SEYMOUR PUBLIC SCHOOL DISTRICT
BUNGAY ELEMENTARY SCHOOL BUILDING COMMITTEE

RFQ/RFP No. 2026-01

Request for Qualifications and Request for Proposals
for
Architectural and Design Professional Services For
The New Bungay Elementary School Building and Grounds

State Project No: 124-0058N

Issued: April 27, 2026

Town of Seymour/Bungay Elementary School Building Committee Contact:
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SEYMOUR PUBLIC SCHOOL DISTRICT
BUNGAY ELEMENTARY SCHOOL BUILDING COMMITTEE

REQUEST FOR QUALIFICATIONS AND REQUEST FOR PROPOSALS

The Bungay Elementary School Building Committee (the "**BESBC**") and the Town of Seymour, Connecticut ("**Town**") are requesting sealed qualifications and sealed proposals from qualified design professional firms to provide comprehensive school building project site feasibility assessment, planning, architectural, engineering and other design professional, construction professional and/or consultant services, construction oversight and administration services, and other professional services to the Seymour Public School District (the "**District**") and Town, in connection with a project for the construction of the new Bungay Elementary School building and grounds and the potential demolition of the existing Bungay Elementary School Building (the "**Existing Building**") (the "**Project**") at 35 Bungay Road, Seymour, Connecticut 06483 (the "**Property**"). The Existing Building will not be demolished before construction of the new Bungay Elementary School building and will continue to be used as an elementary school during construction of the new building. The selected firm will be the Architect-of-Record for the Project. **This solicitation is both a request for qualifications and a request for proposals ("RFQ/RFP")**. This RFQ/RFP has been publicly advertised.

The services to be performed for the Project and furnished to furnished to the District, Town, BESBC, and District's Superintendent by the selected design firm (the "**Services**") are and include all services identified or otherwise described in this RFQ/RFP and the exhibits to this RFQ/RFP as the Services to be provided by the selected design firm, and will include, generally, for and during the Project planning, design, procurement, implementation, construction, and closeout phases: a feasibility assessment to determine whether it is feasible for the Town to retain the Existing Building for other uses after construction of the new Bungay Elementary School is complete, or whether the Project will require the Existing Building to be demolished after construction of the new Bungay Elementary School to achieve the goals and objectives in the Seymour Board of Education's Educational Specifications for the Project; preparation of schematic design documents, outline specifications, design development document; preparation of detailed design, plans, specifications, and other necessary construction documents for competitive bidding for the Project; assistance with review of cost estimates of Project construction costs during each phase of design and value engineering; procurement and bid phase administration and support; construction phase administration and oversight; and Project completion and closeout.

It is anticipated that the District will receive a priority list school building construction project grant for the Project from the State of Connecticut through the Connecticut Department of Administrative Services ("**CTDAS**").

Please see Sections 5 through 8 of the following Instructions to Proposers for very important details about the RFQ/RFP submission process and requirements. This RFQ/RFP, with Instructions to Proposers and other documents which are a part of this RFQ/RFP, are available for downloading on the Connecticut Department of Administrative Services Contracting Portal which may be accessed at https://portal.ct.gov/das/ctsource/bidboard?language=en_US ("**State**

Portal") and on BESBC's website ("**Committee Website**") at the following URL: https://www.seymourschools.org/district-infomation/bungay-building-committee-information, and may be examined at the office of the Town of Seymour Chief Administrative located at the office of the Seymour First Selectwoman, Seymour Town Hall, at 1 First Street, Seymour, CT 06483 by contacting W. Kurt Miller, Town of Seymour Chief Administrative Officer via email kmiller@seymourct.org. In addition, legal notice inviting sealed qualifications and sealed proposals has been published in a local newspaper.

Sealed qualifications submissions and sealed fee proposals submitted by proposers in response to this RFQ/RFP (together "**Submissions**") must be **received by Town of Seymour Chief Administrative Officer W. Kurt Miller**, on behalf of the BESBC, at the office of the Seymour First Selectwoman, located in **Seymour Town Hall at 1 First Street, Seymour, CT 06483**, no later than **MAY 29, 2026, 10:00 a.m.** Submissions from Proposers are required to include responses to both the Request for Qualifications and the Request for Proposals included in this RFQ/RFP, in accordance with the requirements set forth in the Instructions to Proposers. Proposers must respond to both the RFQ and the RFP **separately**. Responses must be submitted in **separate sealed envelopes,** clearly marked with the name of the Proposer, and the words, as applicable:

"**Response to Request for Qualifications for Architectural and Design Professional Services For New Bungay Elementary School RFQ/RFP No. 2026-01**"
or
"**Response to Request for Proposals for Architectural and Design Professional Services For New Bungay Elementary School RFQ/RFP No. 2026-01**"

with the Proposer's name. Each sealed envelope shall include the original and three (3) copies of the enclosed qualifications submission or fee proposal, as applicable, together with one copy in pdf format submitted on a thumb drive. **No fee or hourly rate information shall be included with any qualifications submission in response to the RFQ**, and may only be included in the proposer's sealed envelope containing their proposal in response to the Request for Proposals.

Opening of Submissions (excluding the sealed envelopes containing responses to the Request for Proposals) shall take place at the at the office of the Seymour First Selectwoman, located in **Seymour Town Hall at 1 First Street, Seymour, CT 06483**, at **10:15 a.m. on May 29, 2026.** After Submissions have been opened on behalf of the BESBC, no Submission may be modified or withdrawn for ninety (90) days after the date such Submissions were opened.

A **mandatory** pre-submission meeting for interested proposers will be held and begin at Seymour Town Hall at 1 First Street, Seymour, CT 06483, **beginning at 10:00 a.m. on May 13, 2026.** Interested proposers should confirm attendance and request instructions for attending via email to Kurt Miller at kmiller@seymourct.org.

Any questions and requests for information concerning this solicitation shall be submitted only by email to **Town of Seymour Chief Administrative Officer W. Kurt Miller**, on behalf of the BESBC at kmiller@seymourct.org no later than **10:00 a.m.** on **May 19, 2026**. Responses to questions and requests for information by the BESBC will be provided by addendum to this

RFQ/RFP, posted on the State Portal and on the Committee Website no later than **May 22, 2026**. Under no circumstances will the BESBC respond to non-written questions or requests for information.

No Proposer or prospective Proposer shall have any contact or communication with any member of the BESBC or any Town, District, or Seymour Board of Education officer, representative, employee, or member of any board of committee, regarding this procurement during the pendency of this procurement, except as expressly provided and permitted in this RFQ/RFP and the Instructions to Proposers. Failure to comply with these conditions will result in the disqualification of a noncomplying Proposer.

The BESBC, for itself, the District and the Town, reserves the right to amend or withdraw this RFQ/RFP for any reason, to accept or reject any or all qualifications or proposals submitted, to waive any informalities or non-material deficiencies in any such submission(s), and to make such award (or make no award) of a contract in connection with this RFQ/RFP, all as determined by the BESBC and/or the Town, in their discretion, to be in the best interest of the Town and District. Submissions, including qualifications submissions and/or proposals, may be rejected for irregularities of any kind, including without limitation, alteration of form, additions not called for, conditional proposals, and incompleteness. Submitted qualifications or submitted proposals may also be rejected if, in the opinion of the BESBC or Town, the same does not meet the standard of quality established by this RFQ/RFP. Any or all Submissions of qualifications and/or proposals may be rejected if there is any reason to believe that collusion exists among two or more parties who submit qualifications and proposals. The foregoing provisions are for illustrative purposes and shall in no way limit the right of the BESBC or Town to reject any and all qualifications or proposals submitted, in whole or in part.

Attached Exhibits:

Exhibit A:	Scope of Services
Exhibit B:	Form of Contract: modified Document AIA B133-2019 Standard Form of Agreement Between Owner and Architect, Construction Manager as Constructor Edition
Exhibit C:	Insurance Requirements
Exhibit D:	Non-collusion Affidavit
Exhibit E:	Fee Proposal Form
Exhibit F:	Seymour Public School District's Educational Specifications for the Project dated September 30, 2025 (Rev.2)
Exhibit G:	Seymour Public School District's Bungay Elementary School Existing Educational Facility Assessment dated June 15, 2025, furnished by Antinozzi Associates
Exhibit H:	Property Survey of "Bungay Elementary School" 35-47 Bungay Road, Seymour, CT dated 1/29/2025, prepared by Accurate Land Surveying, LLC

INSTRUCTIONS TO PROPOSERS

1. INTRODUCTION

The BESBC and Town are requesting sealed qualifications and sealed proposals from qualified design professional firms to provide comprehensive school building project planning, architectural, engineering and other design professional, construction professional and/or consultant services, construction oversight and administration services, and other professional services (collectively the Services) during and for the for the planning, design, procurement, implementation, construction, and closeout of the Project, consistent with, and that will achieve the requirements of, the District's Educational Specifications for the Project dated September 30, 2025 (Rev.2) (the "**Educational Specifications**") furnished by Construction Solutions Group, LLC ("CSG"), **appended as Exhibit F**, and consistent with the new construction conceptual design option for the Project as-described in the District's Bungay Elementary School Existing Educational Facility Assessment dated June 15, 2025 furnished by Antinozzi Associates (the "**Facility Assessment**"), **appended as Exhibit G**, (the Educational Specifications and Facility Assessment may both be downloaded from the State Portal the following URL link: https://portal.ct.gov/das/ctsource/bidboard?language=en_US and on the Committee Website at the following URL link: https://www.seymourschools.org/district-infomation/bungay-building-committee-information. This solicitation is both a Request for Qualifications (RFQ) and a Request for Proposals (RFP) for the Services necessary for the Project.

This RFQ/RFP has been publicly advertised in a local newspaper, and posted on the Committee Website at https://www.seymourschools.org/district-infomation/bungay-building-committee-information and posted on the State Portal at https://portal.ct.gov/das/ctsource/portal-page?language=en_US.

Proposers are required to respond to both the RFQ and RFP in accordance with the requirements set forth in these Instructions to Proposers. Please see Sections 5 through 8 of these Instructions to Proposers for very important details about the submission process and requirements.

The BESBC is the school building committee established by the Town for the Project.

2. PROJECT BACKGROUND, SCHEDULE, AND BUDGET

The existing Bungay Elementary School building (the Existing Building) is located at 35 Bungay Road, Seymour, Connecticut (the Property), and was originally constructed in 1952 with subsequent renovations in 1971 and 1996. The renovations included the addition of single-story classroom spaces and various facility updates. The current building encompasses a total of 59,600 square feet. The current student population of the Bungay Elementary School is currently 465 and the school serves Pre-Kindergarten through Grade 5. The Property where the Existing Building is located is a 19.2-acre site. The Existing Building and Bungay Elementary School facilities have various shortcomings and limitations that affect students and school staff daily, are inadequate to best serve the educational and instructional needs of students and school staff, and are inadequate to provide for the safety, physical needs and comfort of the students and staff, including, but not limited to, the social and emotional needs of the student population.

This Project will include the construction of a new Bungay Elementary School building that will be approximately 71,673 sqft, school facilities, and improvements to school grounds at Property (collectively the "**New Building**"), on the same Property where the Existing Building is located. The New Building will replace the Existing Building, will be used by the District for grades Pre-Kindergarten through Fifth grade, will accommodate the District's enrollment projections (553 students), and will serve as a twenty-first century learning environment which addresses the needs identified by students, staff, administrators, and BESBC members.

The Project **may** include the demolition and removal of the Existing Building, as decided by the Town. The Services to be provided by the selected Proposer as the Project's Architect-of-Record (who together with its subconsultants will be the Project design team for the Project) (collectively the "**Architect**"), includes feasibility assessment Services phase to be performed before the schematic design phase, to determine whether it is feasible for the Town to retain the Existing Building for other uses after construction of the New Building is complete, or whether the Project will require the Existing Building to be demolished after construction of the New Building to achieve the goals and objectives of the Educational Specifications. Based on the results of the feasibility assessment services, the Town will determine, before the schematic design phase, whether the Existing Building can be retained for other uses or whether the Project will require demolition of the Existing Building after construction of the New Building.

It is anticipated that the Project will be constructed in the following phases:

1. First Phase – Conduct any environmental remediation for the New Building location that is required by applicable Connecticut law; sitework; and construction of the New Building, facilities, and grounds while the Existing Building continues to be used and occupied by the District.
2. Second Phase – FFE, Technology, and "move in" to transition to the New Building, including relocation of technology, furniture, equipment, and all items of personal property required by the District from the Existing Building to the New Building.
3. Third Phase – If the Town determines based on the feasibility assessment services that demolition of the Existing Building is required to achieve the goals and objectives of the Educational Specifications, then demolition and removal of the Existing Building including any necessary abatement and/or environmental remediation.
4. Fourth Phase – Sitework and construction of athletic fields and/or playground equipment on the former location of the Existing Building (if demolished) or at such other location on the Property as determined by the Town, and landscaping.

Additional information is provided in the District's Facility Assessment and Educational Specifications for the Project, and the property survey of the Property **appended as Exhibit H**.

The project delivery method for this Project will be a "construction manager at-risk" ("**CMR**") for the Project, pursuant to a construction management agreement with a guaranteed maximum price ("**GMP**"). In addition to the retaining the selected Proposer as the Project's Architect-of-Record, who together with its subconsultants will be the Project design team for the Project, the BESBC and Town intend to retain the following consultants and professionals for the Project: an

Owner's representative/Owner's project manager ("**OPM**"); the CMR for the Project; a land surveyor for Project site surveys and wetlands delineation; and if required by governing authorities having jurisdiction over the Project, a third-party code consultant to assist with permit review of Construction Documents and a third-party consultant inspection of structural Work.

All other design professionals and consultant services required for the Project are to be provided by Architect and its subconsultants as part of the Services, including without limitation the following services as part of the Services, to the extent each is required for the Project: structural engineering; mechanical engineering; electrical engineering; plumbing engineering; fire protection engineering; civil engineering; landscape design; geotechnical engineering and/or surveyor and borings consulting; commissioning (consistent with Regulations of Connecticut State Agencies ("**RCSA**") Section 16a-38k-3); materials testing laboratory and inspection services (during construction); environmental consulting; abatement consulting; code consulting; cost estimating; furniture, fixtures and equipment ("**FF&E**") design; lighting design; security, technology, data and communications design; and acoustical design.

To the extent necessary for the Project, the Architect will also be required to provide the following services as 'Supplemental Services' under the Agreement between the BESBC and Town and the Architect, and the Architect will engage subconsultants if it is necessary for the Architect to provide such 'Supplemental Services' through the services of professionals other than the Architect's own officers, employees, and personnel: kitchen food services design; sustainability consulting.

It is anticipated that the Project will be partially funded by a school building project priority list grant from the State of Connecticut through CTDAS.

The Project budget includes an estimated total construction cost up to the approximate amount of $44,465,080 -- including $3,717,622 for potential construction cost escalation and $1,082,803 for contingencies. Of the $44,465,080 total Project budget for construction costs, approximately $42,912,877 may be used for the costs for construction of the New Building, facilities and grounds, and approximately $1,552,203 is allocated for the costs of demolishing and removing the Existing Building and any hazardous materials abatement or environmental cleanup work required in relation to demolition and removal of the Existing Building, if the Town determines that demolition is required following the feasibility assessment. The portion of the Project's construction budget allocated to furnishings and equipment includes $1,447,783 for equipment and $49,039 for furnishings. The portion of the Project's soft cost budget, which is separate from the estimated costs of construction, includes $1,000,000 allocated for FF&E and $520,750 for technology, respectively, for items including but not limited to furniture, fixtures, network equipment, servers, computers, printers, and surface and other associated equipment, as selected by the BESBC and Town.

3. SCOPE OF SERVICES

The scope of Services to be performed or provided for the Project by the selected Architect

are those described in detail in Exhibit A to this RFQ/RFP, services otherwise identified or described in this RFQ/RFP as part of the Services, and those set forth in the form of Contract included as an Exhibit B to this RFQ/RFP.

The scope of the Services to be performed or provided by the selected Architect includes, generally, and without limitation: feasibility assessment services; preparation of schematic design documents, outline specifications, design development document; preparation of detailed design, plans, specifications, and other necessary construction documents for competitive bidding for the Project; assistance with review of cost estimates of Project construction costs during each phase of design and value engineering; procurement and bid phase administration and support; construction phase administration and oversight; and Project completion and closeout. The selected Architect will be responsible for, among other services to be provided as part of the Services, all professional services required for the design and construction of the New Building and furnishings; if the Town determines that demolition of the Existing Building is required based on the feasibility assessment services, developing the demolition plan and related documents for demolition and removal of the Existing Building including any required hazardous materials or other environmental abatement, containment or remediation; and the design of the new athletic fields and playgrounds, all within the amounts available in the Project budget for the cost of construction and FF&E. The Services will include, without limitation, assistance to the BESBC, Town and District in complying with CTDAS policies, rules, requirements, and required documentary submissions relating to the State school building project grant for the Project; assistance with the CTDAS post-completion audit of the Project in connection with the State school building project grant for the Project; and other services which are normal, customary, and reasonable services to be provided by the project Architect for the project owner in connection with a school building project for a similar scope, magnitude, and complexity as the Project.

All Services by the selected Architect and its subconsultants must be provided with the highest level of professional skill, care, and judgment and in compliance with all federal, state, and local requirements. Because the Project is partially funded by the State of Connecticut, CTDAS through its Office of Grant Administration ("OGA") grant program for public school construction projects, the selected Architect is required to satisfy any requirements and conditions imposed by the State of Connecticut (if any).

All plans, estimates, and construction documents will be subject to review and approval by OGA. The selected Architect shall assume that review and approval of final plans by CTDAS OGA is required for all final Construction Documents, including (1) hazardous materials abatement and selective demolition, (2) site and building construction, (3) FF&E, data and technology equipment, and (4) playground equipment and surfacing, or as otherwise required by OGA. To the extent permitted by OGA, the selected Architect may combine phases for OGA final plan review, provided doing so is consistent with the Project schedule.

4. TIMING OF PROJECT

The BESBC anticipates that the selected Architect for the Project will be retained for at least fifty (50) months following the date on which a contract between the selected Architect is

awarded and executed, for completion of the all the Services including without limitation Services during the period after Substantial Completion of the all the Work for correction of defects in the Work by the CMR, and through final Project closeout and final acceptance of the Project by the BESBC, Town, District and Seymour Board of Education.

It is anticipated that a grant commitment from CTDAS for this Project will be issued no later than June 2026. The desired overall Project schedule contemplates a standard design, bid, and construct process (with and through the CMR), such that the District can take occupancy of the New Building beginning June 2029 prior to and for the beginning of the 2029-2030 academic year.

As part of the Services, it is anticipated that the Project design phase will begin in June 2026 and that construction documents for the Project must be completed, estimated, reviewed, approved by governing authorities and CTDAS, and ready for bidding by the end of August 2027, inclusive of a one-month period for review of construction documents, estimating, and third-party code review, and a one-month period for approval by the Town and BESBC, Seymour Board of Education, and for pre-bid conformance review ("PCR") by OGA and approval by OGA to proceed with bidding by the CMR. Accordingly, to enable construction of the New Building to achieve substantial completion within the required time, it is anticipated that the Architect will be required as part of the Services to provide one-hundred percent (100%) complete Construction Documents no later than June 1, 2027, as well as early coordination by the design team for local permitting to ensure that local permitting review durations do not impact the foregoing anticipated preconstruction schedule and the necessary completion dates for subsequent bidding and construction thereafter.

Based on the currently desired Project schedule, bidding and on-site construction of the Project is estimated to be twenty (20) months, including sixteen (16) to (eighteen) months for on-site construction activities. Bidding is anticipated to begin in September 2027; the Guaranteed Maximum Price for the agreement between the City and the CMR is anticipated to be determined by the end of November 2027; with on-site construction starting during November 2027; construction such that the New Building and facilities achieves substantial completion and the New Building receives a certificate of occupancy by June 15, 2029, prior to the start of the 2029-2030 academic school year, so that the District can move into and occupy the New Building including relocation of FF&E from the Existing Building to the New Building by mid-August 2028, with demolition of the Existing Building (if the Town determines that demolition is required following the feasibility assessment) and completion of all remaining Project construction activities by mid-August 2029 or later during 2029 depending on whether the Existing Building will or will not be demolished.

The BESBC is open to recommendations and suggestions from the selected Architect and its design team for accelerating the Project schedule, provided any such recommendations and suggestions may not compromise the Project budget or quality of the design documents and the Services provided by the Architect and its design team.

5. IMPORTANT DATES

1.	Issuance of RFQ/RFP:	**April 27, 2026**
2.	Mandatory Pre-Submission Meeting:	**May 13, 2026 at 10:00 a.m.**
3.	Submission of Questions/Requests for Information:	By **May 19, 2026 at 10:00 a.m.**
4.	Addendum/Responses Requests for Information:	By **May 22, 2026**
5.	**Deadline for Submission of Responses to RFQ and RFP:**	**May 29, 2026 at 10:00 a.m.**
6.	Interviews of qualified Proposers (by invitation only):	Week of **June 8, 2026**
7.	Anticipated Contract Award:	Week of **June 16, 2026**

6. PROCESS

6.1 Responses to the RFQ and RFP

Proposers must respond to both the RFQ and the RFP separately.
Response Submissions to the RFQ and the RFP must be submitted in **separate sealed envelopes,** clearly marked with (1) the name of the Proposer, and (2) the words, as applicable:

"**Response to Request for Qualifications for Architectural and Design Professional Services For New Bungay Elementary School RFQ/RFP No. 2026-01**."
or
"**Response to Request for Proposals for Architectural and Design Professional Services For New Bungay Elementary School RFQ/RFP No. 2026-01**"

No fee or hourly rate information or information pertaining to the Proposer's fees or costs for the Services for the Project shall be included with any qualifications submission in response to the RFQ, and may only be included in the Proposer's sealed envelope containing their proposal in response to the Request for Proposals. Responses that are not submitted in this manner will be rejected.

Sealed Submissions in response to this RFQ/RFP must be received by **W. Kurt Miller, Town of Seymour Chief Administrative Officer,** on behalf of the BESBC, at the at the office of the Seymour First Selectwoman, located in **Seymour Town Hall at 1 First Street, Seymour, CT 06483**, no later than **MAY 29, 2026, 10:00 a.m.** Each sealed envelope must include the original and three (3) paper copies, and a digital copy (thumb drive is acceptable), of either the Proposer's qualifications submission or the Proposer's fee proposal in response to the RFP, as applicable. Responses must be delivered by U.S. mail or hand delivered. **Facsimile (FAX) or email proposals will not be accepted by the BESBC under any circumstances.**

A **mandatory** pre-submission meeting for interested proposers will be held and begin at Seymour Town Hall at 1 First Street, Seymour, CT 06483, **beginning at 10:00 a.m. on May 13, 2026.** Interested proposers should confirm attendance and request instructions for attending via email to Kurt Miller at kmiller@seymourct.org.

All communications between any Proposer and the BESBC, Town, or District regarding this RFQ/RFP, including inquiries, questions and/or requests for information by a Proposer, must be in writing by email ONLY, and all inquiries by Proposers may be submitted by email up to **10:00 a.m. on May 19, 2026**, after which time no additional inquiries, questions, or requests for information will be accepted. Inquiries, questions and requests for information regarding this RFQ/RFP shall be directed to **Town of Seymour Chief Administrative Officer W. Kurt Miller**, on behalf of the BESBC at kmiller@seymourct.org. Any addendums to this RFQ/RFP, including answers to questions and requests for information by prospective Proposers will be posted on the State Portal at the following URL link: https://portal.ct.gov/das/ctsource/bidboard?language=en_US and on the Committee Website at the following URL link: https://www.seymourschools.org/district-infomation/bungay-building-committee-information on or before **May 22, 2026.**

6.2 Selection Process

Evaluation of Submissions in response to this RFQ/RFP will be the responsibility of the BESBC and the District's Superintendent. The selection of a Proposer as the Architect for the Project will be the responsibility of the BESBC, subject to the approval of the Town's Board of Selectpersons. The BESBC and/or Town may reject any or all proposals for any reason as the BESBC and/or Town deem appropriate.

The evaluation and selection process will take place in two stages.

First, the BESBC will review all Submissions in response to the RFQ and, based on those Submissions and the Qualification Criteria described below, the BESBC will identify all proposers which they determine to be responsible qualified proposers (the "Qualified Proposers").

