILVER/PETRUCELLI+ASSOCIATES
Architects / Engineers / Interior Designers

Main Level Floor Plan



MAIN LEVEL PLAN

SCALE 1/32" = 1'-0"



East Haddam Municipal Facilities

- | | |
|--------------------|-----------------|
| Common Area | Shared Services |
| Town Offices | Assembly/Gym |
| Public Safety | Meeting Rooms |
| Board of Education | Circulation |



SILVER/PETRUCELLI+ASSOCIATES
Architects / Engineers / Interior Designers



Lower Level Floor Plan

Front Elevation



SILVER/**PETRUCELLI**+ASSOCIATES
Architects / Engineers / Interior Designers



Historical Front Entry



SILVER/**PETRUCELLI**+ASSOCIATES
Architects / Engineers / Interior Designers



Town Clerk/Vault Addition



SILVER/**PETRUCELLI**+ASSOCIATES
Architects / Engineers / Interior Designers

Outbuilding Elevations



FRONT ELEVATION

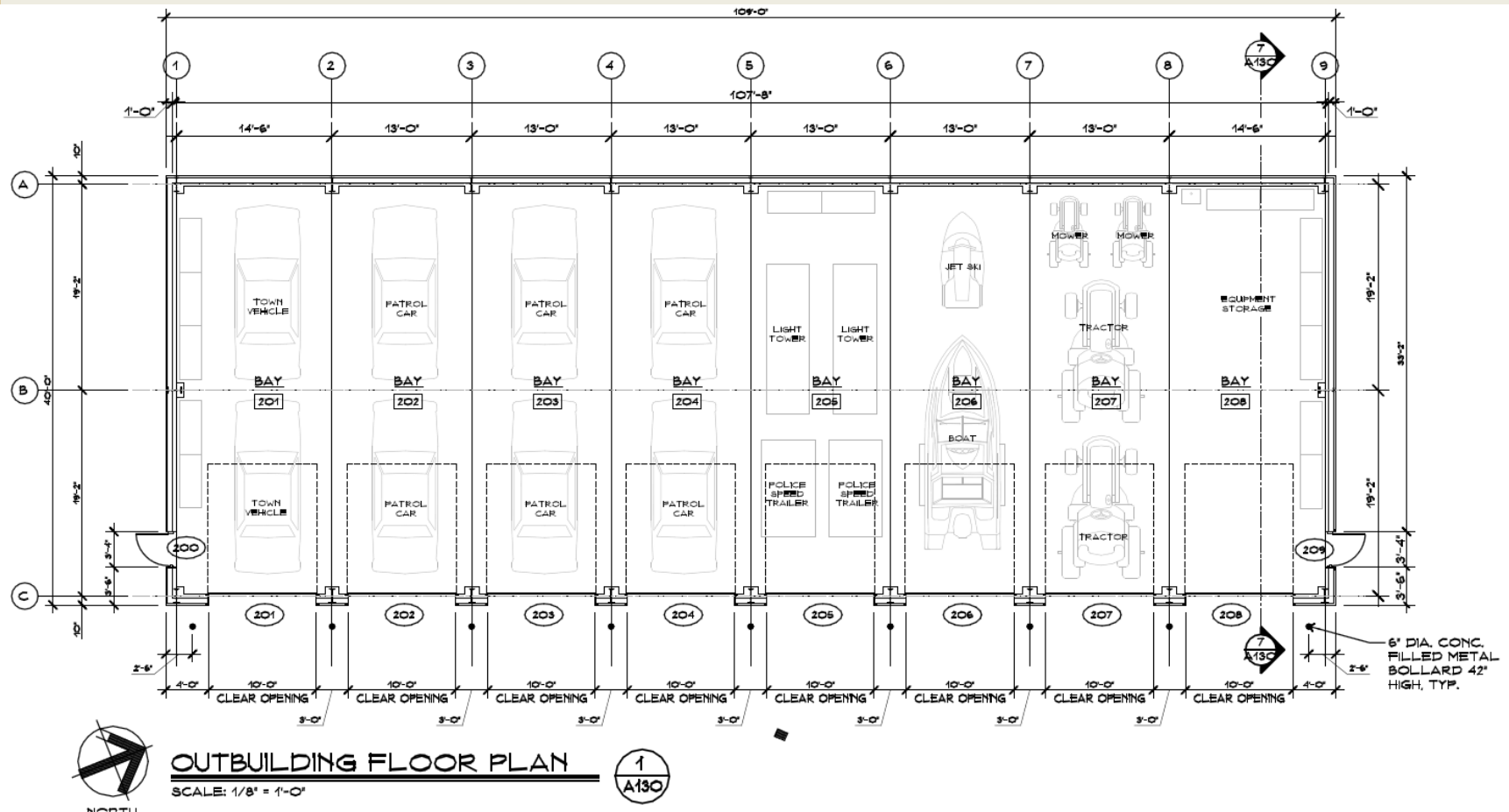


SIDE ELEVATION



SILVER/**PETRUCELLI**+ASSOCIATES
Architects / Engineers / Interior Designers

Outbuilding Floor Plan



SILVER/PETRUCELLI+ASSOCIATES
Architects / Engineers / Interior Designers

Environmental Issues

- Fuss & O'Neill EnviroScience, LLC was contracted to perform inspections of the 5 different vintages of the existing building to identify, test and quantify hazardous building materials located in and on the building. The scope of the inspection included testing and analysis of the following:
 - *Asbestos-Containing Materials (ACM)*
 - *Lead-Based Paint (LBP)*
 - *Polychlorinated Biphenyl(PCB)-Containing Materials*
 - *PCB-Containing Light Ballasts and Mercury-Containing Equipment*
 - *Laboratory Chemical Drain Piping and Storage Tanks*
- Following the above work and review of the final project plans, Fuss & O'Neill prepared project specifications and drawings to facilitate the removal of identified hazardous materials and the removal of 3 existing underground storage tanks (USTs).