Second, the BESBC will open and review the Submissions by the Qualified Proposers in response to the RFP. **Submissions in response to the RFP from Proposers who are not identified as a Qualified Proposer, will be returned unopened to the Proposers.** The BESBC will evaluate the Submissions in response to the RFP submitted by the Qualified Proposers, and will determine "at least three of the most responsible qualified proposers" ("**Most Qualified Proposers**") using the Qualification Criteria and the Proposal Criteria set forth below in Sections 7 and 8, respectively, giving due consideration of each Qualified Proposer's pricing for the Services for the Project, as well as Qualified Proposer's (i) experience with services and work of similar size and scope as the Services required for the Project, (ii) organizational and team structure for the Services for the Project, (iii) past performance data, including, but not limited to, adherence to project schedules and project budgets and the number of change orders for projects, (iv) the approach to the Services required for the Project, and (v) documented contract oversight capabilities. Proposers determined by the BESBC to be among the Most Qualified Proposers, will be interviewed by the BESBC and the District Superintendent as part of the selection process, which interview process will afford each of the Most Qualified Proposers the opportunity to provide a Powerpoint presentation or similar format

presentation to the BESBC and District Superintendent as part of the interview of each such Proposer. Included in a request by the BESBC and Superintendent that a Most Qualified Proposer participate in an interview, the BESBC and Superintendent will provide the name(s) of the member(s) of the BESBC who will conduct the interview, and the date by which the Most Qualified Proposer must submit an affidavit disclosing its relationship(s) with the interviewer(s), or, confirming that it has no relationship(s) with the interviewer(s). The names of interviewers will be released solely to enable the Most Qualified Proposer to prepare the affidavit and neither the Most Qualified Proposer nor its representatives directly or indirectly contact the interviewer(s) prior to or following the interview process.

The contract for the Services will be awarded to one of the "most responsible qualified proposers" after consideration of all of the foregoing.

In its review of Submissions in response to this RFQ/RFP and selection of the firm to be awarded a contract for the Services as the Architect for the Project, the BESBC and Town will be guided by the selection of the Most Responsible Qualified Proposer that would best serve the interests of the Town and District, and deemed best to provide the Services desired, taking into account cost and the requirements, terms and conditions contained in this RFQ/RFP. The BESBC reserves the right to negotiate with one or more of the Most Qualified Proposers and to accept modifications to the scope of the Services and/or fees proposed if such action would be in the best interests of the Town and District.

Any Submission in response to this RFQ/RFP shall constitute a declaration by the submitting Proposer that no person or persons other than members of Proposer's own organization or subconsultants proposed by the Proposer to be part of the its design team if awarded the contract for the Services are interested in the Project or in the contract proposed to be awarded through this RFQ/RFP procurement process; that the Submission is made without any connection with any other person or persons making a proposal for the same services and is in all respects fair and without collusion or fraud; that no persons acting for or employed by the BESBC, Town, District, or Seymour Board of Education are directly or indirectly interested therein, or in the supplies or works to which it relates or will receive any part of the profit or any commission therefrom in any manner which is unethical or contrary to the best interests of the Town and District.

6.3 Form of Contract

The BESBC and Town intends to use, and the firm selected as the Architect for the Project will be expected to execute, a contract substantially similar to the form of contract that is included as an Exhibit or Addendum to this RFQ/RFP (the "Contract"). The Contract is a modified version of the AIA Document B133-2019. If a Proposer has objections or takes exception to any of the terms and conditions of the Contract, the Proposer shall include such objections or exceptions in the Proposer's Submission as part of the Proposer's response to the RFP, however, separately from the Proposer's fee proposal. The BESBC and Town will not consider any objections or exceptions to the terms and conditions of the Contract not stated by a Proposer and submitted with its proposal in response to the RFP.

6.4 BESBC'S and Town's Right to Withdraw/Reject

The BESBC and Town reserves the right to amend or terminate this RFQ/RFP, accept all or any part of a Submission, reject all Submissions and not award the Contract, waive any informalities or non-material deficiencies in a Submission, and award the Contract to the Proposer that, in the judgment of the BESBC and Town, will be in the best interests of the District and Town.

7. REQUEST FOR QUALIFICATIONS

7.1 Qualification Criteria

The BESBC will identify those proposers that the BESBC deems to be Qualified Proposers based on the criteria below (the "Qualification Criteria"):

7.1.1 The Proposer is a legal entity properly licensed or registered under the laws of the State of Connecticut to perform the services that are the subject of this solicitation and is otherwise authorized to do business in the State of Connecticut.

7.1.2 The Proposer has adequate experience in providing project planning, architectural, engineering and other design professional services, construction oversight and administration services, generally, and, in particular, and in particular has adequate experience in the past five years performing such services on public school projects eligible for State of Connecticut school building project grants from the State, CTDAS, OGA, including projects of a similar scope, magnitude, and complexity as the Project.

7.1.3 The Proposer has adequate experience with the CTDAS OGA reimbursement process for priority list school building project grants and with the preparation of related documentation that must be filed to secure reimbursement for the project owner through disbursement of grant funds by CTDAS, and is able to demonstrate knowledge of pertinent CTDAS policies, procedures and regulations, as well all applicable Federal, State and local legal requirements.

7.1.4 The Proposer is able to demonstrate an adequate level of performance in providing services similar to the Services on at least three (3) prior school building projects similar in scope, magnitude, and complexity as the Project, including, without limitation, adherence to project schedules and project budgets and the satisfaction of past owners with such performance.

7.1.5 The Proposer's staff proposed to be assigned to the Project ("Project Team") has satisfactory qualifications and experience on past projects of similar size, scope, and complexity as the Project, including technical competence, experience in Connecticut public school building projects, knowledge of

environmental issues and constraints, and experience with Connecticut High Performance Building Standards and other sustainable construction technologies and standard.

7.1.6 The Proposer is able to demonstrate that the members of the Project Team have performed satisfactorily on past projects to the satisfaction of the owners of such projects.

7.1.7 The Proposer has an adequate degree of expertise and experience in public school building project construction administration and oversight, and the Proposer's organizational team and management structure proposed for the Project is satisfactory.

7.1.8 The Proposer is able to demonstrate its ability to meet the requirements, terms and conditions outlined in the RFQ/RFP.

7.1.9 The Proposer's resources and stability.

7.1.10 The Proposer is able to demonstrate its ability to support the Town's and District's completion of the Project within the anticipated timeline, and to commit staff in a timely way when requested.

7.1.11 The Proposer is able to demonstrate its understanding of the Services required for the Project and approach for the same.

7.1.12 Evidence of any special innovative approach that the Proposer proposes to use for the Project and the performance of the Services.

7.1.13 The number, context, and, where applicable, outcomes, of claims, disputes, arbitration, and litigation proceedings involving the Proposer are acceptable.

7.1.14 The Proposer's approach to the Project and degree of the Proposer's demonstrated ability to develop and control project costs, quality, and schedule as well as the Proposer's methods for doing so, is satisfactory.

7.2 Content of Response to RFQ

Each Proposer will be evaluated using the above Qualification Criteria. To assist and expedite this evaluation, each Proposer must provide the following information in the order listed below:

7.2.1 A Letter of Transmittal addressed to the Chairperson of the BESBC, signed by a principal of the Proposer, not to exceed three (3) pages, describing in narrative form the Proposer and Proposer's qualifications and why such Proposer is the best firm for the Project and the Services.

7.2.2 Proposer Information

7.2.2.1 Proposer Overview: Please provide the following:

- The name and location of the Proposer, including the office location that will be serving the BESBC and Town.
- A brief general description of Proposer's business.
- The number of years the Proposer has been in business
- Is the Proposer and entity that is a subsidiary of another entity? If so, what is the name of the parent entity?

- The number of personnel employed by the Proposer (please include the number of staff dedicated to provide requested Services).
- The primary line of business of Proposer.

7.2.3 Statement of Qualification to include, but not necessarily limited to, the following:

7.2.3.1 Name and address of Proposer.

7.2.3.2 Identify Proposer's contact person for this Project and provide a phone number, and e-mail address that the BESBC and District may use to issue further information.

7.2.3.3 Background statement on the firm, principals, staff availability, location, and financial stability.

7.2.3.4 Provide a organization chart of Proposer's Project Team Members, including but not limited to the Proposer's proposed Principal-In-Charge for the Project and the Proposer's Project Manager, together with each person's qualifications and position with the firm of those key individuals who will be assigned to the Project, along with related responsibilities they will devote to the Project. Include a complete resume and project assignment for each professional to be assigned to the Project, a brief description of relevant experience on similar projects, and an organization chart showing the relationship of the team.

7.2.3.5 List and description of similar projects for work done within the last five years, including but not limited to all public elementary school projects.

7.2.3.6 Submit the following data regarding maintenance of project schedules and budgets for prior five prior projects:

- The owner's budget for the cost of construction.
- The original Contract Sum or Guaranteed Maximum Price under the general contract or construction management agreement between the project owner and the general contractor or construction manager, as applicable.
- The total amount of compensation paid by the project owner to the general contractor or the construction manager for the costs of construction.
- The total net amount of change orders adjusting the Contract Sum or Guaranteed Maximum Price resulting from owner-initiated changes to the scope of construction work.
- The total net amount of change orders adjusting the Contract Sum or Guaranteed Maximum Price resulting from contractor or construction manager-initiated change order proposals and/or change orders for the settlement claims by the contractor or construction manager.
- The duration (number of months) of construction activities as anticipated by the project owner and the Proposer prior to the commencement of project construction and the actual duration (number of months) of construction activities.

7.2.3.7 Work currently under contract and the Proposer's ability to provide the requested Services to support the District's and Town's completion of the Project within the time schedules outlined in the RFQ/RFP.
7.2.3.8 Short description of Proposer's approach to the Project and a general timeline for completion, including phases if any.
7.2.3.9 Short description of Proposer's typical fee structure without any specific fee information regarding this Project. Fee structure information is only for assessing the firm's qualifications and understanding of the Project.
7.2.3.10 Statement as to why the Proposer believes it is the best qualified to meet the needs of Town, District, BESBC and Seymour Board of Education for the Services.

7.2.4 Client Base: Provide specific reference information for five (5) clients Proposer has served in connection with similar projects, for services relevant to the Services requested. Include for each:

- Client name and location
- Contact name, title, and telephone number for owner (specific individuals).
- Starting date of service
- List of Project Team Members, consultants and staff involved.
- Size (project cost and square feet) and location of project.
- Provide contact name and telephone numbers for the Owner and Contractor or Construction Manager (specific individuals).
- References must be relevant to service in the last five (5) years and shall include specific details on how the project represents a project of similar scope and complexity, and involved similar challenges to this Project. Information on Proposer's specific role in each project must be included.

7.2.5 Provide a list of Proposer's Project Team Members, including any consultants.

7.2.6 List the staff proposed to work on the Project along with related responsibilities they will devote to the Project. Provide resumes of key personnel that would be assigned to the Project and a brief description of similar projects.

7.2.7 If a specified design team will be used for the Project (the "**Design Team**"), please provide an organization chart showing the personnel of the Design Team and their proposed involvement in the Project. Please include the qualifications of all Design Team members. Please indicate how the Design Team will be managed.

7.2.8 Default and Litigation: (a) State whether the Proposer has ever failed to complete any project or portion of a project awarded to it. (b) State whether the Proposer has ever been declared to be in default on a contract, and if so, when, by whom, where and reason. (c) Describe any claims, disputes, arbitration or litigation proceedings that have occurred in relation to any projects performed by the Proposer in the past 5 years and in which the Proposer may be involved, including the nature and amount of any claims against the Proposer, the status of the proceeding and if concluded. If so, identify if they were between Owner/Architect or Owner/Contractor or Construction Manager.

7.2.9 List the last five (5) state projects or projects funded by state grants or other financial assistance that Proposer has completed and which demonstrate the Design Team's ability to develop and control project costs, quality, and schedule.

- Indicate the proposed construction budget and construction schedule.
- List the total net cost of change orders not resulting from owner-initiated changes to the scope of construction work. State the original Contract Sum or Guaranteed Maximum Price under the general contract or construction management agreement between the project owner and the general contractor or construction manager, as applicable; and the total amount of compensation paid by the project owner to the general contractor or the construction manager for the costs of construction.

7.2.10 Please state what experience the Proposer has in assisting public school building projects to secure funding. Describe experience with the CTDAS OGA and the CTDAS OGA Audit team.

7.2.13 A one-page statement of the Proposer's recent experience with public school construction projects for the construction of new buildings.

7.2.14 Project Approach and Methodology: Provide a description of the proposed approach for the requested Services for the Project, including the identification of any unusual circumstances or anticipated problems and proposed solutions. The information will be used by the BESBC to assess the Proposer's understanding of the Project and its methodology for the Services.

7.2.15 Workload Statement: Provide details on the Proposer's current and future workload and ability to provide the Project the attention it requires between now and desired completion dates the anticipated phases of Project construction.

7.2.16 Please indicate the location where the Services for the Project will be accomplished by the Proposer if selected as the Architect.

7.2.17 Additional information, not included above, that the proposer believes may be useful and applicable to this Project and helpful to the BESBC's evaluation of Submissions. Please limit response to three (3) pages.

7.2.18 **A fee schedule for the Services should *not* be included in the RFQ response.**

8. REQUEST FOR PROPOSALS

8.1 Proposal Criteria

The Proposal Criteria includes the following:

8.1.1 The Proposer's fee proposal using the form included as **EXHIBIT E** in this RFQ/RFP.

8.1.2 The Proposer's proposed schedule.

8.1.3 The level of financial stability of the Proposer.

8.1.4 The level of the Proposer's insurance coverage.

8.1.5 The degree of resources of the Proposer that will devote to facilitate the Project and performance of the Services.

8.1.6 Objections or exceptions to the terms and conditions of the form of Contract submitted by the Proposer, if any.

8.2 Content of Response to RFP

Please provide the following information in the order listed below:

8.2.1 **Two alternative lump sum fee proposals** inclusive of all phases of the Services reflecting an allocation of the lump sum to each of the various design and pre-construction and construction phases of the Project. The first alternative lump sum fee proposal shall be based on the assumption that before the Schematic Design Phase Services, the Town elects to demolish and remove the Existing Building as part of the Project.

The second alternative lump sum fee proposal shall be based on the assumption that before the Schematic Design Phase Services, the Town elects to ***not*** demolish and remove the Existing Building as part of the Project, and instead that the Existing Building remain as-is for the purposes of the Project and the Services to be provided after the feasibility assessment phase.

8.2.2 Bank references and/or financial statements reflecting financial stability.

8.2.3 Evidence of proper insurance coverage.

8.2.4 Descriptions of other resources of the Proposer that will help facilitate the performance and completion of the Services that will help facilitate the Project (submitted separately from the Proposer's fee proposal form).

8.2.5 Any objections or exceptions to the terms and conditions set forth in the form of Contract (submitted separately from the Proposer's fee proposal form).

9. INSURANCE REQUIREMENTS

Prior to the execution of the Contract for the Project, the BESBC and Town will require selected Architect to provide to the BESBC and Town, certificates of insurance Accord or other approved format), and if specifically requested, policy declaration pages and policy endorsements, evidencing the insurance coverage identified in **Exhibit C** to this RFQ/RFP.

10. PROJECT FUNDING

The obligations of the Town and BESBC under any contract executed by the Town and BESBC in connection with this Project are conditioned upon and subject to the appropriation of funds for the Project on an annual basis.

11. ADDITIONAL INFORMATION

11.1 The BESBC, Town, District, and Seymour Board of Education prohibit harassment and discrimination on the basis of race, color, religious creed, age, marital status, military or veteran status, national origin, sex, ancestry, sexual orientation, or past or present physical or mental disability in accordance with Titles VI, VII of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act of 1991 and applicable state laws.

11.2 The BESBC, Town, the selected Architect, and the Services, will be governed by the applicable Connecticut General Statutes, Connecticut regulations, and the CTDAS rules, requirements, and policies which govern school building projects receiving State assistance and in particular, school building project grants through CTDAS.

11.3 The BESBC and Town reserve the absolute right to reject the Submissions of any Proposer offering services which, in the opinion of either the BESBC or Town, do not meet the standard or quality established and required by this RFQ/RFP.

11.4 Any Proposal that is conditional shall be rejected.

11.5 The BESBC and Town are exempt from the payment of federal excise taxes and Connecticut sales and use taxes.

11.6 If it becomes necessary for BESBC to revise any part of this RFQ/RFP or if additional data is necessary to enable interpretation by Proposers of provisions of this RFP/RFP, revisions or addenda will be posted on the State Portal and the Committee Website.

11.7 Questions regarding this RFQ/RFP should be referred to Town of Seymour Chief Administrative Officer, W. Kurt Miller at kmiller@seymourct.org. A summary of all questions and answers will be posted on the State Portal and Committee Website as an addendum to this RFQ/RFP.

EXHIBIT A

SCOPE OF SERVICES

The Services to be performed and provided by the Architect and its design team include comprehensive school building project planning, architectural, engineering and other design professional, construction professional and/or consultant services, construction oversight and administration services, and other professional services during and for the for the planning, design, procurement, implementation, construction, and closeout of the Project, including without limitation feasibility assessment Services, design and construction of the New Building (including grounds, and facilities) and, if the Town determines that demolition is required based on the feasibility assessment Services, demolition and removal of the Existing Building (which Existing Building will not be demolished before construction of the New Building and will continue to be used as an elementary school during construction of the New Building). All Services shall be consistent with, and shall be as required to achieve requirements of and goals set forth in, the District's Educational Specifications for the Project and in the new construction conceptual design option for the Project as-described in the District's Facility Assessment. The District's Facility Assessment and Education Specifications for this Project are appended hereto as **Exhibit F** and **Exhibit G** to this RFQ/RFP, and are available on the State Portal and on the Committee Website. A Project Site survey of existing conditions is **appended hereto as Exhibit H**. All Services shall be consistent with, and as required by, all applicable federal, State of Connecticut, and local laws and regulations, and all CTDAS rules, requirements, and policies which govern and apply to the Project.

I. General

The firm selected by the BESBC and the Town as Architect for the Project shall provide the Services set forth and otherwise described in the RFQ/RFP, in addition to the "Basic Services" required under the form of Contract included with this RFQ/RFP as an Exhibit or Addendum. The planning and design Services provided by the Architect and its design team for the Project will include, without limitation, the services described in this Exhibit A.

The Services shall be performed by the Architect through its own officers and employees, and the Architect's subconsultants as necessary. In addition to architectural design, and structural, mechanical, plumbing, fire protection, and electrical engineering services, the Basic Services for this Project and for which the Architect is responsible as part of the Services also include design of the Project site and building specialties, and all professional services required for civil engineering; landscape design; geotechnical engineering and/or surveyor and borings consulting; commissioning (consistent with RCSA Section 16a-38k-3; materials testing laboratory and inspection services (during construction); environmental consulting; abatement consulting; cost estimating; FF&E design; lighting design; security, technology, data and communications design; and acoustical design.

To the extent necessary for the Project, the Architect will provide kitchen food services design and/or sustainability consulting, each as a 'Supplement Service' under the Agreement between the BESBC and Town and the Architect. If such Supplemental Services are required for the

Project, the Architect will engage subconsultants if it is necessary for the Architect to provide such 'Supplemental Services' through the services of professionals other than the Architect's own officers, employees, and personnel.

The design services required as part of the Services include the preparation of design documents which satisfy applicable State of Connecticut building codes and life safety codes, as well as the Connecticut High Performance Building requirements.

As part of the Services, except as for documentation to be prepared by Town or other consultants engaged directly by the Town, the Architect and its design team shall prepare and submit all documentation required to receive all required State of Connecticut and local permits, including without limitation building permits, local inland wetlands, local planning and zoning, review by any architectural review boards, general storm water permits, flood plain permits and other approvals necessary to proceed with the construction of the Project, as well as any variances that may be required. If the Project requires a third-party code consultant review the Construction Documents or other design documents for the Project on behalf of the Town of Seymour building inspector or building official, the Architect shall, as part of the Basic Services, prepare written responses to comments generated by the third-party code consultant, as well as in response to any comments the Town's local building official, fire marshal, health official and 504 (ADA) officer.

II. Feasibility Assessment Services

As part of the Services, within seventy-five (75) days after the Contract is signed by both the BESBC and the Architect, the Architect shall perform the following services prior to the Schematic Design Phase of the Services:

1. Evaluate the Project site for whether it is feasible for the Existing Building to be retained for other uses after construction of the New Building is complete, while still achieving the goals and objectives for the Project established in the District's Educational Specifications for the Project, including, as applicable:
    (a) performing on-site observations;
    (b) assessing the physical characteristics of the site;
    (c) assessing codes, ordinances, and regulations that impact the BESBC's and Town's development objectives for the Project;
    (d) assessing utilities available to the site; and
    (e) assessing the access, circulation, and parking for the site; and
    (f) evaluation of site constraints, including zoning, parking, traffic, and other factors that may affect the feasibility of retaining the Existing Building after construction of the New Building.
2. Evaluate the impact of retaining the Existing Building on the Project budget, Project schedule, and compliance with the Educational Specifications.
3. Prepare a feasibility report with findings and recommendations for the Town, including the Architect's assessment of whether the Existing Building can be retained for other uses after construction of the New Building without preventing the goals and objectives established in the Project Educational Specifications from being achieved, or whether the

Project will require demolition of the Existing Building to achieve the goals and objectives of the Educational Specifications, and which includes the following:

(a) an executive summary,

(b) documentation of the methodology used to conduct the Architect's services,

(c) the BESBC's and Town's development objectives,

(d) relevant facts upon which the report is based,

(e) Site context description, which describes the physical characteristics and context of areas immediately surrounding the site, including existing land uses, proposed development, and public transportation, as well as land use patterns, trends, or potential uses of areas immediately surrounding the site and assess the impact of the BESBC's and Town's development objectives on the surrounding properties and community,

(f) comparisons regarding the Project site with the Existing Building demolished and with the Existing Building not demolished after construction of the New Building,

(g) identification of environmental requirements that may apply for Project and the site, such as the need for environmental impact statements, assessments, documentation, testing, or monitoring,

(h) conclusions and recommendations, and

(i) one set of conceptual drawings ("Conceptual Drawings") for the Project and the site which assume the Existing Building will **not** be demolished after construction of the New Building, and

(j) one set of Conceptual Drawings for the Project and the site which assume the Existing Building **will** be demolished after construction of the New Building,

(k) Conceptual Drawings shall be based on the Town's and BESBC's development objectives included in the District's Educational Specifications for the Project, and Conceptual Drawings may show, as the Architect deems appropriate, land use, building placement, access and circulation of vehicles and pedestrians, parking, utilities, site drainage, landscaping, and development phasing.

4. Based on the Conceptual Drawings and other services provided, prepare one estimate of the cost of the Work which reflects demolition of the Existing Building and one estimate of the cost of the Work which reflects the Existing Building not being demolished and removed after completion of construction of the New Building.

5. Attend public hearings and citizen information meetings as required to perform the services or as requested by the Owner. Prepare presentation materials as necessary for such public meetings and hearings.

6. All feasibility assessment Services shall be completed before the Architect proceeds with the Schematic Design Phase of the Services.

7. The BESBC and Town will decide, based on the feasibility report prepared by the Architect, whether the Existing Building will be retained for other uses after construction of the New Building is complete, or whether the Project will include demolition of the Existing Building after construction of the New Building. The Architect shall not proceed with the Schematic Design Phase Services until the Town has provided written notice to the Architect of such decision.

III. Cost Estimating

During the schematic, design development, and construction documents phase Services, the Architect shall be responsible for providing professional construction estimates consistent with Connecticut General Statutes Chapter 173 and the Regulations of Connecticut State Agencies (RCSA) Sections 10-287c-1 through 10-287c-23, shall provide independent costs estimates as are required for funding applications and other submittals the Town, District and/or Board of Education must produce to become eligible for Project funding from the State of Connecticut. The Architect and its cost estimator will be required to attend, in-person, up to three (3) cost estimate reconciliation meetings with the BESBC and participate in value engineering meetings as necessary to reconcile the design documents for the Project and estimated costs of construction with the Project budget.

The Architect and its cost estimator will be responsible for estimating value management items proposed by the BESBC, the OPM, the Construction Manager, the Project commissioning agent, and/or other Project stakeholders. The Construction Manager will also be responsible for providing cost estimating to the BESBC and Town. The Architect shall not rely solely on the Construction Manager for cost estimating and value engineering or cost management services required as part of the Services.

The Architect and its cost estimator shall assist the BESBC, OPM, and the Construction Manager in the preparation of a final certified cost estimate to be submission to CTDAS OGA as part of the OGA pre-bid conformance review process.

IV. Planning Services

During the schematic design phase, the design development phase, and as needed, during the construction documents phase of the Services, the Services shall include:

1. all coordination with local utilities and with State and local officials that is required for the preparation of the design for the building systems and grounds for the New Building.
2. prepare front-end specifications.
3. preparation of phasing plans.
4. preparation of site plans.
5. preparation of traffic plans.
6. preparation of a storm water management plan for the Project.
7. preparation of geotechnical engineering and/or boring surveys, reports, and analyses
8. coordination of the preparation of Project phasing plans with the stormwater management plan to ensure that temporary and permanent drainage, erosion control, and stormwater systems are appropriately designed for each phase of construction.
9. preparation and submission of a traffic analysis, including a traffic study as required to provide a comprehensive design and obtain any permits required for the Project.
10. preparation and submission of permit documents associated with the general permit for the Project from the Connecticut Department of Energy and Environmental Protection General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities, including submission of the permit application and associated

documents a minimum of ninety (90)-days before the scheduled notice to proceed for construction (City will pay all permit fees).

V. Schematic Design Phase

As part of the schematic design phase Services, the Architect shall:

1. Collaborate with the BESBC to develop schematic design and the Project plan based on, but not limited to, the existing conceptual design and Town's and District's programming for the Project contained and reflected in the District's Educational Specifications, the Facility Assessment, and the existing Project site surveys.
2. Provide alternative design approaches including but not limited to the feasibility of incorporating environmentally responsible design approaches and consider value of alternative material, building systems and equipment that is consistent with the basis of design and Owner's program for the Project approved by BESBC, Town, and Board of Education.
3. Using the information contained in the District's Facility Assessment and Educational Specifications, and other design selection information provided by the BESBC as the Owner's program for the Project and the basis of design, develop and provide a set of sufficiently detailed Schematic Drawings and outline specifications for the Project, which include elevations, plans, sketches and details to communicate the intended design, and which are consistent with and within the Town's then-current Project budget.
4. Produce Schematic Design Documents and layouts which visualize elements of the conceptual design and Project plan drawings until the BESBC and Board of Education are satisfied with the overall direction, layout, and functional aspects of the Project.
5. Prepare Schematic Design Documents of the structural and MEP systems for the purpose of refining the Project's overall scope, and identify any technical challenges with these systems.
6. Execute the energy modeling process and hold preliminary discussions with utilities regarding available incentive programs.
7. Develop and provide a detailed independent Project cost estimate for the Project ("**Project Cost Estimate**"), which distinctly itemizes Project costs that are then-eligible for grant reimbursement through a priority list school building construction grant for the Project from the State of Connecticut, and itemizes Project costs which are ineligible, pursuant to Connecticut General Statutes Chapter 173, applicable State regulations, and the rules, policies and requirements of CTDAS and/or OGA. The Project Cost Estimate must be detailed enough to allow the BESBC, Town, Board of Education, and their representatives, to further identify the Project direction and to accurately budget for the Project.
8. Attend cost estimate reconciliation meetings with BESBC and District representatives as required, and consider value engineering where appropriate.
9. Submit Schematic plans and other Schematic Design Documents to the BESBC, Planning and Zoning Commission of the Town, Town Board of Selectpersons, and Seymour Board of Education for approval, and make changes as are appropriate until each are satisfied with and approve of the Schematic Documents provided.
10. Make changes to Schematic Design Documents to implement the Architect's and Subconsultants' responses to comments by the BESBC, OPM, Town Board of Selectpersons,

Seymour Board of Education and/or Seymour Planning and Zoning Commission, as are appropriate until each are satisfied with and approve of the Schematic Documents provided before proceeding with preparation of the Design Development Documents.
11. Attend all meetings with BESBC members during the Schematic Design Phase.
12. Attend and participate in work sessions, public information meetings, BESBC meetings, Board of Education meetings, Board of Selectpersons meetings, and other community or committee meetings as requested public meetings as-determined by the BESBC and/or Town to be necessary to inform the public.
13. Provide presentations to the public to review, comment on and finalize Schematic Design Phase documents and Project plan, anticipated construction, possible energy incentive program, any Project phasing anticipated, and updated cost estimates for the Project.
14. Assist the BESBC, OPM, and District representatives with all elements required for design development review meetings with CTDAS, if any, including but not limited to narratives, estimates, and other state required forms;
15. At the completion of the Schematic Design Phase, revise and refine the 3D computer generated renderings of the proposed Project to assist in the further development of design documents, informing the public and any funding needed for the Project.

VI. Design Development Phase.

As part of the Design Development Phase Services, the Architect shall:

1. Prepare detailed Design Development Documents consisting of Architectural, MEP and Structural documents which reflect 40-50% completion and Site/Civil documents that are 90% complete based on approved Schematic Design. The Design Development Documents shall, at a minimum, include plans, sections, elevations, typical construction detail and diagrammatic layout of building systems.
2. Prepare initial Design Development Documents for based on all other professional design services or professional consulting services required for the Project, including without limitation: landscape design; commissioning; environmental consulting; abatement consulting; early education architectural services and FF&E design; lighting design; security, technology, data and communications design; acoustical design; and if applicable, sustainability consulting and/or kitchen food services design.
3. Coordinate with engineering design and conduct preliminary meetings with BESBC members and the District's, and other Town departments and officials, such as the Seymour building inspector, Seymour Public Works Department, the Seymour fire marshal, and the Naugatuck Valley Health District.
4. Coordinate and assist with the municipal approval processes.
5. Prepare and outline specifications that identify major materials and systems, and establish, in general, their quality level.
6. Prepare code analysis drawings and meet with applicable officials to review for design and code compliance.
7. Submit required documents for review to the BESBC, Seymour Board of Education, Seymour Board of Selectpersons, the Town's Planning & Zoning Commission, building inspector, Public Works Department, Town Engineer, fire marshal, the Naugatuck Valley Health District, and other local authorities having jurisdiction over the Project.

8. Provide professional estimates of Project costs. Cost estimates shall be done in cooperation with the Project CMR if contracted by the BESBC and Town prior to completion of the Design Development Documents Services. Consider value engineering where appropriate.
9. Attend all meetings with BESBC members during the Design Development Phase.
10. Attend public meetings as is determined by the BESBC to be necessary to inform the public. Provide presentations to the public to review, comment on and finalize Design Development Documents, and to consider anticipated construction, and estimated costs for the Project.
11. Assist the BESBC, Town, and the District in preparing final presentations, final cost budgeting and estimates, and final Project schedule required for submission/presentation to the public and representatives of Town boards.

VII. Construction Documents Phase

As part of the Construction Documents Phase Services, the Architect shall:

1. Prepare and provide detailed Construction Documents, including plans, specifications, and other 100% complete Construction Documents for new Project construction or equipment, and, if the Town has determined that demolition of the Existing Building is required, any coordinated demolition, as-required to facilitate to facilitate competitive bidding by the CMR to trades (subcontractors) for construction of the Project, and as necessary to obtain a building permit for the Project and all other required local permits and approvals for the Project. The Construction Documents shall:
    (a) describe the further development of the Design Development 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 Project, including all information required to obtain permits, certifications, and necessary approvals to complete the Project;
    (b) comply with all applicable codes and regulations;
    (c) include sufficient design to comply with all applicable statutory and regulatory energy and environmental design criteria standards, and include equipment and design systems approved by the BESBC and Town that will maximize energy efficiency to the greatest extent possible;
    (d) comply with all CTDAS's then-applicable rules, policies, and requirements for the Project in relation to a school building project grant for the Project from the State of Connecticut;
2. Ensure that all conduct of the Architect and Design Team members in connection with preparation Project design and the Construction Documents complies with applicable law and regulations, and CTDAS policies, rules and requirements for competitive bidding of the Work.
3. Attend meetings with BESBC members, and representative of the District and Board of Education, and other Town boards as needed.
4. Attend all meetings with BESBC members during the Construction Documents Phase.
5. Provide updated detailed construction cost estimates at appropriate milestones during the Construction Documents Phase, including for 70% complete and 90% complete Construction

Documents. The Architect shall continuously monitor the design to ensure alignment with the approved Project budget. If at any time the estimated cost exceeds the approved Project budget, the Architect shall promptly notify the BESBC in writing and shall revise the Construction Documents, at no additional cost to the Owner, to bring the Project within budget. The Architect shall recommend value engineering measures, alternative materials, systems, or design modifications as necessary to maintain budget compliance. Submit Construction Documents to BESBC, Seymour Board of Education, Town Board of Selectpersons, Town Planning and Zoning Commission, building inspector, Public Works Department, Town Engineer, fire marshal, the Naugatuck Valley Health District, and all other local authorities having jurisdiction over the Project for review, revisions, and final approval.

6. Provide all design work required to modify the drawings and specifications for preparation for submission to CTDAS OGA for pre-bid conformance review and approval, including without limitation that product, material and equipment selection complies with applicable law and regulations, and CTDAS policies, rules and requirements for competitive bidding of the Work; if aesthetic criteria or similar subjective criteria are to be used to confirm acceptable alternates (e.g., light fixtures), the Construction Documents shall enumerate a minimum of three (3) specific products to satisfy competitive bidding requirements rather than solely rely on a basis of design.
7. The Architect shall participate in a formal constructability review meeting with the CMR prior to submission of final Construction Documents to OGA for pre-bid conformance review and OGA approval before the CMR proceeds with bidding for subcontractors and/or trade contractors for the Project.
8. Facilitate and participate in pre-bid conformance review of all final Construction Documents with CTDAS and make all revisions required by CTDAS to receive CTDAS approval for the CMR to proceed with bidding for subcontractors and/or trade contractors for the Project.
    (a) Final Construction Documents and Project cost estimates are subject to review by OGA;
    (b) the Architect and Design Team shall anticipate up to four (4) OGA PCR phases that require compilation of contract documentation necessary to obtain PCR approval and permission to proceed with bidding (for each phase) from OGA -- construction, technology, FF&E, and playground equipment; the Architect and Design Team shall assume PCR review and approval is needed for each such phase, provided, phases may be combined if and to the extent permitted by OGA and the Project schedule;
    (c) Documentation to be compiled by the Architect for PCR reviews includes, at a minimum, documentation listed on CTDAS Forms SCG-3010 PCR (Plan Completion Review) checklist, SCG-3013, SCG-3014, and SCG-3015; the Architect shall compile and/or cause to be compiled, all documents required for all PCR review phases from the BESBC, Town, District, Seymour Board of Education, OPM, the CMR, the Architect's Subconsultants, for submission to OGA; document compilations shall be named in accordance with the applicable PCR checklist number for clarity and for ease of access and reference.
    (d) The Architect shall facilitate the code reviews required by OGA and, if required for the Project, any third-party code review and structural peer review as well.
9. Cost estimates associated with pre-final and final Construction Documents shall clearly

identify and segregate construction costs are and are not eligible for State school construction grant assistance and reimbursement in accordance with Connecticut General Statutes Chapter 173, the Regulations of Connecticut State Agencies applicable to the Project, and applicable CTDAS OGA policies and rules.

10. Assist the BESBC, Town, Board of Education, OPM and CMR with all elements required for Project plan completion review meetings with CTDAS relating to any Project school building project grant program administered by CTDAS, including but not limited to narratives, estimates, and other state required forms.

11. Coordinate the final approved design for the Project with the requirements for the District to participate in available and applicable incentive or financing programs administered by the District's electric service utility (Eversource Energy), if any.

12. Assist in the development and preparation of bid packages for inclusion in invitations to bid by the Project CMR (invitations to bid will be prepared by others)

13. Assist the BESBC and CMR with preparation of answers to pre-bid questions and requests for information from prospective bidders during the bidding phase of the Project, and prepare and issue addenda to bid documents as necessary, appropriate, or required to communicate changes or clarifications to the bidding documents.

14. Following receipt of bid submissions by the CMR, assist the BESBC, Town, and OPM with review of bids, and assist the BESBC, Town, and CMR in the selection process.

15. Review and advise the BESBC, District and Town in connection with the CMR's GMP proposal including evaluation of scope completeness, consistency with Construction Documents, alignment with the approved Project Budget, and any assumptions or allowances. The Architect shall assist in the preparation of the GMP Amendment to the Contract between the CMR and the BESBC and Town.

VIII. Construction Phase Services

As part of the Construction Phase Services, the Architect shall provide construction oversight and administration services for the Project during Project construction, including but not limited to:

1. In accordance with the Construction Documents, provide administration of the contract between the BESBC and Town with the CMR to ensure performance of the Work under the Construction Documents in accordance with the requirements set forth therein, and observation of the Work and subcontractors and trades.
2. Attend bi-weekly Owner-Architect-Construction Manager ("OAC") Project meetings and prepare meeting minutes.
3. Attend and participate in periodic Owner-Architect-Construction Manager meetings to review progress of construction work, address and resolve construction issues, and coordinate the performance of near-term scope of work activities by the CMR and subcontractors, and prepare minutes of meetings as requested.
4. Review and approval of the CMR's proposed schedule for pre-construction and construction activities. Coordination with the BESBC and District to avoid interference of construction activities with school operations.
5. Review and take appropriate action on product submittals, shop drawings, and product data for general conformance with the design intent of the Construction Documents.
6. Receipt, review and response to the CMR's requests for information during the

construction phase.
7. Prepare bulletins and supplemental drawings as required.
8. Review all change requests and change order proposals from the CMR for scope consistency, cost reasonableness, schedule impact, and eligibility for State school construction grant assistance and reimbursement in accordance with Connecticut General Statutes Chapter 173, the Regulations of Connecticut State Agencies applicable to the Project, and applicable CTDAS OGA policies and rules, and provide written recommendations to the Owner.
9. Maintain a list of Requests for Information, change orders, and bulletins.
10. Assist the BESBC and Town with generating change orders to the Contract Documents for the Project as required.
11. Review of the CMR's Schedule of Values for adequate detail for use in the submission, review and approval of CMR payment applications through Project completion, including progress payment and final payment.
12. Review of the CMR's applications for progress payments and application for final payment.
13. Provide on-site observation of construction work in progress at intervals appropriate to the stage of construction, but not less than bi-weekly during active construction and weekly during major structural and MEP installation phases. The Architect shall observe the Work for general conformance with the requirements of the Construction Documents and shall notify the Owner of Work observed that does not conform. Written field observation reports shall be issued within five (5) business days of each site visit.
14. When construction of the New Building nears substantial completion, provide a detailed inspection of Work performed and in-place as necessary to determine whether construction of the New Building is substantially complete, and coordinate with the Town building department and other authorities having jurisdiction over the Work for the Project, for any necessary inspections of the Work and provide advance notice as required.
15. Observe all Work then-completed by or through the CMR, its subcontractors, or otherwise by separate contractors, and reject Work that does not comply with the Contract Documents as appropriate to protect the Town and District against defects and deficiencies in the Work.
16. Generate a "punchlist" of Work for construction of the New Building not yet completed or which requires correction; review the punchlist items against work-in-place for completion.
17. Provide a determination as to substantial completion status for the New Building and communicate with the CMR regarding completion of all Work items for which completion is a condition of achieving substantial completion of the New Building and/or to obtain a certificate of occupancy for the New Building.
18. Coordinate participation by the District in applicable electric utility and/or energy conservation programs offered by Eversource Energy or otherwise available to the District to maximize receipt of financial incentives, other incentives which may otherwise offset project costs, and/or favorable project financing options that can be obtained by the District and Board of Education in relation to the Project.
19. Assist the BESBC, Town, OPM and District as requested with move-in to the New Building.
20. If the scope of the Work includes demolition of the Existing Building (as-decided by the

Town following the Feasibility Assessment Services) assist with coordination before the CMR proceeds with Work for demolition of the Existing Building.

21. If the scope of the Work includes demolition of the Existing Building (as-decided by the Town following the Feasibility Assessment Services), coordinate with the Town building department and other authorities having jurisdiction over the Work for the Project, for any necessary permits, approvals, inspections, testing, or other required submissions or filings required in connection with demolition of the Existing Building, including without limitation documentation relating to environmental remediation, hazardous material or substance containment, abatement or disposal, or similar requirements, and provide advance notice as required.

22. If the scope of the Work includes demolition of the Existing Building (as-decided by the Town following the Feasibility Assessment Services), observe all Work completed by or through the CMR, its subcontractors, or otherwise by separate contractors, for demolition of the Existing Building and other remaining Work, and reject any such Work that does not comply with the Contract Documents as appropriate to protect the Town and District against defects and deficiencies in the Work.

23. If the scope of the Work includes demolition of the Existing Building (as-decided by the Town following the Feasibility Assessment Services), when demolition of the Existing Building and construction of the remaining Work nears substantial completion, provide a detailed inspection of Work performed and in-place as necessary to determine whether entirety of the Work is substantially complete, and coordinate with the Town building department and other authorities having jurisdiction over the Work for the Project, for any necessary inspections, testing, approvals, or other required submissions or filings required for completion of Work related to demolition of the Existing Building, abatement, or environmental remediation.

24. Generate a "punchlist" of Work for yet to be completed or which requires correction for the entirety of the Work to achieve substantial completion; review the punchlist items against work-in-place for completion.

25. Before approval of final payment to the Construction Manager, provide a determination as to substantial completion status for the entirety of the Work required for the Project, and communicate with the CMR regarding completion of all Work items for which completion is a condition of achieving substantial completion of all the CMR's Work under the Contract Documents.

26. Review and approve of Project closeout documentation provided by the CMR prior final acceptance of the Project by the BESBC, Town, District and Board of Education, and ensure closeout packages are in compliance with Contract Documents and specifications, and are complete.

27. Assist the Owner in compiling and organizing documentation generated during the Project construction phase that will be required for CTDAS OGA audit review, including without limitation change order documentation, scope clarifications, and determinations as to the eligibility of costs for State school construction grant assistance and reimbursement.

IX. Project Completion and Closeout Services

As part of the Construction Phase Services, the Architect shall provide the Services for completion and closeout of the Project, including but not limited to:

1. Review closeout documents and materials, including but not limited to as-built drawings, warranties, operations and maintenance manuals, commissioning reports, testing and inspection reports, and training documentation, for compliance with the requirements of the Construction Documents, CTDAS requirements, and the requirements of contract between the CMR and the BESBC and Town.
2. Conduct final inspections of the Work for final completion and acceptance of the Project by the BESBC, Town, District, and Board of Education.
3. Review and advise the BESBC, District and Town on the CMR's final application for payment.
4. Review and advise the BESBC, District and Town on the Town's and District's Final Grant Application for A School Building Project to CTDAS, or similar required documentation as required by CTDAS, in connection with the State of Connecticut school building project grant for this Project.
5. Advise the BESBC, District and Town in connection with the CTDAS post-completion audit of this Project in connection with the State of Connecticut school building project grant for this Project.
6. Consult with and advise the BESBC, District, Town, and Board of Education throughout the Project closeout process.

EXHIBIT B

FORM OF CONTRACT

AIA Document B133-2019 as modified by the BESBC

AIA® Document B133® – 2019

Standard Form of Agreement Between Owner and Architect, Construction Manager as Constructor Edition

AGREEMENT made as of the day of in the year 2026
(In words, indicate day, month and year.)

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

Town of Seymour, Connecticut, acting through its Bungay Elementary School Building Committee
Seymour Town Hall
1 1st Street
Seymour, CT 06483

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

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

Construction of the new Bungay Elementary School Building ("**New Building")**at 35 Bungay Road, Seymour, CT 06483, as generally described in the Request for Qualifications and Request for Proposals by the Bungay School Elementary School Building Committee and the Town of Seymour dated March 5, 2026 (the "**RFQ/RFP**") and attached hereto as **Exhibit A.** If elected and decided by the Town and BESBC following feasibility assessment Services by the Architect provided by the Architect as part of the Architect's Services under this Agreement, the Project will also include demolition and removal of the existing Bungay Elementary School Building located at 35 Bungay Road, Seymour, CT 06483, after construction of the New Building is complete.

The Construction Manager (if known):
(Name, legal status, address, and other information)

To be selected by the Owner.

The Owner and Architect agree as follows.
To the extent that the Architect has commenced to perform services prior to the effective date of this Agreement, it is the intent of the parties to this Agreement that all the terms and conditions of this Agreement shall govern and apply to such services as if this Agreement had become effective prior to the commencement of such services.

ADDITIONS AND DELETIONS:
The author of this document may have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes 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 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.

This document is intended to be used in conjunction with AIA Documents A201–2017™, General Conditions of the Contract for Construction; A133–2019™ Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price; and A134–2019™ Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee without a Guaranteed Maximum Price.

AIA Document A201™–2017 is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

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TABLE OF ARTICLES

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.)
Design and construction of the new Bungay Elementary School Building, grounds, and facilities (the "New Building"), including a feasibility assessment by the Architect to determine whether the existing Bungay Elementary School Building (the "Existing Building") can be retained for other uses after construction of the New Building, or whether the Existing Building must be demolished after construction of the New Building to achieve the goals and objectives of the Educational Specifications, all at 35 Bungay Road, Seymour, CT 06483, to be specified by Owner and the Architect through the Architect's performance of the Architect's Services required pursuant to this Agreement and described in the RFQ/RFP, including the Seymour Public School District's Educational Specifications for the Project dated September 30, 2025 (Rev.2) and the new construction conceptual design option for the Project as-described in Seymour Public School District's Bungay Elementary School Existing Educational Facility Assessment dated June 15, 2025 furnished by Antinozzi Associates. The Existing Building shall not be demolished before construction of the New Building and shall continue to be used as an elementary school during construction of the New Building. Whether the Existing Building will be retained for other uses or demolished after construction of the New Building shall be decided by the Owner following the feasibility assessment phased of the Architect's Services provided pursuant to this Agreement. **See Exhibit A**.

§ 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.)

See Exhibit A. The existing Bungay Elementary School building is located at 35 Bungay Road, Seymour, Connecticut, and was originally constructed in 1952 with subsequent renovations in 1971 and 1996. The renovations included the addition of single-story classroom spaces and various facility updates. The current building encompasses a total of 59,600 square feet. The current student population of the Bungay Elementary School is currently 465 and the school serves Pre-Kindergarten through Grade 5. The Property where the Existing Building is located is a 19.2-acre site. The Existing Building and Bungay Elementary School facilities have various shortcomings and limitations that affect students and school staff daily and are inadequate to best serve the educational and instructional needs of students and school staff, and inadequate to provide for the safety, physical needs and comfort of the students and staff, including, but not limited to, the social and emotional needs of the student population.

This Project will include the construction of a new approximately 71,673sqft Bungay Elementary School building, facilities and grounds (the "New Building") on the same Property where the Existing Building is located, which will replace the Existing Building, will be used by the District for grades Pre-Kindergarten through 5, will accommodate the District's enrollment projections (553 students), and will serve as a twenty-first century learning environment which addresses the needs identified by students, staff, administrators, and BESBC members. Whether the Existing Building will be retained for other uses or demolished after construction of the New Building shall be decided by the Owner following the feasibility assessment phased of the Architect's Services provided pursuant to this Agreement.

§ 1.1.3 The Owner's construction budget for the Project is approximately:
(Provide total and, if known, a line item breakdown.)

Approximately Four-Four Million Four Hundred Sixty-Five Thousand Eighty and 00/100 Dollars ($44,465,080)

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

.1 Design phase milestone dates, if any:

To be determined.

Feasibility Assessment:
_____Within seventy-five (75) days after this Agreement is signed by both the Owner and the Architect, complete the Feasibility Assessment phase of the Services.

Schematic Design:
_____Within [ ] days after Owner's notice to proceed with Schematic Design Phase Services
_____No later than [_____, 20__].

Design Development:
_____Within [ ] days after Owner's approval of Schematic Design Documents
_____No later than [_____, 20__].

Construction Documents:
_____Within [ ] days after Owner's approval of Design Development Documents
_____No later than [_____, 20__].

.2 Construction commencement date:

On or before [DATE]

.3 Substantial Completion date or dates:

To be determined.

.4 Other milestone dates:

§ 1.1.5 The Owner intends to retain a Construction Manager pursuant to the following agreement:
(Indicate agreement type.)

[X] AIA Document A133–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price, as modified.

[ ] AIA Document A134–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee without a Guaranteed Maximum Price.

§ 1.1.6 The Owner's requirements for accelerated or fast-track design and construction, or phased construction are set forth below:
(List number and type of bid/procurement packages.)

See Exhibit A.

§ 1.1.7 The Owner's anticipated Sustainable Objective for the Project:
(Identify and describe the Owner's Sustainable Objective for the Project, if any.)

The Project is to be designed in accordance with all applicable law including, Regulations of Connecticut State Agencies Section 16a-38k-1 through and including Section 16a-38k-9 Establishment of High Performance Building Construction Standards for State-Funded Buildings. The building design for the Project shall incorporate sustainable energy strategies that may be accommodated with the construction budget set forth in Section 1.1.3.