Maintain Public Access For town use

24' Construction Access Gate

Skate Park & Tennis Courts to remain accessible to the public during construction

Construction Field Office Trailers

Temp. Construction Fence

24' Construction Access Gate

6 foot high chain-link fence with Privacy Screen

Phase One Building Demo Zone Project Stage & Storage Area

W 72° 27'

1 Plains Rd



EAST HADDAM MUNICIPAL OFFICES

Design Development Budget

December 1, 2016

SPEC SECTION	DESCRIPTION	TOTAL VALUE	COST PER SF	PERCENT
1	GENERAL REQUIREMENTS	\$ 89,727	1.92	0.60
2	SELECTIVE DEMOLITION and ABATEMENT	\$ 1,691,689	36.11	11.28
31	EARTHWORK	\$ 1,980,688	42.27	13.21
3	CIP CONCRETE	\$ 315,987	6.74	2.11
4	MASONRY	\$ 391,923	8.36	2.61
5	METALS	\$ 140,576	3.00	0.94
6	CARPENTRY	\$ 462,672	9.87	3.09
7	MOISTURE PROTECTION	\$ 603,105	12.87	4.02
8	DOORS AND WINDOWS	\$ 533,546	11.39	3.56
9	FINISHES	\$ 1,024,298	21.86	6.83
10	SPECIALTIES	\$ 136,899	2.92	0.91
11	EQUIPMENT	\$ 15,300	0.33	0.10
12	FURNISHINGS	\$ 32,354	0.69	0.22
13	SPECIAL CONSTRUCTION	\$ 239,445	5.11	1.60
14	CONVEYING SYSTEMS	\$ 15,300	0.33	0.10
21	WET-PIPE SPRINKLER SYSTEMS	NOT Required	-	-
22	PLUMBING	\$ 424,555	9.06	2.83
23	HVAC	\$ 1,236,876	26.40	8.25
26	ELECTRICAL	\$ 1,528,490	32.62	10.19
	SUB - TOTAL	\$ 10,863,429	\$ 231.86	72.44
	CONTINGENCY - Design/Estimating	\$ 488,854	10.43	3.26
	CM CONTINGENCY - 3.0%	\$ 325,903	6.96	2.17
	PRECONSTRUCTION	\$ 30,000	0.64	0.20
	STAFF/GENERAL CONDITIONS	\$ 664,525	14.18	4.43
	BUILDERS RISK INSURANCE	By OWNER	-	-
	INSURANCE - \$6.25/1000	w/Gen Cond	-	-
	P & P BONDS	w/Gen Cond	-	-
	CONSUMPTION (Gas, Electric, Water) 11 mos @ \$5K	\$ 55,000	1.17	0.37
	PERMITS, MISCELLANEOUS - ALLOW	\$ 25,000	0.53	0.17
	FEE, OVERHEAD & PROFIT (1.5%)	\$ 186,791	3.99	1.25
	TOTAL	\$ 12,639,502	\$ 269.77	84.28
	OWNER'S CONTINGENCY - 5%	\$ 631,975	13.49	4.21
	OTHER - OWNER, AE Fee, FF&E, Technology, etc	1,725,000	36.82	11.50
	TOTAL	\$ 14,996,477	\$ 320.08	100.00
	ADD ALTERNATE - Resurface Tennis Courts	\$ 80,000		
	ADD ALTERNATE - Grass Pavers @ Overflow Parking (7,750 sf)	\$ 155,000		
	Gross Building Area			
	Lower Level	18,800		
	Upper Level	28,053		
	TOTAL	46,853		
	Project Duration			
	Construction (Includes Close-out)	11.0	Months	



SILVER/PETRUCELLI+ASSOCIATES

Architects / Engineers / Interior Designers



DOWNES CONSTRUCTION COMPANY

Building Excellence Since 1934

Construction Schedule

- Phase One (Demolition of the Ray Building, Interior Demolitions, procurement of the exterior windows and doors and mechanical units)
 - Bidding: 1/16/17-2/3/17
 - USDA: 2/6/17-2/19/17
 - Construction Start: 2/13/17
 - Construction Completion: 6/30/17
- Phase Two: Main Construction
 - Bidding: 2/13/17-3/10/17
 - USDA: 3/13/17-3/17/17
 - Construction Start: 3/20/17
 - Construction Completion: 12/22/17
 - Owner Move and Occupancy: 12/1/17



MUNICIPAL OFFICE BUILDING COMMITTEE EXPENSE SUMMARY

	Budget	Expenditures	Remaining
Demo Ray Section/Abatement	1,500,000	-	1,500,000
Expenditures:			
None			
Construction	10,500,000	-	10,500,000
Expenditures:			
None			
Other	3,000,000	(331,859)	2,668,141
Expenditures:			
Recording Secretary	(2,747)		
Halloran and Sage	(16,177)		
East Haddam News	(111)		
The Hartford Courant	(136)		
Silver Petrucelli	(312,688)		
	(331,859)		
TOTAL	15,000,000	(331,859)	14,668,141



SILVER/**PETRUCELLI**+ASSOCIATES

Architects / Engineers / Interior Designers

For Additional Information

Minutes and Meeting Agendas

www.easthaddam.org

First Selectman's Office

admin@easthaddam.org

860-873-5021

Craig Mansfield

cmanfield@easthaddam.org

860-873-6019



SILVER/**PETRUCELLI**+ASSOCIATES

Architects / Engineers / Interior Designers

Thank You!

Questions and Answers



SILVER/**PETRUCELLI**+ASSOCIATES

Architects / Engineers / Interior Designers