§ 1.1.7.1 If the Owner identifies a Sustainable Objective, the Owner and Architect may complete and incorporate AIA Document E234™–2019, Sustainable Projects Exhibit, Construction Manager as Constructor Edition, into this Agreement to define the terms, conditions and services related to the Owner's Sustainable Objective. If E234-2019 is incorporated into this Agreement, the Owner and Architect shall incorporate the completed E234–2019 into the agreements with the consultants and contractors performing services or Work in any way associated with the Sustainable Objective.

§ 1.1.8 The Owner identifies the following representative in accordance with Section 5.4:
(List name, address, and other contact information.)

[NAME/INFORMATION]

§ 1.1.9 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.)

The OPM retained by the Owner. See Section 1.1.10.5.1.

§ 1.1.10 The Owner shall retain the following consultants and contractors:
(List name, legal status, address, and other contact information.)

.1 Construction Manager:
(The Construction Manager is identified on the cover page. If a Construction Manager has not been retained as of the date of this Agreement, state the anticipated date of retention. If the Architect is to assist the Owner in

selecting the Construction Manager, complete Section 4.1.1.1)

To be determined and selected by the Owner.

.2 Land surveyor for Project site surveys and wetlands delineation:

To be determined and selected by the Owner.

.3 Third-party code review for the purposes of assisting local officials with permit review (if required for the Project):

To be determined and selected by the Owner.

.4 Third-party structural review (if required for the Project):

To be determined and selected by the Owner.

.5 Other consultants and contractors:
(List any other consultants and contractors retained by the Owner.)

.1 Third-Party project manager/Owner's representative consultant services (the "**OPM**"): By a consultant to be determined and selected by the Owner.

§ 1.1.11 The Architect identifies the following representative in accordance with Section 2.4:
(List name, address, and other contact information.)

§ 1.1.12 The Architect shall retain the consultants identified in Sections 1.1.12.1 and 1.1.12.2:
(List name, legal status, address, and other contact information.)

If, in rendering the Basic Services described herein, the Architect finds it necessary to subcontract Basic Services to subconsultants other than those identified below, the Architect will obtain written approval from the Owner prior to the engagement of said subconsultants, which approval shall not be unreasonably withheld. The Architect shall provide the Owner with written notice of the identity (full legal name, street address, mailing address (if different from street address), and telephone number) of each proposed subconsultant. The Owner shall have the right to object to any proposed subconsultant by providing the Architect with written notice thereof within seven (7) business days of receipt of all required information about the proposed subconsultant. If the Owner objects to a proposed subconsultant, the Architect shall not engage that subconsultant for any portion of the services under this Agreement. In the event a replacement subconsultant is engaged by the Architect for a price exceeding that of the originally proposed subconsultant, the owner shall pay the Architect the difference provided that the Owner's objection to the originally proposed subconsultant was unreasonable. All approved subconsultants shall be subject to the same terms and conditions required of the Architect under this Agreement, as applicable to the nature of the particular subconsultant's work.

The Architect will be solely responsible for the payment of all of its Subconsultants from the compensation paid to the

Architect under this Agreement and the Architect shall pay all of its Subconsultants on a timely basis in accordance with the agreements between the Architect and its consultants as may be required by Applicable Laws. Nothing in this Agreement shall be deemed to create a legal relationship between the Owner and said Subconsultants

§ 1.1.12.1 Consultants retained under Basic Services (that have been approved by the Owner):

.1 Structural Engineer:

.2 Mechanical Engineer:

.3 Electrical Engineer:

.4 Plumbing Engineer:

.5 Fire Protection Engineer:

.6 Site/Civil/Landscape Engineer-Designer:

.7 Land Surveyor:

.8 Geotechnical Engineer-Surveyor and Borings Consultant:

.9 Commissioning Agent as required by Regulations of Connecticut State Agencies ("RCSA") § 16a-38k-3:

.10 Materials testing laboratory and inspection services during construction:

.11 Environmental Consulting:

.12 Abatement Consulting:

.13 Cost Estimating:

.14 Early Education Architectural Services/FF&E Design Services:

.15 Lighting Design Services:

.16 Security/Technology/Data/Communications Designer:

.18 Acoustical Design:

.19 Code Specialist:

§ 1.1.12.2 Consultants retained under Supplemental Services:

.1 Kitchen Food Services Designer
.2 Sustainability Consultant

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

See Exhibit A.

§ 1.1.14 Where reference is made in this Agreement to the "General Conditions", such reference shall mean the AIA A201-2007 document as amended by the Owner and as further amended and supplemented by other provisions of the Contract Documents.

§ 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 written protocols governing the transmission and use of, and reliance on, Instruments of Service or any other information or documentation in digital form. The parties may 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 an agreement between the parties as to written protocols governing the use of, and reliance on, the information contained in the model 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's services consist of the services the Architect is required to perform under this Agreement, and, unless inconsistent with the instructions, guidance, and direction of the Owner, all professional services usually and customarily performed in conjunction with, and in furtherance of, such services (the "Architect's Services"). The Architect shall provide all labor, materials, supplies, tools, equipment and other facilities and necessary appurtenances or property for or incidental to such services requested by the Owner to complete the Project. The Architect represents that it is properly licensed and registered in the jurisdiction where the Project is located to provide the Architect's Services. To the extent that this Agreement provides that any of the Architect's Services will be performed by consultants, the Architect shall be responsible for causing such services to be performed by appropriately licensed and registered design professionals. To the extent that this Agreement provides that any of the Architect's Services will be performed by consultants or subconsultants, the Architect shall be responsible for causing such services to be performed by appropriately licensed and registered design professionals, consultants and subconsultants to the extent required by Applicable Law (as defined below in Section 2.2.2).

§ 2.2 The Architect shall perform the Architect's Services 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 prevailing applicable professional or industry standards in the State of Connecticut; (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").

§ 2.2.1 The Architect shall be solely responsible for all of its consultants and all lower tier subconsultants performing any part of the Architect's Services and for the performance of such services in accordance with the Architect's Standard of Care. By appropriate written agreement, the Architect shall require each of its consultants, to the extent of the Architect's Services to be performed by such consultant, to be bound to the Architect by terms of this Agreement, and to assume toward the Architect all the obligations and responsibilities, which the Architect, by this Agreement, assumes toward the Owner. Each consulting agreement shall preserve and protect the rights of the Owner under this Agreement with respect to the services to be performed by the consultant so that subcontracting thereof by the Architect will not prejudice such rights, and shall allow to the consultant, unless specifically provided otherwise in the subcontracting agreement, the benefit of all rights, remedies and redress against the Architect that the Architect, by this Agreement, has against the Owner. Where appropriate, the Architect shall require each consultant to enter into similar agreements with subconsultants.

§ 2.2.2 The Architect shall (i) perform all of its obligations and services hereunder consistent and in compliance with all applicable laws, rules, statutes, regulations, ordinances, codes, orders and permits of all federal, state and local government bodies, Agencies (as defined in Section 2.2.3 below), authorities and courts having jurisdiction including, without limitation,

those relating to equal opportunity, labor, wages, employment and requirements of state loans, grants, funding or approvals (collectively, "Applicable Law"), (ii) identify, interpret and apply the requirements of Applicable Law to the design of the Project; and (iii) conduct meetings with such public agencies and authorities as is necessary to assure such compliance, and as are otherwise required under this Agreement or reasonably requested by the Owner. It is understood that some Applicable Laws, including but not limited to the American's With Disabilities Act, may be ambiguous and may result in differing interpretations. The Architect and the Architect's consultants shall not be held liable for their reasonable and good faith interpretation of such Applicable Laws.

§ 2.2.3 The "Agencies" are the Department of Administrative Services of the State of Connecticut (the "CTDAS"), including its Office of Grants Administration ("OGA"); the Department of Education of the State of Connecticut; Connecticut Office of the State Building Inspector; Connecticut Office of the State Fire Marshal; Connecticut Department of Public Health; the following Boards, Committees, Commissions and Departments of the Town of Seymour, Connecticut (as applicable): Board of Education, Board of Health, Board of Human Services, Building Code Board of Standards & Appeals, Planning & Zoning Board of Appeals, Board of Selectmen, Architectural Review Committee, Energy Committee, Inland Wetlands & Watercourses Agency, Planning & Zoning Commission, Fire Department, Police Department, and Public Works Department; and all other governmental authorities having regulatory or administrative jurisdiction over the Project and all representatives or designees of the Agencies or such other governmental authorities;

§ 2.2.3.1 The term "Agencies" shall also include any individual or entity not described in Section 2.2.3 from whom the Owner intends to request approval of the Project's design, to the extent the Architect is required, under this Agreement, to provide services relating to such approval.

§ 2.2.3.2 The Architect understands that performance of the Architect's Services will require communication with the Agencies and with individuals designated by the Agencies, and the Architect will, at no additional cost to the Owner, so communicate and take all steps necessary to ensure compliance with all statutory and regulatory requirements and all guidelines and standards imposed on the Project by the Agencies.

§ 2.2.3.3. The Architect's coordination and compliance with the requirements of agencies or governmental authorities having regulatory or administrative jurisdiction over the Project not listed in Section 2.2.3, will be performed and compensated as an Additional Service.

§ 2.2.4 The Architect shall, and shall cause its employees performing services hereunder to, maintain all required professional licensing as required by applicable law for the performance of services hereunder for the duration of the Project

§ 2.3 The Architect shall provide its services in conjunction with the services of a Construction Manager as described in the agreement identified in Section 1.1.5. The Architect shall not be responsible for actions taken by the Construction Manager.

§ 2.4 The Architect shall identify a representative authorized to act on behalf of the Architect with respect to the Project. The Architect shall not change this designation without prior written approval of the Owner.

§ 2.5 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.

§ 2.6 Insurance. The Architect shall maintain the following insurance and satisfy the insurance requirements set forth in the RFQ/RFP until termination of this Agreement or as otherwise provided in this Agreement. 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.

§ 2.6.1 Commercial General Liability insurance, written on a CG 00 01 occurrence form or equivalent, covering hazards of bodily injury and property damage, personal injury, products and completed operations, contractual liability, and independent contractors' liability, with limits not less than One Million Dollars ($1,000,000) per occurrence and Two Million Dollars ($2,000,000) in the aggregate. The Commercial General Liability insurance shall include coverage for:

.1 Contractual liability coverage sufficient to meet the requirements of this Agreement (including defense costs and attorney's fees assumed under this Agreement), and which contains Contractual Liability Coverage

Exclusion modifying or deleting the definition of "insured contract" from the unaltered ISO CG 00 01 Edition date 10/01 (CG 24 26 or similar);

.2 personal injury and advertising injury (with contractual exclusions deleted);

.3 damages because of physical damage to or destruction of tangible property, including the loss of use of such property;

.4 bodily injury or property damage arising out of completed operations; and

.5 perils of explosion, collapse, and underground (XCU)

.4 Additional Insured coverage must be primary and non-contributory

§ 2.6.1.1 The Architect's Commercial General Liability policy under this Section 2.6.1 shall not contain an exclusion or restriction of coverage for the following:

.1 Claims by one insured against another insured, if the exclusion or restriction is based solely on the fact that the claimant is an insured, and there would otherwise be coverage for the claim.

.2 Claims for bodily injury other than to employees of the insured.

.3 Claims for indemnity under this Agreement arising out of injury to employees of the insured.

.4 Claims or loss excluded under a prior work endorsement or other similar exclusionary language.

.5 Claims or loss due to physical damage under a prior injury endorsement or similar exclusionary language.

.6 Claims related to roofing, if the Construction Work involves roofing.

.7 Claims related to earth subsidence or movement.

.8 Claims related to explosion, collapse, and underground hazards, where the Construction Work involves such hazards.

§ 2.6.1.2 The Architect shall maintain general liability coverage for both Products and Completed Operations Insurance and the additional insured status for the Additional Insured Parties for the eight (8) years following Substantial Completion of the Work. The Architect shall continue to provide evidence of such coverage to the Owner on an annual basis during the aforementioned period, including evidence that the term and conditions of insurance policies maintained by the Architect during such period comply with the requirements of this Agreement.

§ 2.6.2 Automobile Liability covering vehicles owned, and non-owned vehicles used, by the Architect with policy limits of not less than One Million Dollars ($1,000,000) per accident for bodily injury, death of any person, and property damage arising out of the ownership, maintenance and use of those motor vehicles, along with any other statutorily required automobile coverage. This insurance shall include owned, non-owned, and hired vehicles.

§ 2.6.3 Intentionally omitted.

§ 2.6.4 Workers' Compensation at statutory limits. In addition, the Architect's Workers' Compensation insurance policy shall be endorsed to waive the insurer's rights of subrogation in favor of Owner. The Certificate of Insurance must clearly identify that coverage applies in the State of Connecticut.

§ 2.6.4.1 Workers' Compensation coverage is required for all employees, officers, and owners of Architect who enter the Project site. If any employee, officer, or owner of Architect is not covered by Architect's Workers' Compensation policy, the Architect shall notify the Owner in writing and shall indicate the exclusion of such person(s) on the Certificate of Insurance required to be provided by the Architect under this Section 2.6.4. Without limiting in any manner the Architect's indemnification obligations under Section 8.1.3, the Architect shall release, indemnity, defend, and hold harmless the Owner, Owner's officers, officials, directors, board members, committee members, employees, agents, consultants, and representatives from any and against all claims by and injuries to persons not covered by the Architect's workers' compensation policy, including (i) all claims, suits and/or legal actions of for personal and/or bodily injury by such persons, and from all judgments or decrees recovered therefor and from all reasonable expenses for defending such claims, suits or legal actions, including without limitation arbitration costs, court costs and attorneys' fees.

§ 2.6.5 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. In addition, the Employer's Liability policy shall be endorsed to waive the insurer's rights of subrogation in favor of the Owner.

§ 2.6.6 Professional Services Liability Insurance: The Architect shall maintain a professional services liability insurance policy

with Two Million Dollars ($2,000,000) minimum coverage per claim for errors and omissions, and Five Million Dollars ($5,000,000) in the aggregate. The insurance will remain in effect during the entire duration of the Agreement and for eight (8) years after substantial completion of the Project. For policies written on a "Claims Made" basis, the Architect agrees to maintain a retroactive date prior to the earlier of the effective date of the Agreement or the commencement of services under the Agreement. The Architect will contractually require any subconsultant firm it engages to perform services under the Agreement to maintain professional liability insurance each and with the same provisions and for the same time period indicated above. The Architect's policy will provide coverage for the Architect's contractual obligations under Section 8.1.3 of the Agreement.

§ 2.6.7 Umbrella/Excess Liability coverage (follow-form such other form as approved by the Owner) with policy limits not less than Five Million Dollars ($5,000,000) per occurrence and Five Million Dollars ($5,000,000) in the aggregate.

§ 2.6.8 Additional Insured Obligations. To the fullest extent permitted by law, the Architect shall cause the Commercial General Liability, Automobile Liability, and Umbrella/Excess insurance policies to include the Owner, its officers, directors and employees ("Additional Insured Parties"), as additional insured 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 Additional Insured Parties' insurance policies and shall apply to both ongoing and completed operations. Vicarious forms of additional insured endorsements will not be accepted. Evidence, by endorsement or policy language, of additional insured and primary and non-contributory coverage must be provided with certificates of insurances provided by the Architect to the Owner.

§ 2.6.9 Waiver of Subrogation. All insurance coverages maintained by Architect pursuant to this Agreement shall include (1) a waiver of any right of subrogation of the insurer(s) thereunder in favor of the Additional Insured Parties, and (2) to fullest extent permitted by applicable law, a waiver of any right of the insurer(s) to any set-off or counterclaim, or any other deduction, whether by attachment or otherwise, in respect of any liability of any person insured under any such policy. If any of the Additional Insured Parties are partially or wholly self-insured, then the waivers of subrogation shall apply as if the Additional Insured Parties were and/or are in-fact covered by their own insurance.

§ 2.6.10 No Limitation of Liability. No part of this Section 2.6, nor the coverages and limitations specified in this Section 2.6, shall in any manner be construed to limit the liabilities and obligations of the Architect pursuant to any other provision of this Agreement. In the event the Architect maintains insurance coverage that exceeds the minimum limits required under this Section 2.6, the highest policy limit(s) actually afforded under any applicable policy(ies) shall be deemed the applicable coverage amount and policy limit that is required and available to the Additional Insured Parties under any such policy(ies).

§ 2.6.11 The Architect shall provide certificates of insurance and policy endorsements to the Owner that evidence compliance with the requirements in this Section 2.6.

§ 2.6.12 Each policy held by a subconsultant of the Architect under this Agreement shall provide the same types of coverage to the extent of such subconsultant's negligent acts or omissions. The amount of such coverage shall be determined by the Architect in its business judgment, provided the Owner approves the amounts, which approval shall not be unreasonably withheld.

§ 2.6.13 The Architect shall be responsible for maintaining the above insurance coverages in force to secure all of the Architect's obligations under the Agreement with an insurance company or companies satisfactory to the Owner, licensed to write such insurance in the State of Connecticut, acceptable to the Owner and with an A.M. Best rating of A-:VII or better. Such policies will contain a provision that coverages will not be changed, canceled, or non-renewed without at least thirty (30) days' prior written notice to the Owner. For the excess/umbrella liability only, non-admitted insurers are acceptable, provided they are permitted to do business through Connecticut excess line brokers per listing on the current list of Licensed Insurance Companies, Approved Reinsurers, Surplus Lines Insurers and Risk Retention Groups issued by the State of Connecticut Insurance Department. Approval, disapproval or failure to act by the Owner regarding any insurance procured and maintained by the Architect in accordance with this Agreement, or insurance otherwise procured and maintained by the Architect, shall not relieve, excuse, or limit the Architect of its responsibility or liability for damages and accidents. To the fullest extent permitted by applicable law, neither the bankruptcy nor insolvency of the Architect, nor the denial of coverage or liability by any insurance company in connection with any insurance policy, exonerate the Architect from liability or its obligations under this Agreement.

ARTICLE 3 SCOPE OF ARCHITECT'S BASIC SERVICES

§ 3.1 The Architect's "Basic Services" shall mean and include those Architect's Services that are described in this Article 3, the services described in the RFQ/RFP as the "Services" for the Project, and the services described and proposed by the Architect to be performed by the Architect and its subconsultants for the Project in the excerpts from the Architect's [DATE] dated Qualifications Submission submitted in response to the RFQ/RFP attached hereto as **Exhibit B** (Excerpts from the Architect's [DATE] dated Qualifications Submission for Architectural and Design Professional Services for the New Bungay Elementary School Building and Grounds), and those Architect's Services identified as Basic Services in the Architect's Fee Proposal form for the Project submitted by the Architect in response to the RFQ/RFP (attached hereto as **Exhibit C**), and shall include, unless inconsistent with the instructions, guidance, and direction of the Owner, all such services as are usually and customarily performed in conjunction therewith, and include usual and customary structural, civil, mechanical, and electrical engineering services, as well as all design professional and/or consultant services required for the Project from any and all consultants to be retained by the Architect under the Basic Services in accordance with Section 1.1.12.1 of this Agreement. Services that do not constitute Basic Services are Supplemental or Additional Services as provided in Article 4.

§ 3.1.1 The Architect shall manage the Architect's Services, consult with the Owner and the Agencies, 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, the Construction Manager, and the Owner's consultants. Unless otherwise instructed by the Owner, the Architect shall be entitled to rely on, and shall not be responsible for, the accuracy, completeness, and timeliness of, services and written information furnished by the Owner, the Construction Manager, 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 Construction Manager's review and the Owner's approval, a schedule for the performance of the Architect's Services in such form and including such detail as reasonably required by the Owner (as approved by the Owner, the "Design Schedule"). The Design Schedule shall include design phase milestone dates, as well as the anticipated dates for the commencement of construction and for Substantial Completion of the Work as set forth in the Initial Information. The Design Schedule shall include allowances for periods of time required for the Owner's review, for the Construction Manager's review, for the performance of the Construction Manager's Preconstruction Phase services, 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 Design Schedule shall not, except for reasonable cause, be exceeded by the Architect or Owner. With the Owner's approval, the Architect shall adjust the Design Schedule, if necessary, as the Project proceeds until the commencement of construction.

§ 3.1.3.1 The Architect will be bound by the Design Schedule as it may be modified in accordance with this Agreement, and will not deviate from the Design Schedule without the Owner's express written consent, which consent the Owner shall not unreasonably withhold for deviations or adjustments to the extent necessary due to factors outside the Architect's control. The Architect shall update the Design Schedule to incorporate any deviations or adjustments approved by the Owner and shall provide the Owner with such updated Design Schedule.

§ 3.1.4 The Architect shall timely submit information to the Construction Manager and participate in developing and revising the Project schedule as it relates to the Architect's services. The Architect shall review and approve, or take other appropriate action upon, the portion of the Project schedule relating to the performance of the Architect's services.

§ 3.1.5 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.

§ 3.1.6 The Architect shall, in coordination with the Construction Manager, timely contact those Agencies whose approval of the Construction Documents is necessary for the successful funding and completion of the Project, and entities providing utility services to the Project. The Architect shall respond to applicable design requirements imposed by those Agencies and entities.

§ 3.1.7 The Architect shall assist the Owner and Construction Manager in connection with the Owner's responsibility for filing documents required for the approval of the Agencies. The Architect shall provide the Owner with independent costs estimates at each phase of design (schematic design, design development and construction document phases) as are required for funding applications and other submittals the Owner must produce to become eligible for funding from the State of Connecticut.

§ 3.1.7.1 The Architect shall assist the Owner in filing documents to local land use approval Agencies by providing the necessary initial Agency submission graphic materials to the Owner's land use attorney, who will be responsible to complete any necessary Agency applications and make the submissions. With respect to land use matters, the Owner shall retain and pay for its own land use attorney.

§ 3.1.8 Prior to the Owner's acceptance of the Construction Manager's Guaranteed Maximum Price proposal, or the Owner's approval of the Construction Manager's Control Estimate, as applicable, the Architect shall consider the Construction Manager's requests for substitutions and, upon written request of the Construction Manager, provide clarification or interpretations pertaining to the Drawings, Specifications, and other documents submitted by the Architect. The Architect and Construction Manager shall include the Owner in communications related to substitution requests, clarifications, and interpretations.

§ 3.2 Review of the Construction Manager's Guaranteed Maximum Price Proposal or Control Estimate

§ 3.2.1 At a time to be mutually agreed upon by the Owner and the Construction Manager, the Construction Manager shall prepare, for review by the Owner and Architect, and for the Owner's acceptance or approval, a Guaranteed Maximum Price proposal or Control Estimate. The Architect shall assist the Owner in reviewing the Construction Manager's proposal or estimate. The Architect's review is not for the purpose of discovering errors, omissions, or inconsistencies; for the assumption of any responsibility for the Construction Manager's proposed means, methods, sequences, techniques, or procedures; or for the verification of any estimates of cost or estimated cost proposals. In the event that the Architect discovers any inconsistencies or inaccuracies in the information presented, the Architect shall promptly notify the Owner and Construction Manager.

§ 3.2.2 Upon authorization by the Owner, and subject to Section 4.2.1.14, the Architect shall update the Drawings, Specifications, and other documents to incorporate the agreed upon assumptions and clarifications contained in the Guaranteed Maximum Price Amendment or Control Estimate.

§ 3.2A Feasibility Assessment Phase Services

§ 3.2A.1 Prior to the commencement of Schematic Design Phase Services, the Architect shall perform Feasibility Assessment as described in the RFQ-RFP (appended hereto as Exhibit A) and in this Section 3.2A. The purpose of the Feasibility Assessment Services is to evaluate whether it is feasible for the Existing Building to be retained by the Town of Seymour for other uses after construction of the New Building, or whether the Existing Building must be demolished after construction of the New Building to achieve the goals and objectives of the Educational Specifications.

§ 3.2A.2 The Feasibility Assessment Services to be provided by the Architect, include, without limitation, the "Feasibility Assessment Services" described in the Scope of Services exhibit included in the RFQ-RFP.

§ 3.2A.3 The Feasibility Assessment Phase Services shall be completed before the Architect proceeds with the Schematic Design Phase Services.

§ 3.2A.3 The Owner and Town of Seymour will decide, based on the Feasibility Assessment Phase Services provided by the Architect, including without limitation the feasibility report prepared by the Architect, whether the Existing Building will be retained for other uses after construction of the New Building is complete, or whether the Work will include demolition of the Existing Building after construction of the New Building. The Architect shall not proceed with the Schematic Design Phase Services until the Owner has provided written notice to the Architect of Owner's and Town's decision for the Work to include or not include demolition of the Existing Building after construction of the New Building is complete.

§ 3.3 Schematic Design Phase Services

§ 3.3.1 The Architect shall review the program, and other information furnished by the Owner and Construction Manager, and shall review Applicable Laws, including without limitation, codes, and regulations applicable to the Architect's Services.

§ 3.3.2 The Architect shall prepare a preliminary evaluation of the Owner's program, schedule, budget for the Cost of the Work, Project site, 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.

§ 3.3.3 The Architect shall present its preliminary evaluation to the Owner and Construction Manager and shall discuss with the Owner and Construction Manager alternative approaches to design and construction of the Project including the feasibility of incorporating environmentally responsible design approaches. The Architect shall reach an understanding with the Owner regarding the requirements of the Project.

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

§ 3.3.5 Based on the Owner's approval of the preliminary design, the Architect shall prepare Schematic Design Documents for Construction Manager's review and 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. The Schematic Design Documents shall be consistent with the Owner's Project program, schedule and budget. Further, the Architect shall:

(1) Review and confirm with authorized Owner's staff to determine educational program objectives;
(2) Review and confirm the existing educational programs designated for re-location;
(3) Review and comment on the assessment of existing conditions within the Project site;
(4) Review and comment on the Owner's functional requirements, programs and required square footage;
(5) Make recommendations of design and program improvements for the Project site;
(6) Review and comment on the preliminary investigation on adequate Project site parking, wetland issues and zoning requirements, as applicable to the Project; and
(7) Attend meetings with user groups as required. Keep meeting minutes of such meetings and timely distribute on a regular basis.

§ 3.3.5.1 The Architect shall attend all meetings with user groups and representatives of the Owner as required as required to complete the Schematic Design Documents, including without limitation, all in-person meetings where the Architect and its design and consultant team members are physically in the Town of Seymour and all meetings conducted via teleconference or videoconference. The Architect shall keep meeting minutes of such meetings and timely distribute on a regular basis.

§ 3.3.5.2 As requested by the Owner, the Architect shall participate in value engineering meetings with the Owner and the Construction Manager to consider and pursue potential adjustments to the Schematic Design Documents to adjust the design accordingly to ensure the Project is within budget before the Owner authorizes the Architect to proceed to the Design Development Phase Services.

§ 3.3.5.3 The Architect shall consider environmentally responsible and 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 environmentally responsible or sustainable design services as a Supplemental Service under Section 4.1.

§ 3.3.5.4 The Architect shall consider with the Owner and the Construction Manager 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.

§ 3.3.6 The Architect shall submit the Schematic Design Documents to the Owner and the Construction Manager, and request the Owner's review and approval. The Architect shall meet with the Construction Manager to review the Schematic Design Documents. The Architect, as part of the Basic Services and without additional compensation, shall revise the Schematic Design Documents as requested by the Owner and shall submit such revised Schematic Design Documents for the Owner's approval and the Construction Manager's Review. This process shall continue until the Owner approves the Schematic Design for the Project.

§ 3.3.7 Upon receipt of the Construction Manager's review comments the Architect shall work with the Construction Manager to develop a cost estimate for the Project. At the conclusion of the Schematic Design Phase, the Architect shall take action as required under Section 6.4 and request the Owner's approval of the Schematic Design Documents. If revisions to the Schematic Design Documents are required to comply with the Owner's budget for the Cost of the Work at the conclusion of

the Schematic Design Phase, the Architect shall, as part of Basic Services and without additional compensation, incorporate the required revisions in the Design Development Phase. Provided, however, that the Architect's obligation to revise Schematic Design Documents at no additional cost shall only apply if required due to the negligence of the Architect. If such revisions are due to (1) erroneous or inaccurate information provided by the Owner or Construction Manager, or (ii) caused by market conditions, then the Architect shall be compensated for such revisions as an Additional Service.

§ 3.3.8 Intentionally omitted.

§ 3.4 Design Development Phase Services

§ 3.4.1 Based on and subject to the Owner's approval of the Schematic Design Documents, the Owner's authorization to proceed with the Design Development Phase Services, 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 Design Development Documents for the Construction Manager's review and the Owner's review and approval. The Design Development Documents shall be based upon information provided, and estimates prepared by, the Construction Manager, with the assistance of the Architect, and shall illustrate and describe the development of the approved Schematic Design Documents and shall consist of drawings and other documents including plans, sections, elevations, typical construction details, and diagrammatic layouts of building systems to fix and describe the size and character of the Project as to architectural, structural, mechanical and electrical systems, and all other appropriate elements. The Design Development Documents shall also include outline specifications that identify major materials and systems and establish in general their quality levels.

§ 3.4.2 The Architect shall incorporate in the Design Development Documents the design required for compliance with all applicable statutory and regulatory design criteria and applicable standards, and shall consider other environmentally responsible 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.

§ 3.4.3 As requested by the Owner, the Architect shall participate in value engineering meetings with the Owner and the Construction Manager to consider and pursue potential adjustments to the Design Development Documents to adjust the design accordingly to ensure the Project is within budget before the Owner authorizes the Architect to proceed to the Construction Documents Phase Services.

§ 3.4.4 Prior to the conclusion of the Design Development Phase, the Architect shall submit the Design Development Documents to the Owner and the Construction Manager. The Architect shall meet with the Owner and the Construction Manager to review the Design Development Documents. The Architect shall, as part of Basic Services and without additional compensation, revise the Design Development Documents as may be reasonably requested by the Owner and shall submit such revised Design Development Documents for the Owner's approval and Construction Manager's review. This process shall continue until the Owner is satisfied with the Design Development Documents.

§ 3.4.5 Upon receipt of the Construction Manager's information and estimate, the Architect shall work with the Construction Manager to develop a revised cost estimate for the Project. At the conclusion of the Design Development Phase, the Architect shall take action as required under Sections 6.5 and 6.6 and request the Owner's approval of the Design Development Documents. If further revisions to the Design Development Documents are required to comply with the Owner's budget for the Cost of the Work at the conclusion of the Design Development Phase, the Architect shall incorporate the required revisions in the Construction Documents Phase. Provided, however, that the Architect's obligation to revise Design Development Documents at no additional cost shall only apply if required due to the negligence of the Architect. If such revisions are due to (1) erroneous or inaccurate information provided by the Owner or Construction Manager, or (ii) caused by market conditions, then the Architect shall be compensated for such revisions as an Additional Service.

§ 3.5 Construction Documents Phase Services

§ 3.5.1 Based on and subject to the Owner's approval of the Design Development Documents, the Owner's authorization to proceed with Construction Documents Phase Services, 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 and shall submit the Construction Documents for the Construction Manager's review and the Owner's approval. The Construction Documents shall illustrate and describe the further development of the approved Design Development 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 including without limitation, all information required to obtain all

permits, certifications and approvals necessary to complete the Project that arise from the Architect's scope of work. The Owner and Architect acknowledge that, in order to perform the Work, the Construction Manager 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.

§ 3.5.2 The Architect shall incorporate the design requirements of all Applicable Laws and all Agencies into the Construction Documents, including, without limitation, the design required for compliance with all applicable statutory and regulatory energy and environmental design criteria and applicable standards. The Architect shall, upon the Owners request, attend a reasonable number of conferences with the Agencies as part of Basic Services.

§ 3.5.3 During the development of the Construction Documents, if requested by the Owner, the Architect shall assist the Owner and Construction Manager in the development and preparation of a project manual for the Project.

§ 3.5.4 As requested by the Owner, the Architect shall participate in value engineering meetings with the Owner and the Construction Manager to consider and pursue potential adjustments to the Construction Documents before the Construction Documents are finalized, to adjust the design accordingly to ensure the Project is within budget before the Owner authorizes the Architect finalize the Construction Documents.

§ 3.5.5 Prior to the conclusion of the Construction Documents Phase, the Architect shall submit the Construction Documents to the Owner and the Construction Manager. The Architect shall meet with the Construction Manager to review the Construction Documents. The Architect shall, as part of Basic Services and without additional compensation, revise the Construction Documents as may be reasonably requested by the Owner and shall submit such revised Construction Documents for the Owner's approval.

§ 3.5.6 Upon receipt of the Construction Manager's information and estimate, the Architect shall work with the Construction Manager to develop a revised cost estimate for the Project. At the conclusion of the Construction Documents Phase, the Architect shall take action as required under Section 6.7, and request the Owner's approval of the Construction Documents.

§ 3.5.7 Any design errors or omissions in the Construction Documents furnished by the Architect will be promptly corrected by the Architect at no cost to the Owner. The Owner's approval, acceptance, use of, or payment for, all or any part of the Architect's Services hereunder or of the Project itself shall in no way alter the Architect's obligations or the Owner's rights hereunder

§ 3.5.8 The Architect shall assist the Owner in obtaining the approval(s) of CTDAS to begin the bidding of the Project to subcontractors and suppliers. Such assistance shall include attending a reasonable number of meetings with the Agencies, producing any documents and providing any services required of the Architect and requested of the Owner by the Agencies, and, upon the Owner's written approval, making any adjustments to the Construction Documents requested by the Agencies.

§ 3.5.9 As requested by the Construction Manager or the Owner during the Construction Manager's bidding of the Project to subcontractors and suppliers**,** the Architect will prepare responses to questions from prospective bidders and provide clarifications and interpretations of the Construction Documents in the form of addenda. The Architect shall consider requests for substitutions submitted in accordance with the requirements of the Contract Documents, and, with the Owner's written approval shall prepare addenda identifying approved substitutions. Substitution requests submitted that do not comply with the requirements of the Contract Documents shall not be reviewed. As requested by the Owner, the Architect shall participate in pre-bid walk-throughs of the Project site and pre-bid meetings.

§ 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 Construction Manager as set forth below and in AIA Document A201™–2017, General Conditions of the Contract for Construction as may be modified by the Owner (the "General Conditions"). If the Owner and Construction Manager modify AIA Document A201–2017, those modifications shall not affect the Architect's services under this Agreement unless the Owner and the Architect amend this Agreement. The term "Contractor" as used in A201-2017 shall mean the Construction Manager. The Owner shall, upon request, furnish a copy of the General Conditions to the Architect.

§ 3.6.1.2 The Architect's responsibility to provide Construction Phase Services commences upon the Owner's acceptance of the Construction Manager's Guaranteed Maximum Price proposal, the Owner's approval of the Construction Manager's Control Estimate, or by a written agreement between the Owner and Construction Manager which sets forth a description of the Work to be performed by the Construction Manager prior to such acceptance or approval. Subject to Section 4.2, and except as provided in Section 3.6.6.5, the Architect's responsibility to provide Construction Phase Services terminates on the date the Architect issues the final Certificate for Payment, except as may be otherwise provided in this Agreement.

§ 3.6.1.3 The Architect shall advise and consult with the Owner and Construction Manager 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 Construction Manager's failure to perform the Work in accordance with the requirements of the Contract Documents, provided, however, that nothing herein shall absolve the Architect of responsibility for Architect's negligence with respect to means, methods, techniques, sequences or procedures specified by Architect in the Contract Documents or otherwise specified by the Architect, if any. 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 Construction Manager or of any other persons or entities performing portions of the Work.

§ 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, including regularly scheduled site meetings and visits, and as necessary to comply with the Architect's Standard of Care, or more frequently if required pursuant to, 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, to protect the Owner against defects and deficiencies in the Work, and to determine, in general, if the Work observed is being performed in a manner indicating that the Work is, and 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 in writing to the Owner in writing (1) known deviations from the Contract Documents, (2) known deviations from the most recent construction schedule submitted by the Construction Manager and approved by the Owner, 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 Construction Manager, 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 Construction Manager. The Architect's response to such requests shall be made in writing within seven (7) days unless otherwise agreed by the Owner and the Architect.

§ 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 Construction Manager, shall not show partiality to either, and shall not be liable for results of interpretations or decisions rendered in good faith and in accordance with the Architect's Standard of Care. 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 Construction Manager designate another person to serve as an Initial Decision Maker, as that term is defined in the General Conditions., the Architect shall render initial decisions on Claims between the Owner and Construction Manager as provided in the Contract Documents.

§ 3.6.3 Certificates for Payment to Construction Manager

§ 3.6.3.1 The Architect shall review and certify the amounts of payments due the Construction Manager and shall issue certificates in such amounts as the Architect determines to be due. Such certifications by the Architect shall be

recommendations only, and payment of any such amounts shall be subject to the Owner's prior approval. 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 Construction Manager'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 Construction Manager 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 provided 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 Construction Manager's right to payment, or (4) ascertained how or for what purpose the Construction Manager 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 Construction Manager'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, within ten (10 days after receipt of the submittal or twenty-one (21) days for submittals that must be reviewed by multiple design team members, unless the Architect advises the Owner that additional time is necessary in the Architect's professional judgment.

§ 3.6.4.2 The Architect shall review and approve, or take other appropriate action upon, the Construction Manager'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 Construction Manager's responsibility. The Architect's review shall not constitute approval of safety precautions or construction means, methods, techniques, sequences or procedures except for those expressly specified by Architect in the Contract Documents. 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 Construction Manager 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 Construction Manager'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 seven (7) days of its receipt a request for information. 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 Construction Manager 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 Guaranteed Maximum Price, 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 and Closeout

§ 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 Construction Manager; and
- **.4** issue a final Certificate for Payment based upon a final inspection indicating that, in the Architect's professional judgment and with the exercise of the Standard of Care, 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 (1) check conformance of the Work with the requirements of the Contract Documents and (2) verify the accuracy and completeness of the list submitted by the Construction Manager of Work to be completed or corrected and to prepare for the Owner a written list of observable items, materials, or systems that are defective or that require additional Work or replacement by the Construction Manager.

§ 3.6.6.3 When the Architect determines that Substantial Completion of the Work has been achieved, the Architect shall inform the Owner in writing about value of the Work remaining to be performed and 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 Construction Manager: (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 Construction Manager under the Contract Documents.

§ 3.6.6.5 Upon request of the Owner, as part of Basic Services and without additional compensation, the Architect will provide services in conjunction with an inspection, approximately ten (10) months after the date of Substantial Completion. The Architect shall, without additional compensation, conduct a meeting with the Owner to review the facility operations and performance, and visual inspection will be made with the Owner and the Construction Manager to determine whether correction of Work is required in accordance with provisions of the Contract Documents.

§ 3.6.6.6 Upon request of the Owner, the Architect will provide services in conjunction with an inspection to take place approximately ten (10) months after the date of Substantial Completion. Visual inspection will be made with the Owner and the Construction Manager 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.

§ 3.6.6.7 As part of the Basic Services, the Architect shall, upon request of the Owner, cooperate with and assist the Owner during any audit of the Project conducted by the Owner, CTDAS, or any other of the Agencies, within three (3) years after Substantial Completion of the entirety of the Work. The Architect's assistance to the Owner with audits conducted by the Owner or by any of the Agencies, or other governmental authorities having regulatory or administrative jurisdiction over the Project more than three (3) years after the date of Substantial Completion of the entirety of the Work, other than an audit conducted by CTDAS, shall be compensated as an Additional Service.

§ 3.6.6.7 As requested by the Owner, the Architect will cooperate and assist the Owner and the Owner's commissioning agent during commissioning of the Project prior to occupancy.

§ 3.6.6.6 As used in this Agreement, the term "Substantial Completion" shall have the meaning set forth in the General Conditions.

ARTICLE 4 SUPPLEMENTAL AND ADDITIONAL SERVICES

§ 4.1 Supplemental Services

§ 4.1.1 The services listed below are, to the extent not included in or identified below as Basic Services, Supplemental Services that may be required for the Project. The Architect shall provide Supplemental Services only upon the prior authorization of the Owner and, subject to such prior authorization, 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 in the table below as the responsible party, the parties agree that the listed Supplemental Service is not anticipated to be required for the Project. Notwithstanding anything to the contrary, the Architect shall provide any service designated below without the compensation provided for in Section 11.2 and at no other additional cost to the Owner, to the extent such designated service is (i) included in the Basic Services or (ii) made necessary by the act or omission of the Architect, its consultants or subcontractors. In either case, such designated services shall be provided by the Architect as Basic Services, at no additional cost to the Owner.

(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** *(Architect, Owner, Other, or not provided)*
§ 4.1.1.1 Assistance with Selection of Construction Manager	Not Provided
§ 4.1.1.2 Programming	Included in Basic Services
§ 4.1.1.3 Multiple Preliminary Designs	Included in Basic Services
§ 4.1.1.4 Measured drawings	Included in Basic Services
§ 4.1.1.5 Existing facilities surveys	Included in Basic Services
§ 4.1.1.6 Site evaluation and planning	Included in Basic Services
§ 4.1.1.7 Building Information Model management responsibilities	To Be Determined
§ 4.1.1.8 Development of Building Information Models for post construction use	To Be Determined
§ 4.1.1.9 Civil engineering	Included in Basic Services
§ 4.1.1.10 Landscape design	Included in Basic Services
§ 4.1.1.11 Architectural interior design	Included in Basic Services
§ 4.1.1.12 Value analysis	Included in Basic Services
§ 4.1.1.13 Cost estimating	Included in Basic Services
§ 4.1.1.14 On-site project representation	Included in Basic Services
§ 4.1.1.15 Conformed documents for construction	Included in Basic Services
§ 4.1.1.16 As-designed record drawings	Included in Basic Services
§ 4.1.1.17 As-constructed record drawings	Construction Manager
§ 4.1.1.18 Post-occupancy evaluation	Not Provided
§ 4.1.1.19 Facility support services	To Be Determined
§ 4.1.1.20 Tenant-related services	Not Provided
§ 4.1.1.21 Architect's coordination of the Owner's consultants	Included in Basic Services
§ 4.1.1.22 Telecommunications/data design	Included in Basic Services
§ 4.1.1.23 Security evaluation and planning	Included in Basic Services
§ 4.1.1.24 Commissioning	Included in Basic Services
§ 4.1.1.25 Sustainable Project Services pursuant to Section 4.1.3	Architect
§ 4.1.1.26 Historic preservation	Not Provided
§ 4.1.1.27 Furniture, furnishings, and equipment design	Included in Basic Services
§ 4.1.1.28 Other services provided by specialty Consultants	To Be Determined
§ 4.1.1.29 Other Supplemental Services	To Be Determined

§ 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.)

.1 Kitchen Food Services Designer

.2 Sustainability Consultant

§ 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.)

§ 4.1.3 If the Owner identified a Sustainable Objective in Article 1, the Architect shall provide, as a Supplemental Service, the Sustainability Services required in AIA Document E234™–2019, Sustainable Projects Exhibit, Construction Manager as Constructor Edition, attached to this Agreement. The Owner shall compensate the Architect as provided in Section 11.2.

§ 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 Design 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 with such services, the services shall constitute part of the Basic Services and the Architect shall be deemed to have waived any right to additional compensation for such 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 shall constitute Additional Services to the extent such services do not constitute Basic Services, the Architect shall notify the in writing Owner with reasonable promptness and explain the facts and circumstances giving rise to the need. The Architect shall not proceed to provide the following services (except to the extent included in the Basic Services) until the Architect receives the Owner's written authorization:

.1 Services necessitated by a material change in the Initial Information, previous instructions or recommendations given by the Construction Manager or the Owner, 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 bid packages in addition to those listed in Section 1.1.6;

.2 Making revisions in Drawings, Specifications, or other documents (as required pursuant to Section 6.7), when such revisions are required because the Construction Manager's estimate of the Cost of the Work, Guaranteed Maximum Price proposal, or Control Estimate exceeds the Owner's budget, except where such excess is due to changes initiated by the Architect in scope, capacities of basic systems, or the kinds and quality of materials, finishes, or equipment;

.3 Services necessitated by the enactment or revision of codes, laws, or regulations, which enactment occurred after the execution of this Agreement, including changing or editing previously prepared Instruments of Service;

.4 Changing or editing Instruments of Service after the issuance of the Building Permit which changes/edits are 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 Architect's Standard of Care;

.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 or Construction Manager;

.7 Preparation for, and attendance at, a dispute resolution proceeding or legal proceeding, except where the Architect is party thereto;

.8 Consultation concerning replacement of Work resulting from fire or other hazard during construction;

.9 Services necessitated by replacement of the Construction Manager or conversion of the Construction Manager as constructor project delivery method to an alternative project delivery method;

.10 Making revisions to the Drawings, Specifications, and other documents resulting from agreed-upon assumptions and clarifications included in the Guaranteed Maximum Price Amendment or Control Estimate; and

.11 Making revisions to the Drawings, Specifications, and other documents resulting from substitutions included in the Guaranteed Maximum Price Amendment or Control Estimate.

§ 4.2.2 To avoid delay in the Construction Phase, the Architect shall provide the following services, which shall to the extent not included in Basic Services, constitute Additional Services. The Architect shall notify the Owner with reasonable promptness, and explain the facts and circumstances giving rise to the need for such services. 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 and the Owner shall have no further obligation to compensate the Architect for those services. The Owner shall compensate the Architect for the services provided prior to the Architect's receipt of the Owner's notice:

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

.2 Responding to the Construction Manager's requests for information that are not prepared in substantial accordance with the Contract Documents;

.3 Preparing Change Orders, and Construction Change Directives that require an extensive evaluation of the Construction Manager's proposals and supporting data, or the preparation or revision of Instruments of Service; or

.4 Evaluating an extensive number of Claims as the Initial Decision Maker.

§ 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 Up to two (2) reviews of each Shop Drawing, Product Data item, sample and similar submittals of the Construction Manager

.2 Such number and duration of visits to the site by the Architect over the entire duration of the Project during construction as deemed appropriate by the Architect to enable the Architect to perform all of its obligations under this Agreement in accordance with the Architect's Standard of Care but in no event less than every other week or more frequently as determined by the Architect

.3 Up to two (2) 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 Up to two (2) 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 ninety (90) 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 compensation for the Basic Services is based on a lump sum amount, and such Basic Services have not been completed within three (3) months after Substantial Completion of the entirety of the Work, through no fault of the Architect, extension of the Architect's services beyond that time shall be compensated as Additional Services; provided that this Section

4.2.5 shall not apply to Basic Services which required under Section 3.6.6.7 of this Agreement or which the Architect will necessarily be required to perform after the expiration of three (3) months after Substantial Completion of the entirety of the Work.

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 retain a Construction Manager to provide services, duties, and responsibilities as described in the agreement selected in Section 1.1.5, as such agreement may be modified by the Owner.

§ 5.3 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 and Construction Manager. The Owner and the Architect, in consultation with the Construction Manager, shall thereafter agree to a corresponding change in the Project's scope and quality.

§ 5.3.1 The Owner acknowledges that accelerated, phased or fast-track scheduling provides a benefit, but also carries with it associated risks. Such risks include the Owner incurring costs for the Architect to coordinate and redesign portions of the Project affected by procuring or installing elements of the Project prior to the completion of all relevant Construction Documents, and costs for the Construction Manager to remove and replace previously installed Work. If the Owner selects accelerated, phased or fast-track scheduling, the Owner agrees to include in the budget for the Project sufficient contingencies to cover such costs.

§ 5.4 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.

§ 5.5 Except for a boundary survey provided to the Architect by the Owner, the Architect 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.

§ 5.6 The Architect 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.

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

§ 5.8 If the Owner identified a Sustainable Objective in Article 1, the Owner shall fulfill its responsibilities as required in AIA Document E234™–2019, Sustainable Projects Exhibit, Construction Manager as Constructor Edition, attached to this Agreement.

§ 5.9 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. To the extent required for completion the Project, 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.

§ 5.10 Intentionally omitted.

§ 5.11 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.

§ 5.12 The Owner shall provide prompt written notice to the Architect and Construction Manager 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.

§ 5.13 The Owner shall include the Architect in all communications with the Construction Manager 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 Construction Manager otherwise relating to the Project. Communications by and with the Architect's consultants shall be through the Architect.

§ 5.14 The Owner shall coordinate the Architect's duties and responsibilities set forth in the Agreement between the Owner and the Construction Manager 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 Construction Manager, including the General Conditions of the Contract for Construction.

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

§ 5.16 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.

§ 5.17 Notwithstanding anything to the contrary in this Agreement, the Owner's provision, review and approval of any and all documents or other matters required herein shall be for the purpose of providing the Architect with information as to the Owner's objectives and goals with respect to the Project and not for the purpose of determining the accuracy or completeness of such documents. Further, such provision review and approval of Owner shall in no way create any liability on the part of the Owner for errors, inconsistencies or omissions in any approved documents or alter the Architect's responsibilities hereunder or with respect to such documents.

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 the Construction Manager's general conditions costs, overhead, and profit. For purposes of calculating the Architect's compensation only (if the Cost of the Work is used as a basis for such compensation), the Cost of the Work shall not, notwithstanding anything to the contrary in this Agreement, be increased on account of increased prices for construction materials. As such, to the extent that any change orders by the Contractor are based solely upon increases in material costs, the Architect shall not be entitled to an increased fee solely due to the increase of Project materials. 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 compensation of the Construction Manager for Preconstruction Phase services; 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 the Initial Information, and shall be adjusted throughout the Project as required under Sections 5.3 and 6.4. Evaluations of the Owner's budget for the Cost of the Work represent the Architect's judgment as a design professional.

§ 6.3 The Owner shall require the Construction Manager to include appropriate contingencies for design, bidding or

negotiating, price escalation, and market conditions in estimates of the Cost of the Work. The Architect shall be entitled to rely on the accuracy and completeness of estimates of the Cost of the Work the Construction Manager prepares as the Architect progresses with its Basic Services. The Architect shall prepare, as an Additional Service, revisions to the Drawings, Specifications or other documents required due to the Construction Manager's inaccuracies or incompleteness in preparing cost estimates, or due to market conditions the Architect could not reasonably anticipate. The Architect may review the Construction Manager's estimates solely for the Architect's guidance in completion of its services, however, the Architect shall report to the Owner any material inaccuracies and inconsistencies noted during any such review.

§ 6.3.1 If the Architect is providing cost estimating services as a Supplemental Service, and a discrepancy exists between the Construction Manager's cost estimates and the Architect's cost estimates, the Architect and the Construction Manager shall work together to reconcile the cost estimates.

§ 6.4 If, prior to the conclusion of the Design Development Phase, the Construction Manager's estimate of the Cost of the Work, prepared with the assistance of the Architect, exceeds the Owner's budget for the Cost of the Work, the Architect, in consultation with the Construction Manager, shall, as part of Basic Services and without additional compensation, 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.

§ 6.5 If the Construction Manager's estimate of the Cost of the Work, prepared with the assistance of the Architect, at the conclusion of the Design Development Phase exceeds the Owner's budget for the Cost of the Work, the Owner shall

.1 give written approval of an increase in the budget for the Cost of the Work;

.2 consider termination in accordance with Section 9.5;

.3 in consultation with the Architect and Construction Manager, revise the Project program, scope, or quality as required to reduce the Cost of the Work; or

.4 implement any other mutually acceptable alternative.

§ 6.6 If the Owner chooses to proceed under Section 6.5.3, and subject to Section 6.4, the Architect, without additional compensation, shall incorporate the revisions in the Construction Documents Phase as necessary to comply with the Owner's budget for the Cost of the Work at the conclusion of the Design Development Phase Services, or the budget as adjusted under Section 6.5.1. The Architect's revisions in the Construction Documents Phase shall be the limit of the Architect's responsibility under this Article 6.

§ 6.7 After incorporation of modifications under Section 6.6, the Architect shall, as part of Basic Services and without additional compensation, make any required revisions to the Drawings, Specifications or other documents necessitated by the Construction Manager's subsequent cost estimates, the Guaranteed Maximum Price proposal, or Control Estimate that exceed the Owner's budget for the Cost of the Work.

ARTICLE 7 COPYRIGHTS AND LICENSES

§ 7.1 So long as the Owner is in compliance with the payment obligations of this Agreement, 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 State of Connecticut, through CTDAS, free and clear of any claim or retention of rights thereto by the Architect and the Architect's consultants. The Architect shall cause its consultants to agree to the Owner's and the State of Connecticut's ownership of the Instruments of Service. 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. Nothing in this section 7.1 is a transfer or sale of the Architect's name, title block, logo, hardware, software, SAAS licenses, standard details and/or custom details. The Architect shall not be held responsible for the Owner's use of the Instruments of Service on other projects not contemplated by this Agreement and without the involvement of the Architect, or for any modifications made to, or interpretations of, the Instruments of Service by others. The Owner shall defend and indemnify the Architect and the Architect's consultants from and against any claims concerning, arising from, or related to, modifications made to, or interpretations of, the Instruments of Service made by others, without prior notification to and consent from the Architect.

§ 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 If the Owner and Architect intend to transmit Instruments of Service or any other information or documentation in digital form, they shall endeavor to establish necessary protocols governing such transmissions.

§ 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.

§ 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 the General Conditions. The Owner or the Architect, as appropriate, shall require of the Construction Manager, contractors, consultants, agents and employees of any of them, similar waivers in favor of the other parties enumerated herein.

§ 8.1.3 Indemnification The Architect shall, to the fullest extent permitted by law, indemnify, defend, and hold the Owner and the Owner's officers, officials, directors, board members, committee members, employees, agents, consultants, 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 claims for losses of any type, and from all judgments or decrees recovered therefor and from all reasonable expenses for defending such claims, suits or legal actions, including without limitation arbitration costs, court costs and attorneys' fees, and (ii) all loss, cost and expense (including all reasonable attorney's fees, arbitration costs 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 from the negligent acts or omissions, design defects, breaches, errors, or other improper unauthorized and/or unlawful acts of the Architect, its consultants, any of their respective employees, consultants, or representatives or anyone for whom or which any of them is responsible, which arise out of, are in connection with, or otherwise relate to this Agreement and/or the Project. The Architect shall, at no cost to the Owner, properly correct or remedy any errors or omissions in the Instruments of Service related to the Work caused by any of the foregoing.

§ 8.1.3.1 In claims against any person or entity indemnified under Section 8.1.3 by an employee of the Architect or any of its Consultants, or anyone directly or indirectly employed by them, or anyone for whose acts they may be liable, the indemnification obligation under Section 8.1.3 shall not be limited by a limitation on amount or type of damages, compensation, or benefits payable by or for the Architect or a Consultant under workers' compensation acts, disability benefit acts, or other employee benefit acts.

§ 8.1.3.2 The Architect's indemnification obligations set forth in Section 8.1.3 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.

§ 8.1.3.3 The Architect shall defend, at its own expense, any action brought against the Owner that is based upon a claim that the Instruments of Service or the Owner's use thereof infringes any United States patent, any copyright or uses a trade secret of a third party (hereinafter "Infringement"). The Architect further agrees to pay all sums which may be assessed against the Owner which relate to such Infringement, provided that the Architect shall be given (i) written notice of all claims of any such Infringement and of any suits brought or threatened against the Owner; (ii) authority to assume the sole defense thereof through its own counsel and to compromise or settle any action, lawsuit, or claim without derogating, in any way, the Owner's rights granted hereunder; and (iii) all available information and reasonable assistance to do so.

§ 8.1.4 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

[**X**] Litigation in a court of competent jurisdiction

[ ] Other: *(Specify)*

§ 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 repeatedly fails to make payments to the Architect when due and payable in accordance with this Agreement due to no fault of the Architect, and provided such failure is not the subject of a good faith disputed by the Owner as to the 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 under this Section 9.1, the Architect shall provide the Owner with thirty (30) days advance notice of termination or suspension, as applicable, which notice shall state with specificity the means by which the Owner may cure its nonperformance. The Architect's suspension of services or termination of this Agreement shall not take effect if, within such thirty (30) day period, the Owner substantially takes such curative measures. In the event of a suspension of services pursuant to this Section 9.1, 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, and any 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.

§ 9.2 If the Owner suspends the Project for more than ninety (90) days, due to no fault of the Architect or its consultants, the Architect shall be compensated for services fully and satisfactorily performed in accordance with this Agreement 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 120 cumulative days in any one year period for reasons other than the fault of the Architect or its consultants, the Architect may terminate this Agreement by giving not less than fourteen (14) days' written notice. If the Owner fails to resume the Project within thirty (30) days after Owner's receipt of such notice of termination, the Architect's termination shall become effective on the day that is the 31st day after Owner's receipt of the notice of termination.

§ 9.4 The Owner may terminate this Agreement upon not less than seven (7) days' written notice should the Architect fail to substantially perform in accordance with the terms of this Agreement through no fault of the Owner.**§ 9.5** The Owner may, without prejudice to any and all rights it may have under this Agreement or Applicable Law, terminate this Agreement upon not less than seven days' written notice to the Architect for the Owner's convenience and without cause including, without limitation, termination due to the inability of the Owner to obtain the necessary funding for the Project from the State of Connecticut or otherwise.

§ 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 9.1 or Section 9.3, the Owner shall compensate the Architect for services fully performed in accordance with this Agreement prior to termination, Reimbursable Expenses incurred, and reasonable costs attributable directly to termination, including the costs attributable to the Architect's termination of consultant agreements.

§ 9.7 Intentionally omitted.

§ 9.8 Except as otherwise expressly provided herein, and subject to Section 3.6.6.7 of this Agreement, this Agreement shall terminate one year after the date of Substantial Completion of the entirety of the Work. Notwithstanding this Section 9.8, to the extent this Agreement establishes obligations of the Architect that extend beyond Final Completion of the Project and/or that extend beyond one year after the date of Substantial Completion of the entirety of the Work, the terms and conditions of this Agreement shall continue to apply, and not terminate pursuant to this Section 9.8, to the Architect and such obligations.

§ 9.9 Intentionally omitted.

ARTICLE 10 MISCELLANEOUS PROVISIONS

§ 10.1 This Agreement shall be governed by the laws of the State of Connecticut.

§ 10.2 Unless otherwise defined herein, the capitalized terms in this Agreement shall have the same meaning as those in the General Conditions, except as modified in this Agreement. The term "Contractor" as used in the General Conditions shall mean the Construction Manager.

§ 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 providing financing for the Project if the lender agrees to assume the Owner's rights and prospective obligations under this Agreement and the Owner has made all payments due and owing to Architect prior to the assignment.

§ 10.4 If the Owner requests the Architect and/or its consultants 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 (and/or its consultants, as applicable) 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. Should the Owner request the Architect to execute certificates or consents that would require knowledge, services or responsibilities beyond the scope of this Agreement, such certifications may be 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. The Owner shall be a third party beneficiary of each of the Architect's agreements with its consultants and subcontractors.

§ 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 The Architect shall, with the prior approval of the Owner on a case-by-case basis, which approval shall not be unreasonably withheld, have the right to include photographic or artistic representations of the design of the Project among the Architect's promotional and professional materials. The Architect shall be given reasonable access to the completed Project to make such representations. However, the Architect's materials shall not include the Owner's confidential or proprietary information.

§ 10.8 Any information obtained by the Architect from the Owner may not be used, published, distributed, sold or divulged by the Architect or the Architect's Subconsultants for such party'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 obtained by the Architect or the Architect's Subconsultants that is designated by the Owner in accordance with applicable law as confidential shall not be disclosed to any other parties without the prior written consent of the Owner except to (1) Architect's employees, (2) those who need to know the content of such information in order to perform services or construction solely and exclusively for the Project, or (3) Architect's consultants and contractors whose contracts include similar restrictions on the use of confidential information. The Architect shall not name the Owner in its advertising, news releases, or promotional efforts without the Owner's prior written approval. The Architect may list the Owner in a Statement of References or similar document required as part of its response to a public procurement provided however that the by permitting such listing the Owner is not making any statement about the quality of the Architect's work or an endorsement of the Architect.

§ 10.8.1 Intentionally omitted.

§ 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.

§ 10.10 The Architect shall maintain all records related to the Architect's Services described in this Agreement for a period of five (5) years after final payment hereunder or until all pending Owner, state and federal audits are completed, whichever is later. Such records shall be available for examination and audit by the Owner, state and federal representatives during that time.

§ 10.11 The Architect shall comply with the affirmative action policy statement, the Equal Employment Opportunity Certification, and non-segregated facilities certification set forth in the RFQ/RFP.

ARTICLE 11 COMPENSATION

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

.1 If, after completion of the Feasibility Assessment Phase Services, the Owner gives written notice to the Architect that the scope of the Work includes demolition and removal of the Existing Building, then the Stipulated Sum for all the Architect's Basic Services shall be: _____ Dollars ($_____).
See Exhibit C appended hereto, Basic Services Proposed Fee Alternative No. 1

.2 If, after completion of the Feasibility Assessment Phase Services, the Owner gives written notice to the Architect that the scope of the Work **does not** include demolition and removal of the Existing Building, then the Stipulated Sum for all the Architect's Basic Services shall be: _____ Dollars ($_____).
See Exhibit C appended hereto, Basic Services Proposed Fee Alternative No. 2

§ 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.)

On the basis of an agreed lump sum provided that, if agreement on the amount of such lump sum cannot be reached, compensation shall be based on time spent in the performance of the Supplemental Services at the applicable Hourly Rates (as defined in Section 11.7 below).

§ 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.)

On the basis of an agreed lump sum provided that, if agreement on the amount of such lump sum cannot be reached, compensation shall be based on time spent in the performance of the Supplemental Services at the applicable Hourly Rates (as defined in Section 11.7 below).

§ 11.4 Intentionally omitted.

§ 11.5.1 When compensation for Basic Services, or portions thereof, is based on the stipulated sum set forth in Section 11.1.1 above, the proportion of compensation for each phase of services shall be as follows: See Section 11.1.1 above and the following:

Preconstruction Geotechnical Services Borings, Report, Design, CA	Total Not to Exceed $X.XX	X%
Preconstruction Permitting Support for CTDEEP General Permit		

Discharge of Stormwater and Dewatering Wastewaters from Construction Activities	$X	X%
Feasibility Assessment Phase:	$X	X%
Schematic Design Phase: Program Review	$X	X%
Schematic Design Phase: Schematic Design Documents	$X	X%
Design Development Phase	$X	X%
Construction Documents Phase	$X	X%
Review of Construction Manager's Guaranteed Maximum Price Proposal and Procurement Support	$X	X%
Construction Phase/Construction Administration	$X	X%
FF&E Bidding, Procurement and Installation Oversight:	$X	X%
Project Completion and Closeout	$X	X%
Total Compensation for Basic Services		100.00%

§ 11.5.2 When compensation for Basic Services, or portions thereof, is based on the stipulated sum set forth in Section 11.1.2 above, the proportion of compensation for each phase of services shall be as follows: See Section 11.1.2 above and the following:

Preconstruction Geotechnical Services Borings, Report, Design, CA	Total Not to Exceed $X.XX	X%
Preconstruction Permitting Support for CTDEEP General Permit Discharge of Stormwater and Dewatering Wastewaters from Construction Activities	$X	X%
Feasibility Assessment Phase:	$X	X%
Schematic Design Phase: Program Review	$X	X%
Schematic Design Phase: Schematic Design Documents	$X	X%
Design Development Phase	$X	X%
Construction Documents Phase	$X	X%
Review of Construction Manager's Guaranteed Maximum Price Proposal and Procurement Support	$X	X%
Construction Phase/Construction Administration	$X	X%
FF&E Bidding, Procurement and Installation Oversight:	$X	X%
Project Completion and Closeout	$X	X%
Total Compensation for Basic Services		100.00%

The Owner acknowledges that with an accelerated Project delivery, multiple bid package process, or Construction Manager as constructor project delivery method, the Architect may be providing its services in multiple Phases simultaneously. Therefore, the Architect shall be permitted to invoice monthly in proportion to services performed in each Phase of Services, as appropriate.

§ 11.6 When compensation identified in Section 11.1 is on a percentage basis, progress payments for each phase of Basic Services shall be calculated by multiplying the percentages identified in this Article by the Owner's most recent budget for the Cost of the Work. Compensation paid in previous progress payments shall not be adjusted based on subsequent updates to the Owner's budget for the Cost of the Work.

§ 11.6.1 When compensation is on a percentage basis and any portions of the Project are deleted or otherwise not constructed, compensation for those portions of the Project shall be payable to the extent services are performed on those portions. The Architect shall be entitled to compensation in accordance with this Agreement for all services performed whether or not the Construction Phase is commenced.

§ 11.7 The hourly billing rates for services of the Architect and the Architect's consultants are set forth below. The rates shall

remain unchanged for the duration of this Agreement.
(If applicable, attach an exhibit of hourly billing rates or insert them below.)

See **Exhibit D** - Standard Hourly Rates attached to this Agreement..

Employee or Category	Rate ($0.00)

§ 11.8 Compensation for Reimbursable Expenses
§ 11.8.1 Intentionally omitted.

§ 11.8.2 Intentionally omitted.

§ 11.9 Architect's Insurance. Intentionally omitted.

§ 11.10 Payments to the Architect
§ 11.10.1 Initial Payments
§ 11.10.1.1 Intentionally omitted.
§ 11.10.1.2 Intentionally omitted.

§ 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 upon presentation of the Architect's invoice. Amounts unpaid forty-five (45) days after the invoice date shall bear interest at the rate entered below, or in the absence thereof at the legal rate prevailing from time to time at the principal place of business of the Architect.
(Insert rate of monthly or annual interest agreed upon.)

Zero percent (0%)

The Architect shall make payments to its Subconsultants in accordance with the agreements between the Architect and its consultants and in accordance with Applicable Laws. As requested by the Owner from time-to-time, the Architect shall provide evidence satisfactory to the Owner that Architect's Subconsultants have been and are being, paid on a timely basis for services performed and provided as part of the Architect's Services.

§ 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 of the Agencies or such other government authority.

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.)

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 B133™–2019, Standard Form Agreement Between Owner and Architect, Construction Manager as Constructor Edition, as herein modified.

.2 Building Information Modeling Exhibit, if completed:

.3 Exhibits:
(Check the appropriate box for any exhibits incorporated into this Agreement.)

[ ] AIA Document E234™–2019, Sustainable Projects Exhibit, Construction Manager as Constructor Edition dated as indicated below.
(Insert the date of the E234-2019 incorporated into this agreement.)

[ ] Other Exhibits incorporated into this Agreement:
(Clearly identify any other exhibits incorporated into this Agreement, including any exhibits and scopes of services identified as exhibits in Section 4.1.2.)

Exhibit A- Request for Qualifications and Request for Proposals by the Bungay School Elementary School Building Committee and the Town of Seymour dated March [ ], 2026 (RFQ/RFP) and all addenda to the RFQ/RFP
Exhibit B – Excerpts from the Architect's Qualifications Submission dated [ ] in response to the RFQ-RFP
Exhibit C – Architect's Fee Proposal Form dated [ ] submitted in response to the RFQ/RFP
Exhibit D – Hourly Rates

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

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

OWNER *(Signature)*	**ARCHITECT** *(Signature)*
(Printed name and title)	*(Printed name, title, and license number, if required)*

EXHIBIT C

INSURANCE REQUIREMENTS

Architect agrees to always maintain in force while the agreement for the Services between the Architect and the BESBC and Town is in effect, and agrees to cause the Architect's consultants to always maintain in force while the agreement is in effect, the following minimum insurance coverages, and shall cause the Town of Seymour, Seymour Public School District, Bungay Elementary School Building Committee, and Seymour Board of Education to be named and endorsed as an Additional Insureds on a primary and non-contributory basis to all policies except Workers Compensation and Professional Liability. All policies should also include a Waiver of Subrogation in favor of the Town of Seymour, Seymour Public School District, Bungay Elementary School Building Committee, and Seymour Board of Education. Insurance shall be written with insurers approved in the State of Connecticut and with a minimum AM Best's Rating of "A-" VII

	(Minimum Limits)
General Liability:	
Each Occurrence	$1,000,000
General Aggregate	$2,000,000
Auto Liability (includes all owned, hired & non owned autos):	
Combined Single Limit	
Each Accident	$1,000,000
Professional Liability:	
Each Wrongful Act	$2,000,000
Aggregate	$5,000,000
Umbrella (Excess) Liability:	
Each Occurrence	$5,000,000
Aggregate	$5,000,000

In no event shall the Umbrella (Excess) Liability insurance provide narrower or more restrictive coverage than the primary insurance policy. The Umbrella (Excess) policy shall not require the exhaustion of the underlying limits only through the actual payment by the underlying insurers.

The Architect or its consultants may achieve the cumulative required limits and coverage for General Liability and Umbrella (Excess) Liability, through the General Liability policy alone or through a combination of primary and Umbrella (Excess) liability "follow form" insurance, provided the coverage limits of such primary insurance policy alone or the coverage limits of such primary and Umbrella (Excess) policies together, result in the same or greater coverage as those required for General Liability and Umbrella (Excess) Liability.

If any policy is written on a "Claims Made" basis, the policy must be continually renewed for a

minimum of two (2) years from the completion date of the agreement for the Services between the Architect and the BESBC and Town. If the policy is replaced and/or the retroactive date is changed, then the expiring policy must be endorsed to extend the reporting period for claims for the policy in effect during the Agreement for two (2) years from the completion date.

Workers' Compensation:	WC Statutory Limits
Employers' Liability:	
EL Each Accident	$1,000,000
EL Disease Each Employee	$1,000,000
EL Disease Policy Limit	$1,000,000

Original, completed Certificates of Insurance must be presented to the BESBC prior to issuance of the agreement for Services. Architect agrees to provide replacement/renewal certificates at least 30 days prior to the expiration date of any insurance policy. Should any of the above-described policies be cancelled, limits reduced, or coverage altered, ten (10) days prior written notice must be given to the BESBC and all other Additional Insureds under any such policy.

EXHIBIT D

NON-COLLUSION AFFIDAVIT

State of _____)

ss

County of _____)

_____, being first duly sworn, deposes and says:

1. That he/she is a ( ) Partner; ( ) Officer; ( ) Member; ( ) Owner of the firm of:

   _____

   the party making the foregoing proposal or bid;

2. He/she is fully informed respecting the preparation and contents of the attached proposal or bid and all circumstances regarding the same;

3. Said proposal or bid is genuine and is not a collusive or sham proposal or bid;

4. Neither the said proposer or bidder nor any of its officers, partners, members, owners, agents, representatives, employees, or parties-in-interest, including this affiant has in any way colluded, conspired, connived or agreed, directly or indirectly, with any proposer or bidder, or person, to put in a sham proposal or bid or to refrain from submitting a proposal or bid, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference, with any person, to fix the proposal price or bid price or affiance or of any other proposer or bidder, or to fix any overhead, profit or cost element of said proposal price or bid price, or of that of any other proposer or bidder, or to secure any advantage against the **Town of Seymour or Bungay Elementary School Building Committee** any person interested in the proposed contract;

5. The price or prices quoted in the attached proposal or bid are fair and proper and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of this Proposer or Bidder or any of its agents, representatives, owners, employees, or parties-in-interest, including this affiant; and

6. All statements in said proposal or bid are true.

(Signed): _____

(Title): _____

Subscribed and sworn to before me, on this ___ day of _____, 20___.

_____

Notary Public

My Commission Expires: _____

EXHIBIT E
FEE PROPOSAL

To: Bungay Elementary School Building Committee ("BESBC")
c/o W. Kurt Miller, Chief Administrative Officer
Office of the Seymour First Selectwoman
Seymour Town Hall
1 First Street
Seymour, CT 06483

From: _____ ("Proposing Firm")
Address: _____
Email: _____
Tel. No.: _____
Proposer's Contact Person: Name and Title: _____
E-mail: _____
Tel. No.: _____

Project: Construction of the New Bungay Elementary School, 35 Bungay Road, Seymour, Connecticut 06483

The Proposing Firm hereby proposes and agrees to provide the Services described in the Request for Qualifications and Request for Proposals for school building project planning, architectural, engineering and other design professional services, construction oversight and administration services, and other professional services issued by the BESBC and Town of Seymour for the Project on April 27, 2026 (RFQ-RFP No. 2026-01) for the following sums of money as fees a compensation for the Services. Fees proposed herein represent all-inclusive prices and compensation and include, but are not limited to, base salary, fringe and other benefits, insurance, taxes, miscellaneous personnel expenses, meals, travel time, training, holidays, illness, medical leave time, general and corporate supervision and management expenses, overhead and profit, legal costs, and accounting costs.

A. <u>Basic Services-Proposed Fee Alternative No. 1 (Assumes Demolition and Removal of the Existing Building)</u>:

1. <u>Lump Sum Fee for Basic Services</u> (including compensation for the Proposing Firm and its subconsultants, if applicable): _____ and 00/100 Dollars ($_____)
2. Allocation of the Lump Sum Fee for Basic Services to each phase of the Services:
   a. Preconstruction Geotechnical Services
      Borings, Report, Design, CA — Total Not to exceed $_____ (___% of Lump Sum Fee)
      (1) Daily rate drilling/drilling activities — $_____ per day
      (2) Hourly rate for construction oversight — $_____ per hour
   b. Preconstruction Permitting Support for CTDEEP General Permit for Discharge of Stormwater and Dewatering Wastewaters from Construction Activities — $ _____ (__% of Lump Sum Fee)
   c. Feasibility Assessment Phase Services: — $ _____ (__% of Lump Sum Fee)
   d. Schematic Design Phase Services:
      (1) Program Review — $ _____ (__% of Lump Sum Fee)
      (2) Schematic Design Documents — $ _____ (__% of Lump Sum Fee)
   e. Design Development Phase Services: — $ _____ (__% of Lump Sum Fee)
   f. Construction Documents Phase Services: — $ _____ (__% of Lump Sum Fee)
   g. Review of Construction Manager's Guaranteed Maximum Price Proposal and Procurement Support: — $ _____ (__% of Lump Sum Fee)
   h. Construction Administration/Construction Phase Services: — $ _____ (__% of Lump Sum Fee)
   i. FF&E Bidding, Procurement, and Installation Oversight Services — $ _____ (__% of Lump Sum Fee)
   j. Project Completion and Closeout — $ _____ (__% of Lump Sum Fee)

All expenses incurred by the Proposing Firm (and its subconsultants, if applicable) in providing the Basic Services shall be included in the Lump Sum Fee. The BESBC and Town of Seymour will not reimburse the successful proposer for any such expenses.

B. <u>Basic Services-Proposed Fee Alternative No. 2 (Assumes the Existing Building will NOT be Demolished and Removed)</u>:

1. <u>Lump Sum Fee for Basic Services</u> (including compensation for the Proposing Firm and its subconsultants, if applicable): _____ and 00/100 Dollars ($_____)
2. Allocation of the Lump Sum Fee for Basic Services to each phase of the Services:
   a. Preconstruction Geotechnical Services
      Borings, Report, Design, CA — Total Not to exceed $_____ (___% of Lump Sum Fee)
      (1) Daily rate drilling/drilling activities — $_____ per day
      (2) Hourly rate for construction oversight — $_____ per hour
   b. Preconstruction Permitting Support for CTDEEP General Permit for Discharge of Stormwater and Dewatering Wastewaters from Construction Activities — $ _____ (__% of Lump Sum Fee)
   c. Feasibility Assessment Phase Services: — $ _____ (__% of Lump Sum Fee)
   d. Schematic Design Phase Services:
      (1) Program Review — $ _____ (__% of Lump Sum Fee)
      (2) Schematic Design Documents — $ _____ (__% of Lump Sum Fee)
   e. Design Development Phase Services: — $ _____ (__% of Lump Sum Fee)
   f. Construction Documents Phase Services: — $ _____ (__% of Lump Sum Fee)
   g. Review of Construction Manager's Guaranteed Maximum Price Proposal and Procurement Support: — $ _____ (__% of Lump Sum Fee)
   h. Construction Administration/Construction Phase Services: — $ _____ (__% of Lump Sum Fee)
   i. FF&E Bidding, Procurement, and Installation Oversight Services — $ _____ (__% of Lump Sum Fee)
   j. Project Completion and Closeout — $ _____ (__% of Lump Sum Fee)

All expenses incurred by the Proposing Firm (and its subconsultants, if applicable) in providing the Basic Services shall be included in the Lump Sum Fee. The BESBC and Town of Seymour will not reimburse the successful proposer for any such expenses.

C. <u>Additional Services</u>

For all Additional Services or Supplemental Services for which the Proposer and the BESBC and Town are unable to agree on to lump sum amount, compensation for such services shall be based on time spent by the Architect and/or any of its Subconsultants, as applicable, at the hourly rates set forth below (the "Hourly Rates") or the Hourly rates set forth on a schedule appended to this Fee Proposal for employees and officers of the Proposing Firm and all its proposed Consultants for the Services. Any Additional Services or Supplemental Services for which the Proposer and the BESBC and Town are unable to agree on to lump sum amount, and which are compensated based on the Hourly Rates, shall be subject to a not-to-exceed amount approved in writing by the Owner prior to the commencement of any such Additional Services or Supplemental Services. **<u>The Proposing Firm agrees that the Hourly Rates shall remain unchanged for the duration of this Agreement</u>**.

The Hourly Rates represent all-inclusive prices per hour and include, but are not limited to, base salary, fringe and other benefits, insurance, taxes, miscellaneous personnel expenses, meals, travel time, training, holidays, illness, medical leave time, general and corporate supervision and management expenses, overhead and profit, legal costs, and accounting costs.

1. <u>Hourly Rates for Proposer's Employees/Officers</u>

Principal	$____________	per hour
Project Manager	$____________	per hour
Assistant Project Manager	$____________	per hour
Director	$____________	per hour
Engineer	$____________	per hour
Engineering Designer	$____________	per hour
Architect	$____________	per hour
Architectural Designer	$____________	per hour
Draftsman	$____________	per hour
Construction Administrator	$____________	per hour
BIM Manager	$____________	per hour
BIM technician	$____________	per hour
Secretarial	$____________	per hour
____________________	$____________	per hour
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____________________	$____________	per hour

2. <u>Hourly Rates for Proposer's Subconsultants' Employees/Officers</u>

Subconsultant (Firm) Name	Position	Hourly Rate
____________________	__________________	$____________ per hour
____________________	__________________	$____________ per hour
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The Town of Seymour is exempt from all Federal and State excise, transportation, and sales taxes.

Receipt of Addenda to RFQ/RFP Number 2026-01, if applicable is acknowledged:

Addendum No. 1 _____ Date: _____ Addendum No. 2 _____ Date: _____
Addendum No. 3 _____ Date: _____ Addendum No. 4 _____ Date: _____

Under penalty of perjury, the undersigned declares that no person or persons other than members of Proposing Firm's own organization are interested in the Project or in the contract proposed to be awarded; that the submission is made without any connection with any other person or persons making a proposal for the same services and is in all respects fair and without collusion or fraud; that no person acting for or employed by the BESBC, Town of Seymour, Seymour Public School District (the "District"), or Seymour Board of Education is directly or indirectly interested therein, or in the services or works to which it relates or will receive any part of the profit or any commission therefrom in any manner which is unethical or contrary to the best interests of the Town of Seymour and the District.

Signed:_____

Name:_____
(print name)
Title:_____

Date:_____

EXHIBIT F

Seymour Public School District's Educational Specifications
dated September 30, 2025 (Rev.2)

SEYMOUR PUBLIC SCHOOLS

EDUCATIONAL SPECIFICATIONS

Approved February 3, 2025

Revised September 30, 2025 Rev. 2

Bungay School
35 Bungay Road
Seymour, CT 06483

PREPARED FOR:

Seymour Board of Education
2 Botsford Road
Seymour, CT 06483

PREPARED BY:

Construction Solutions Group, LLC
34 Sequassen Street, Suite 201
Hartford, CT 06106
www.csgroup-llc.com

Project Overview

In May of 2023, the Seymour Board of Selectpersons appointed the Bungay School Facility Needs Study Committee. The Committee was charged with the task of assessing the facility needs of Bungay School and providing a report and recommendations to the Board of Selectpersons on or before December 2023. The purpose of the study was to develop an assessment of the condition of the school to determine the impact of the existing conditions on the educational program currently in place with consideration for future enrollment and program needs. The summary was comprehensive, uncovering several serious issues in need of attention. These conditions are outlined in the project rationale section of the document.

These Educational Specifications were developed in collaboration with the Superintendent, Dr. Susan E. Compton, Director of Curriculum and Instruction, Mary Sue Feige, Director of Facilities, Timothy Connors, Principal, Lauren Reid, Assistant Principal, Stacey Long, and Bungay School staff. The following individuals participated in specific program meetings to provide input for these educational specifications:

Mark Krauchick – Custodial/Facilities
Karen Leeper – Administrative Assistant
Rebecca Bennett - Nurse
Cliff Taylor – Art
Halliegh Perugini – Library-Media
Joanna Dunne – Music, Chorus, Band
Jenna Gentile – Physical Education
Gina Kindt – Kindergarten
Jen Florin – Kindergarten
Jaci Freddino – Grade 2
Katie Furino – Grade 2
Suzanne O'Hara – Instructional Para
Kelli Wrogg – Monitor Para
Mike Milia – Grade 5
Kristine Yoxall – Grade 5
Kim Barton –SRBIs
Maureen Hein – Grade 4
Stef Newman – Grade 4
Kristen DeLorenzo – Preschool
Michelle Cirella – Preschool
Alex Giannelli – REACH Program
Ron Barnard – Security
Chloe Germain – School Psychologist
Dana Mitchell – School Counselor
Jen Karpovich – SLP
Cindy Brooks – Food Service
Nancy Sarlo – Food Service
Noelle Oberdick – Grade 1
Michelle Strumello – Grade 1
Jeannine Weaver – Special Education
Rachel Ferrugia-Stanek – Special Education
Mallory Knutson – Grade 3
Kim Freeman – Grade 3

Rationale for the Project

Bungay Elementary School was originally constructed in 1952 and underwent renovations in 1971 and 1996. The renovations included the addition of single-story classroom spaces and various facility updates. The current building encompasses a total of 59,600 square feet. The student population of Bungay School is currently 465 and the school serves Pre-K-5.

It is important to note that Bungay School is the last of the four present schools of the Seymour Public Schools which need upgrading. Seymour Middle School was built and dedicated in September 2001. Seymour High School was expanded and renovated in part with a dedication in 2005 and Chatfield LoPresti School was expanded and renovated with a dedication in 2012.

Given this information, in May 2023, the Board of Selectpersons appointed a Bungay School Facility Needs Study Committee. The Committee was tasked with assessing the facility needs of Bungay school a report and recommendations to the Board of Selectpersons on or before December 31, 2023.

The Committee toured Bungay School with staff members to view the school. Tim Connors, member of the Committee and Facilities Director for the Seymour Public Schools, provided a summary of the infrastructure needs of the school from a strictly facilities perspective. The Administration, staff, and members of the public discussed extensively the shortcomings of the school and limitations that affect students and staff daily to articulate the facility needs of the school from the perspective of students and staff and the curriculum and instructional needs of the students.

The Committee identified several deficiencies and areas in need of improvement which are summarized below. A full copy of their report is attached as an appendix to this report.

- Safety and security, including traffic flow
- Replacement of doors and windows
- Upgrades of bathrooms for accessibility
- Need for increased space for storage and staff
- Updating and upgrading electrical systems, plumbing and HVAC
- Improvements in air quality
- Upgrades to technology and wi-fi throughout the building
- Incorporation of 21st century learning environment including STEAM, Maker Space, improved media center etc.
- Improvements to the nurse area for patient privacy

The Committee accordingly found that the facility needs of the school are many and the school is in need of update and expansion project to provide and enhance the educational needs of the students and to adequately provide for the safety, physical needs and comfort of the students and staff, including, but not limited to, the social and emotional needs of the student population.

As a result of the Bungay School Facility Needs Study Committee's findings, the Board of Selectpersons recognized the need for Bungay and appointed a School Building Committee to be charged with the development of a plan for the new construction of Bungay School.

These education specifications have been developed with the intent of transforming Bungay Elementary School into a 21st Century Learning Environment and addressing the needs identified by the stakeholders including students, staff, administrators, and committee members.

Long Range Educational Plan

Mission and Vision

The mission of Seymour Public Schools is to fully know our students as learners, to educate and inspire them through a range of experiences that reflect high expectations for learning and prepare them to meet the challenges of an ever-changing world.

Seymour Public School works diligently to promote individual student learning. We strive to have all students succeed in all social and academic areas so they can become well-rounded individuals who show compassion toward others and who can confidently confront and solve any problem with which they are faced.

Core Beliefs of Seymour Public Schools

- ✓ All students can learn
- ✓ Everyone in our school community will be learners
- ✓ Accountability leads to growth
- ✓ All learners have individual interests, needs, and talents
- ✓ All learners will be physically and emotionally safe in the learning environment
- ✓ Home, school, and community will act as team members in the educational process
- ✓ By working together collaboratively toward common goals with cooperation and teamwork all learners will succeed.

Vision of a Graduate

Together, we will continue to work through our Vision of a Graduate initiative, which will guide us in developing our strategic plan. Our mission is to prepare all students with the knowledge, skills, and attributes required for success in a rapidly changing world.

Strategic Priorities

The Strategic Plan is designed to provide a foundation for academic excellence, social-emotional growth, and a vision of a graduate. These efforts are organized into the following strategic priorities:

1. Climate and Culture: Social Emotional
2. Student Engagement with Curriculum
3. Support Innovative and Exemplary Research-Based Professional Practices

4. Community Involvement
5. Infrastructure and Operational Sustainability

District Goals and Objectives
District goals and evidence of student learning inform the development of school, department, and individual annual growth plans that are finalized at the beginning of each school year. Annual objectives highlight priorities for the upcoming school year although the ongoing, complex work of the district across all departments and domains continues even if not specifically noted below. In addition, annual objectives guide resource allocation and decision-making.

Learning / Educational Activities

Academic Goals

At Bungay Elementary School, the updated designs for the Preschool through fifth grade classrooms will reflect the latest developments in educational practices, ensuring that the space supports the current curriculum and extending learning opportunities for students. The goal is to create environments that not only foster active, hands-on learning but also promote creativity, collaboration, and critical thinking across all grade levels. Classrooms will be designed to adapt to a variety of instructional methods, including project-based learning, inquiry-based activities, and differentiated instruction, which are key components of the school's curriculum.

Incorporating spaces that support current teaching practices will be essential for enhancing student engagement and extending their educational experiences. These spaces will allow for flexible groupings and the integration of technology, enabling students to work both independently and in collaboration with peers on a range of academic and creative projects. Teachers will need areas that can accommodate whole-class instruction, small-group discussions, and one-on-one interactions, providing opportunities for personalized learning and extending classroom learning beyond traditional boundaries.

New construction will be necessary to create more innovative, future-focused spaces that align with these needs. This will involve updating classroom layouts to include multifunctional areas where students can engage in different activities at once—whether it's a quiet corner for individual reading or a collaborative space for group discussions and projects. Flexible furniture and interactive learning stations will allow for quick reconfigurations based on the specific needs of the lesson or project.

To further support diverse student needs, additional spaces will be required to accommodate small group instruction, support services, special education programs, and intervention efforts such as MTSS (SRBI). These dedicated areas will ensure that all students receive targeted and individualized support, fostering an inclusive learning environment where academic and social-emotional growth can thrive.

Additionally, incorporating areas that encourage STEAM exploration, creative arts, outdoor learning, and critical thinking will support a well-rounded, 21st-century education. This may

include spaces for hands-on learning, such as a STEAM classroom, where students can experiment and extend their understanding of the curriculum.

Overall, the new construction of Bungay Elementary will enhance the instructional space to better accommodate current educational strategies, encouraging deeper learning experiences and providing the flexibility necessary to prepare students for future success. The academic goals outlined below provide information about how current learning and educational activities can be further enhanced and developed through a new construction of Bungay School to meet the long-range educational needs of the preschool through fifth grade student body.

Mathematics: Aligned with state standards, students will develop strong foundational skills in key areas like geometry, statistics, and algebra, preparing them for high school and beyond. The Seymour School Mathematics Program is aligned with the Connecticut Core Standards for Mathematics and is committed to providing all students with a high-quality, comprehensive, and challenging program. The program provides consistent opportunities for students to develop the knowledge, skills, and capacities necessary to be college and career ready. The guiding principle that drives the mathematics program is that every student should have foundational skills in number sense, expressions and equations, functions, geometry, and statistics and probability, which prepare them for a successful mathematics experience in high school and beyond.

Literacy: The literacy program emphasizes reading, writing, speaking, and critical thinking skills. Students will explore diverse perspectives through texts that foster empathy and global awareness. Our mission is to instill a capacity for communication, empathy, and citizenship through critical thinking, reflection, and appreciation of diverse viewpoints. We aim to foster life-long learners, thinkers, collaborators, and communicators. Through the program, all students will successfully master literacy, reading, writing, listening, speaking, and Social Studies learning standards and will be able to effectively study and critically think about how people process and document the human experience. Students study other writers and thinkers, contemporary and historical, to develop their own abilities to read, write, speak, listen, and think critically and globally.

Social Studies: Students will master standards in civics, geography, and history, focusing on citizenship and civic responsibility through Connecticut's frameworks. Our mission is to instill a capacity for communication, empathy, and citizenship through critical thinking, reflection, and appreciation of diverse viewpoints. We aim to foster life-long learners, thinkers, collaborators, and communicators who participate as citizens of their communities. The Social Studies Curriculum is aligned with the Connecticut Elementary and Secondary Social Studies Frameworks and College, Career, and Civic Life (C3) Framework. Through the program, all Seymour School students will successfully master Social Studies learning standards and will be able to effectively study and critically think about how people process and document the human experience through civics, economics, geography, and history.

STEAM (Science, Technology, Engineering, Arts, and Mathematics): Incorporating Next

Generation Science Standards, the STEAM program will encourage inquiry-based learning and problem-solving. The Seymour School STEAM Program is grounded in the Next Generation Science Standards (NGSS) and ISTE Standards for Students. In order to extend this program into the elementary schools, a STEAM program must be developed at the PreK-5 grade level. This program would utilize a student-centered inquiry model of instruction, students are tasked with exploring real-world issues presented through the lens of science and engineering while also incorporating literacy, mathematics, and social studies topics. Through application of the design thinking process, students explore a problem through research, propose a solution, prototype, test, and revise based on data. Students practice iterative creative problem-solving while honing skills in research, collaboration, technology, and communication. STEAM innovation labs should encourage creativity and flexibility in student thinking, providing flexible spaces for collaboration, research, and communication.

Spanish: Beginning in middle school, the Spanish program will promote language proficiency and cultural appreciation, preparing students for global citizenship. The goal of the Spanish program at Seymour Public Schools is to develop students who appreciate language and culture. Currently, instruction begins in grade 6 to prepare students for continued study at the high school level. Looking forward as a district, increasing opportunities for world language enrichment in the elementary grades would further enhance the district's initiative to provide students with global perspectives and world language acquisition.

Health, Physical Education, and Wellness: The wellness program aims to develop physically and mentally healthy individuals, promoting lifelong fitness and emotional well-being through comprehensive health and physical education programs. The goal of the Health, Physical Education, and Wellness Program at Seymour Public Schools is to develop physically literate individuals who have the knowledge, skills, and confidence to enjoy a lifetime of mental, physical, and social health.

Music: Students will engage in creating, performing, and appreciating music, fostering a deep connection to the arts. Modern technologies, such as recording equipment, will enhance learning. The purpose of music education is to prepare students for a lifetime of active, satisfying involvement with music in a variety of forms. Contemporary life is filled with musical encounters. Music education should empower students to create, refine, and notate their own original music; read, interpret, and perform music literature created by themselves and others; and respond with understanding to others' musical works and performances (CSDE- Learning Targets). In order to continue to grow in the area of performing arts, classroom spaces should provide large group spaces for band and chorus while also supporting small spaces for practice. Incorporating recording and presentation technology to enhance instruction is a critical component of the space.

Art: Arts education encourages creativity and expression, helping students become culturally responsive and compassionate community members. The Arts continue to drive our identity during current times. It allows people to connect more deeply and open their eyes to new sights around them. Through Arts education, students are exposed to various forms of

expression and strategies to communicate through a variety of culturally influenced mediums. Participation in the Arts, especially during the early years of life, has proven to support developing culturally responsive, compassionate, and creative contributing members of society. The Arts challenge us to rethink perspectives and demand a newer, better world.

Social and Emotional Learning (SEL): SEL will be woven into daily experiences, with dedicated spaces designed to help students manage stress, develop emotional intelligence, and foster resilience. The social and emotional wellness of the students is important to consider in the design of the building. Areas of respite where students can go to be stress-free should be established. Students should have the opportunity to be able to meet in small groups with staff and interact in breakout spaces. Locations that allow students to release anxieties and express emotions in a worry-free environment are critical, allowing them to move on to interacting with other students in a controlled environment conducive to learning. Placing support services in an easily accessible proximity to classroom space supports the goal of promoting self-advocacy for our students.

Instructional Design - Seymour Public Schools aims to redesign the school experience by adopting a thematic and flexible learning model. Grouping content areas like STEAM and Humanities will create an interdisciplinary approach to learning, encouraging collaboration and critical thinking. A future learning Commons, as a hub for learning, will serve as a gathering space for students and teachers to explore creative projects and integrate technology. It is the belief of The Seymour Public School that parents, teachers, and children are partners in the learning process and serve as the foundation of the educational journey. Adequate space for the instructional program as well as community gathering space is integral to its success.

Enrollment Data and Proposed Project Capacity

A 10-year enrollment projection was conducted by NESDEC, an independent consultant hired by Seymour Public Schools. For purposes of grant applications, the State of Connecticut reviews the enrollment data for the 8 years starting with the year of the application submittal. According to the study the school will enroll students in grades Pre-K – 5th grade and enrollment per the updated enrollment projections will be the highest in the year 2031-32. The projected enrollment for the 2031-32 year for Bungay is 503 plus the additional 50 Pre-K students that will be added brings the total enrollment to 553 students.

Building Systems

Security	An electronic security system will be installed in the school, including cameras and state of the art entry security. The school will be designed to prevent access to most school instructional areas when

	community events take place during non-school hours. The project will be coordinated with District and Town leadership security goals in keeping with the All-Hazards School Security and Safety Plan for Bungay Elementary. The school must also comply with school safety infrastructure criteria as determined by the Connecticut School Building Projects Advisory Council. Per Connecticut General Statutes: ***§ 10-292r.*** *School safety infrastructure criteria. (a) The School Building Projects Advisory Council, established pursuant to section 10-292q, shall periodically review and update, as necessary, school safety infrastructure criteria for school building projects awarded grants pursuant to this chapter and the school security infrastructure competitive grant program, pursuant to section 84 of public act 13-3*. Such school safety infrastructure criteria shall conform to industry standards for school building safety infrastructure and shall address areas including, but not be limited to, (1) entryways to school buildings and classrooms, such as, reinforcement of entryways, ballistic glass, solid core doors, double door access, computer-controlled electronic locks, remote locks on all entrance and exits and buzzer systems, (2) the use of cameras throughout the school building and at all entrances and exits, including the use of closed-circuit television monitoring, (3) penetration resistant vestibules, and (4) other security infrastructure improvements and devices as they become industry standards.*
Technology	Since technology systems evolve rapidly, systems installed as part of the technology component will be released after the main building to ensure access to the latest products. A wide-area network (WAN) will be installed, and the building will be networked to the network policy server (NPS). Wireless Access Points (WAPs) will be installed throughout the entire school. The new School may serve as a WAP for the community. Ethernet shall be CAT6 or better, providing 1 GB to desktop and 10GB trunks to all interconnections to all the data closets. Drops in the ceiling for wireless APs should be installed for support of the wireless infrastructure. All assembly areas such as the Gym, MPR, and LMC shall have a minimum of three ceiling/wall mounted drops for wireless APs.
Public Address	The building's public address system will be comprehensive, and the infrastructure installed with the building. It will be completed as part of the technology component of the project and will incorporate internal building communications as well as external communications. Concurrently, the systems for the phones, clocks, and data/voice/video will be developed. The public address system is run

	through the network.
Phone System	A comprehensive phone system will be integrated with the technology component of the project, and phones will be installed throughout the facility. All support and instructional spaces will be included.
Clocks	Clocks, like the phone system, will be integrated into the technology component of the project. All support and instructional spaces will be included. The clocks run on the Wi-Fi system. The managed vendor is CT-TSG, they also manage the phones and annunciator.
Building Envelope	New portions of the building will be insulated in conformance with current Codes and Connecticut High-Performance Building Standards and shall be protected by a continuous layer of air and vapor barriers tied into the roof membrane and associated flashings. Any existing portions of the building envelope will be upgraded as feasible. All windows will be replaced.
HVAC	Connecticut High-Performance Building Standards, similar to LEED, will be followed. A new heating, air conditioning, and ventilation system will be installed throughout the building. Heating design shall be 70 degrees, and cooling design shall be 75 degrees. A Building Management System (BMS) shall be installed to control the mechanical and selected electrical systems. BMS shall be by the Temperature Control vendor approved by the Owner. The system shall provide temperature control and monitoring for all HVAC systems in the building, shall be programmable for occupied and unoccupied periods, and shall use carbon dioxide sensing to control outside air volume. The BMS shall communicate directly to the district's central system, with off-site alarming capability.
Automatic Fire Suppression & Fire Alarm	The building will be equipped throughout with a sprinkler system in conformance with NFPA 13, 20 & 24. A fire pump with generator backup will be provided if existing water pressure is insufficient. A new addressable, speaker-type fire alarm system will be provided in compliance with Code and ADA requirements, tied into the sprinkler system.
Plumbing	Plumbing fixtures shall be low flow, energy efficient, and ADA compliant. Each drinking fountain location will include at least one bottle filler. Grease waste from the kitchen shall be piped to a direct-buried grease interceptor outside the building. Waste leaving the

	grease interceptor shall be tied back into the sanitary pipe leaving the building. All floor drains shall be self-priming.
Electrical	The building electrical service shall be capable of meeting the needs of the building and site. Provide a backup generator if a fire pump is required. If a backup generator is not required nor provided, battery backup will be provided for emergency systems via inverters. If a generator is not provided, include an automatic transfer switch to allow key systems, such as heating for freeze protection, to function during an extended power outage with the use of a temporary generator. The building's electrical and structural systems will be designed to accommodate rooftop photovoltaic solar panels. Roof load designs will allow for a ballasted panel system to reduce rooftop penetrations. Lighting shall be high-efficiency LED, designed to promote an optimal learning environment, with ample low-glare illumination. Lighting shall use motion sensors and automatic dimming for daylight harvesting.
Acoustics	Per Connecticut State Building Code, for new construction the building must comply with ANSI A117.1 Section 808, "Enhanced Acoustics for Classrooms." Reverberation time will be limited in accordance with this standard, and wall partitions shall have STC ratings as needed to keep classroom ambient sound levels from sources outside the classroom to 35 dBA and 55 dBC. All wall partitions separating spaces shall extend to the deck above. All spaces are considered to have acoustic separation. Acoustical finishes and treatments will be used as needed throughout the school's interior.
Renovated Spaces	All discontinued and abandoned systems, including but not limited to HVAC, plumbing, and all types of high- and low-voltage wiring, shall be completely removed from renovated areas. All holes and previous penetrations shall be sealed. Wall partitions shall be extended to deck if needed for room separation. All areas of staining or indication of previous water damage shall be investigated and repaired.
Renewable On-site Energy Generation	In alignment with Govener Lamont's mandate to mitigating the impacts of the climate crisis by decarbonizing our electric sector (Public Act 22-5) and expanding existing renewable energy programs (Public Act 22-14), the proposed improvements to Bungay Elementary school will introduce a photovoltaic array for the generation of onsite renewable energy to aid in supporting this legislation. The project anticipates salvaging the existing roof mounted photovoltaic system and installing it on or adjacent to the new school. Anticipating a reduced roof area

	by the introduction of a two-story school, consideration will be given to providing a ground-mounted array for the relocated system installation.

Interior Building Environment

The school design shall incorporate a secure, obvious and inviting main entrance to function as the primary entry for all visitors. This entrance shall incorporate a vestibule with locking at the inner and outer doors, adjacent to the secure lobby of the administrative wing. The entry sequence shall include checkpoints at the outer vestibule door, at the connection between the vestibule and the secure lobby, and then from the lobby into the building. Civic spaces, such as the Gymnasium and Cafeteria, will be close to the main entrance. Doorways in corridors shall be positioned to maximize lock-off capability of academic areas for after-hours events in the building's more public areas.

All spaces will be optimized for 21st-century learning, with ample power and technology receptacles, and interactive displays on teaching walls, in conference rooms and in larger office spaces. Permanent casework, including upper and lower cabinets with solid surfacing countertops, will be incorporated into classroom spaces to provide active storage. Furniture will be selected for flexibility and mobility. Furniture systems shall be easy to configure into multiple arrangements to accommodate group learning, traditional rows for testing, seminar style, or a hybrid.

Classroom placement will prioritize access to natural light, as well as regular, consistent shape and size to allow for future flexibility. All windows below head-height will receive roller shades, with sun-filtering fabric of sufficient thickness to obscure views or black-out shades. Door locking and hardware will conform to District standards. All classrooms must lock easily and quickly, and shall be equipped with vision panels with shades or security shutters. Building exits not required to function as entrances will receive exit-only hardware; entrances will receive card readers. Larger areas will be designed for lockdown, either with magnetic hold-opens releasing doors on lockdown or through other electronic means. The building will be fully accessible, with ADA compliance throughout.

Finishes will be selected for ease of maintenance, durability, and aesthetics. No-wax flooring will be used; all finishes will be reviewed with maintenance staff. Concrete masonry construction is favored for corridors; if this is not feasible, durable wainscoting must be provided. All drywall in areas used by students shall be impact-resistant high abuse type. Toilet rooms shall have tile on floors and wet walls and epoxy paint on non-tiled walls.

The development of this educational specification points to a new four-section classroom model with three Pre-K sections. Spaces beyond the classrooms are also diagrammed and summarized in the attached matrix for all educational spaces. The following is a general description of each space:

Academic Core Programs approximately 26,700 sq. ft.

3 – Three Pre-K classrooms, each approximately 1100 sq. ft.

Common to all Pre-K classrooms:

- 1 teaching station per classroom: Teacher's desk, chair, 4 drawer file cabinet, lockable storage/wardrobe cabinet, lockable
- Student bathroom facilities
- Space for 20 students in each classroom
- Countertop cabinets with a sink
- Flexible seating
- Carrels
- Dividers
- Carpeted area for small group instruction
- Sensory materials in small area of classroom
- Bookcases on wheels
- Activity tables
- Changing table
- Cabinets for secured storage and project display/storage for learning materials
- Integrated modern technology with one-to-one devices, Wireless Access Point (WAP) in each classroom
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Magnetic whiteboards and tack boards
- 24 2'X2' cubbies along one wall for student belongings
- Luxury vinyl tile/rubber high-density flooring and base and scrubbable painted walls with acoustic ceilings
- One (1) teacher computer, 22-inch display
- Wireless keyboard/mouse with auxiliary HDMI input

4 – Four Kindergarten classrooms, each approximately 1100 sq. ft.

Common to all Kindergarten classrooms:

- 1 teaching station per classroom: Teacher's desk, chair, 4 drawer file cabinet, lockable storage/wardrobe cabinet, lockable
- Student bathroom facilities
- Space for 24 students in each classroom
- Countertop cabinets with a sink
- Flexible seating
- Worktable for small group instruction
- Bookcases on wheels
- Cabinets for secured storage and project display/storage for learning materials
- Integrated modern technology with one-to-one devices, Wireless Access Point (WAP) in each classroom
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Magnetic whiteboards and tack boards

- 24 2'X2' cubbies along one wall for student belongings
- Luxury vinyl tile/rubber high-density flooring and base and scrubbable painted walls with acoustic ceilings
- One (1) teacher computer, 22-inch display
- Wireless keyboard/mouse with auxiliary HDMI input

20 – Twenty Academic Core Classrooms, each approximately 850 sq. ft.: Common to all 1st – 5th Grade Classrooms:

- 1 teaching station per classroom: Teacher's desk, chair, 4 drawer file cabinet, lockable storage/wardrobe cabinet, lockable
- Space for 24 students in each classroom
- Countertop cabinets with a sink
- Bookcases on wheels
- Worktable for small group instruction
- Storage cubbies for student coats and materials
- Cabinets for secured storage and project display/storage for learning materials
- Integrated modern technology with one-to-one devices, Wireless Access Point (WAP) in each classroom
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Magnetic whiteboards and tack boards
- Luxury vinyl tile/rubber high-density flooring and base and scrubbable painted walls with acoustic ceilings
- One (1) teacher computer, 22-inch display
- Wireless keyboard/mouse with auxiliary HDMI input

3 – Three (SRBI) Intervention Classrooms, approximately 500 sq. ft.

- 1 teaching station, Teacher's desk, chair, 4 drawer file cabinet, lockable storage/wardrobe cabinet, lockable
- Space for 20 students
- Cabinets for secured storage and project display/storage for learning materials
- Integrated modern technology with one-to-one devices, Wireless Access Point (WAP) in each classroom
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Whiteboards and tack boards
- Luxury vinyl tile/rubber high-density flooring and base and scrubbable painted walls with acoustic ceilings
- One (1) teacher computer, 22-inch display
- Wireless keyboard/mouse
- Aux HDMI input

1 – TSOL Classroom, approximately 500 sq. ft.

- Teacher's desk, chair, 4-drawer file cabinet, lockable storage/wardrobe cabinet,

lockable

- Space for 15-20 students
- Cabinets for secured storage and project display/storage for learning materials
- Integrated modern technology with one-to-one devices, Wireless Access Point (WAP
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Magnetic whiteboards and tack boards
- Luxury vinyl tile/rubber high-density flooring and base and scrubbable painted walls with acoustic ceilings
- Parabolic LED lighting with variable light level switching or addressable.

Special Education 4,750 sq. ft.

3 – Three Special Education Resource Rooms, each approx. 500 sq. ft

- Comfortable chairs/desks/tables to accommodate (15) fifteen to (20) twenty students (flexible/adaptable/easily movable workstations)
- Teacher desk/chair
- Bookshelves
- Open shelving &storage cabinets
- Secured storage for materials
- Interactive LED Panel (at least 75")
- Wall/ceiling-mounted speakers
- Luxury vinyl-enhanced tile or flooring that allows for easy movement of furniture
- Magnetic whiteboards (wall-to-wall) on the front or side walls
- Bulletin boards lining the back wall
- One (1) teacher computer, 22-inch display
- Wireless keyboard/mouse

1- REACH Program approximately 1,200 sq. ft.

- Teacher's desk, chair, 4-drawer file cabinet, lockable storage/wardrobe cabinet, lockable
- Space for 10-12 students
- Cabinets for secured storage and project display/storage for learning materials
- Integrated modern technology with one-to-one devices, Wireless Access Point (WAP) in each classroom
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Magnetic whiteboards and tack boards
- Luxury vinyl tile/rubber high-density flooring and base and scrubbable painted walls with acoustic ceilings
- Parabolic LED lighting with variable light level switching or addressable.
- One (1) teacher computer, 22-inch display
- 3 Study Carrels

1 - OT/PT Room – 1,200 sq. ft.

This room is significantly different than most of the other educational spaces due to the specialized activities that take place here. A list of the items and corresponding activities are listed below.

- parabolic LED lighting with variable light level switching
- Luxury vinyl-enhanced tile flooring
- Shelving for materials and supplies
- platform swing
- crash pads
- Multiple weight-bearing ceiling attachments for equipment

1 – Sensory Room - 850 sq. ft.

- Soft seating
- Crash pads
- Flooring -padded or carpeted
- Bean bag chairs
- Bulletin board
- Lockable storage wardrobe
- Mobile sensory cart
- One (1) computer
- Table and counter space
- Bubble Tubes
- Tactile Wall Murals/Panels
- Multiple weight-bearing ceiling attachments for equipment

Student Support 1,950 sq. ft.

1 - Psychologist Office - 250 sq. ft.

- Desk and chair
- 1 – 4-drawer lockable file cabinets
- Fire-rated student records file storage
- Base and wall cabinet storage
- Bulletin board
- Lockable storage wardrobe
- Network copier and fax machine
- One (1) computer
- Table and counter space
- Luxury vinyl-enhanced tile or flooring

2 – Two Speech Rooms - 250 sq. ft. each

- Teacher's desk, chair, 4-drawer file cabinet, lockable storage/wardrobe cabinet, lockable
- Space for 5-10 students
- Cabinets for secured storage and project display/storage for learning materials
- Integrated modern technology with one-to-one devices, Wireless Access Point (WAP
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Magnetic whiteboards and tack boards
- Luxury vinyl tile/rubber high-density flooring and base and scrubbable painted walls with acoustic ceilings
- Parabolic LED lighting with variable light level switching or addressable.

1– Counselor's Office - 250 sq. ft.

- Teacher's desk, chair, 4-drawer file cabinet, lockable storage/wardrobe cabinet, lockable
- Space for 5-10 students
- Cabinets for secured storage and project display/storage for learning materials
- Integrated modern technology with one-to-one devices, Wireless Access Point (WAP
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Magnetic whiteboards and tack boards
- Luxury vinyl tile/rubber high-density flooring and base and scrubbable painted walls with acoustic ceilings
- Parabolic LED lighting with variable light level switching or addressable.

1 – BCBA Office - 250 sq. ft.

- Teacher's desk, chair, 4-drawer file cabinet, lockable storage/wardrobe cabinet, lockable
- Space for 5-10 students
- Cabinets for secured storage and project display/storage for learning materials
- Integrated modern technology with one-to-one devices, Wireless Access Point (WAP
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Magnetic whiteboards and tack boards
- Luxury vinyl tile/rubber high-density flooring and base and scrubbable painted walls with acoustic ceilings
- Parabolic LED lighting with variable light level switching or addressable.

2 – Breakout Rooms - 350 sq. ft.

- Soft seating
- Flooring -padded or carpeted
- Bean bag chairs
- Bulletin board

- Small table
- 6 chairs

Physical Education Approximately – 7,050 sq. ft.

1 – Gymnasium - 5,500 sq. ft.

- All-purpose wood floor system with essential markings
- Removable protective matting
- One main basketball court (45'x74') Two cross-courts as well
- Basketball backboards to be adjustable and swing out/up for non-use.
- Set up for Volleyball with necessary inserts and markings
- Bleacher seating- limited
- Ceiling-mounted air destratification fans
- Sound system
- Ropes, nets and basketball hoops
- Padding on walls and floor for physical education programs
- Suspension equipment and/or storage rooms for pads
- Room dividing curtain/mesh to bisect the space for dual activities
- High output LED lighting for efficiency and color correction for multipurpose activities.
- Acoustic wall panels
- 1 Electronic scoreboard
- 1 Digital messaging board

1- P.E Office, approximately 150 sq. ft.

- Teacher's desk, chair, 4-drawer file cabinet, lockable storage/wardrobe cabinet,
- Luxury vinyl-enhanced tile or flooring
- One (1) teacher computer with a 22-inch display
- Wireless keyboard/mouse
- Aux HDMI input

Stage (including wing space) – 600 sq. ft.

- Stage should be accessible to all
- Stage to accommodate 50 performers in chairs with music stands
- Ceiling cloud structures adjustable for acoustics control
- Fire-rated proscenium curtain, and all applicable safety standards
- Moveable side curtains
- Stage lighting and sound systems appropriate for the size of the stage
- Ceiling mounted projector and screen

1 – PE Equipment Storage Room of approximately 800 sq. ft.

- Sealed concrete floor
- Minimum 10-foot ceiling to maximize storage

Food Services – 4,500 sq. ft.

1 – Student Cafeteria approximately – 2,500 sq. ft.

Typical acoustical treatments for the walls to dampen sound are needed. The cafeteria should be constructed adjacent to the kitchen. Multiple student traffic flows should be considered in the placement of the food serving line. The placement of student restrooms in the vicinity of the cafeteria should be considered in the design to provide student convenience.

- The room should accommodate risers with handicapped accessibility
- Space to seat approximately 180 students per lunch wave in 3 waves
- Lighting and sound systems to support the instructional use of the space
- State-of-the-art public technology including a Smart TV
- Acoustical treatment of wall and ceiling to support the use of the space
- Resilient tile flooring durable and washable, with a slip-resistant finish
- Provide windows with abundant natural light and create relationships to exterior
- Provide exterior dining
- Scrubbable painted or masonry walls for durability and high lay-in ceilings, durable and washable
- High out-put LED lighting for efficiency and color correction for dining and multipurpose activities
- Portable (fold in half on wheels) cafeteria round tables
- Convenience power for cleaning equipment and staff/visitor laptops
- Numerous WAP for LAN and internet use by staff, students, and visitors
- Several Monitors throughout space
- 4 Hand washing stations
- 2 microwave ovens for student use

1 - Staff Dining Area, approximately – 500 sq. ft.

- Tables and chairs for up to fifteen (15) staff members
- Cabinets and countertop with sink
- Microwave oven
- Refrigerator
- Dedicated electrical circuits for refrigerator and microwave
- Interactive LED Panel (at least 75”)
- Wall/ceiling-mounted speakers
- Vinyl-enhanced tile or flooring that allows for easy cleanup
- Magnetic whiteboards
- Bulletin boards

1 – Kitchen Serving/Cold Storage - 1,500sq. ft

- Two (2) - Double sink preparation tables each with one (1) standard faucet and one (1) pre-rinse faucet
- Two (2) – Warmers
- Two (2) - Double Deck Convection Ovens
- One (1) - Combi-Oven
- One (1) - Convection Steamer
- One (1) - Pasta Kettle – 30 gallons
- One (1) - 12- Burner Range
- Walk-in freezer
- Three (3) compartment sink assembly with drain boards for pot and pan washing; each compartment shall measure 27" x 27" x 16" deep; a pre-rinse spray assembly required at one (1) sink compartment
- Dishwasher/Tray station
- Recycling center for paper, liquids etc.
- Hot & Cold Food Station
- Deli Station
- Express Stations for self-serve foods and dry display snacks
- Cashier stations strategically located at the exit from the Servery
- Mobile condiment stations to be located at the exit of the Servery
- Grease-trap to be located outside of the building for ease of maintenance
- Utility Distribution System with quick disconnect devices for all services
- Walk-in refrigerators and freezers will require backup generator power; audio/visual temperature alarm; refrigeration control alarm; temperature alarms to be wired to the "Building Monitoring System
- Water conservation methods
- Provide High-Efficiency Energy Star Label Equipment & Lighting
- Exhaust hoods: Demand Control Ventilation Package
- Temperature maintenance, water filtration and sanitation to promote food safety
- Exterior in-line grease trap to conform to FOG Program
- Linked to the building management system for notification of temperature failure
- Connected to the emergency generator in case of power failure
- Office space (Approx. 100 sq. ft) for manager
- Desk and chair
- One (1) lockable teacher storage wardrobe
- One (1) lockable four-drawer filing cabinet
- Magnetic whiteboard
- One (1) computer

Arts and Humanities Programs approximately 3,100 sq. ft.

All the following spaces need to be designed for maximum sound attenuation

1 – Music Room – 1,200 sq. ft.

- Sixty (60) performer chairs
- Sixty (60) music stands
- Wenger flip forms for thirty (30) students

- Three (3) Chair Move and Store Carts
- Built-in counters/cabinets with storage above and below
- Teacher's desk, chair, 4-drawer file cabinet, lockable, storage/wardrobe cabinet
- Incorporate new music technologies, WAP
- Electrical convenience power
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Magnetic whiteboards and tack boards
- One (1) teacher computer
- One (1) teacher desk
- Electronic piano
- Sink
- Instrument closed storage for ukuleles and xylophones
- Appropriate sound management materials on walls and floor
- Resilient tile floor,
- Acoustic ceilings and parabolic LED lighting with variable light level switching

1 – Music Storage Closet, 500 sq. ft.

- Built-in shelving to accommodate instruments

1 - Art Room/Kiln approximately 1,200 sq. ft.

- Must have ample natural light
- Eight tables; Thirty-two (32) chairs
- Teacher desk/chair
- 4-drawer file cabinet, lockable, storage/wardrobe cabinet
- Vertical storage with shelves and doors
- Built-in counter space with storage above and below
- Document Camera
- Wall/ceiling-mounted speakers
- Vinyl-enhanced tile or flooring that allows for easy cleanup
- Walls should be functional workspaces and for showcasing student work Multiple magnetic whiteboards (wall-to-wall) on front and side walls
- Bulletin boards lining the back wall
- One (1) teacher computer, 22-inch display
- Wireless keyboard/mouse
- Aux HDMI input
- Include ample storage space within the room
- 2- free standing deep utility sinks with sediment traps dispersed throughout the classroom
- Electrical convenience power throughout the perimeter.
- Uninterrupted flat countertop space with bottom storage cabinets and open shelving including deep and wide drawer shelving with suspension hardware
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Integrated modern technology, WAP
- Large Kiln

- Sturdy Rack style shelving for student projects
- Dedicated ventilation
- Electrical disconnect for Kiln
- Luxury vinyl-enhanced tile or flooring
- Shelving should be wide and sturdy to support various art supplies

1 – Art Storage Closet, 200 sq. ft.

- Built-in shelving to accommodate materials

Library/Media Center of approximately 2,850 sq. ft.

The Library/Media Center will be designed to become the learning hub of the school. It will continue to be where teachers encourage students to develop a passion for reading. This will also serve as a place where student-centered activities happen with the integration of technology. This area will include a Makerspace that will be welcoming and encourage students to be creative problem-solvers, take risks and think critically. Students will have the opportunity to engage in hands-on activities using various materials as well as the latest technology. The Library/Media Specialist will collaborate with the classroom teachers on various projects and use this space to show students how to locate and evaluate important information.

1 – Media center – 2,000 sq. ft.

- The Circulation Center will be located in the center of the Media Center and adjacent to the workroom and media specialist office
- Minimum of three WAP and some supplemental data jacks located throughout for student access to LAN and internet
- Flexible book shelving that can be reconfigured for a collection of 10,000 -15,000 volumes with open sight lines possible for optimum adult supervision
- Monitors throughout space.
- Rolling bookshelves for a limited collection of books
- Areas with comfortable seating
- Printer
- Bulletin Boards to display student work and promotional materials
- Two (2) staff computers for the circulation desk area
- Desk and chair
- 1 – 4-drawer lockable file cabinets
- Base and wall cabinet storage
- Bulletin board
- Lockable storage wardrobe
- Network copier and fax machine
- Luxury vinyl-enhanced tile or flooring
- Cabinets with various shelving

1 – Maker Space (STEAM) – 850 sq. ft.

- Movable furniture

- Cabinets for secured storage and project display/storage for learning materials
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Whiteboards and tack boards
- Lab tables
- 3D Printer
- One (1) teacher computer
- 22-inch display
- Wireless keyboard/mouse
- Aux HDMI input
- Parabolic LED lighting with variable light level switching or addressable

Administration and Office Support 3,250 sq. ft.

Main administrative offices will be located at the front, adjacent to the main entry and connected by a security vestibule, allowing visually controlled access to the building through the administration reception waiting area. A dedicated 911 phone shall be located in the main office for the purpose of informing office staff if 911 is called from any facility phone. All exit/entry doors have electronic hardware that will activate on notification from striking of a panic button. Glazing will be minimal and secure.

1 – Main Office: Secretarial area approximately 1,000 sq. ft.

- Two (2) Secretarial work stations behind the main counter
- One (1) station for Head Monitor
- Lockable storage wardrobes
- Two (2) lockable four-drawer filing cabinets
- Fire-rated student file storage
- Base and wall cabinet storage
- Network copier and fax machine
- kitchenette
- Bulletin boards
- Luxury vinyl-enhanced tile or flooring
- One (1) computer per secretary/clerk
- Electronic security system

1 - Reception area (included)

- Reception area to have 6 comfortable chairs for visitors
- Bulletin boards
- Luxury vinyl-enhanced tile or flooring
- Electronic security system

1 – Principal's Office– 200 sq. ft.

- Desk and chair

- Table
- Seating for six (6)
- Lockable storage/wardrobe
- Lockable lateral files
- One (1) large wall unit bookcase
- Interactive LED Panel (32-50" display)
- Security "panic" button with a dedicated phone line
- Luxury vinyl-enhanced tile
- Magnetic whiteboard
- Bulletin board
- One (1) computer
- Aux ports for plugging into a display

1 – Small Conference room – 150 sq. ft.

- Conference table
- Seating for six (6)
- Credenza
- Magnetic whiteboard
- Luxury vinyl-enhanced tile or flooring
- Bulletin board

1 – Assistant Principal's Office - 150 sq. ft.

- Table
- Desk and Chair
- Seating for six (6)
- Lockable storage/wardrobe
- Lockable lateral files
- One (1) large wall unit bookcase
- Interactive LED Panel (32-50" display)
- Security "panic" button with a dedicated phone line
- Luxury vinyl-enhanced tile or flooring
- Magnetic whiteboard
- Bulletin board
- One (1) computer
- Aux ports for plugging into display

1 – Large Conference room – 300 sq. ft.

- Conference table
- Seating for fifteen (15)
- Credenza
- Interactive LED Panel (32-50" display)
- Aux ports for plugging into the display
- Magnetic whiteboard

- Luxury vinyl-enhanced tile or flooring
- Bulletin board

1 – Health Suite includes Nurse's Office, approximately 800 sq. ft.

- One (1) desk with chair
- One (1) computer
- Built-in counters with shelving below around the perimeter of the room
- Multiple file cabinets (two (2) four-drawer; two (2) two-drawer
- two (2) double cabinets (full size)
- One (1) double cabinet (half-size)
- One (1) Double-locked medicine cabinet
- One (1) locking wall cabinet
- Large closet with shelving and doors
- Refrigerator
- Sink with hot and cold water, soap, and towel dispenser
- Microwave
- Scale
- 3 chairs
- Exam room
- Bathroom
- Two (2) cots
- Privacy curtains
- One (1) wheelchair
- Eye-wash station
- Vinyl-enhanced tile
- One (1) large bulletin board
- Centrally located adjacent to the main office and counseling

1 - Security Office - 150 sq. ft.

- Desk and chair
- 1 – 4-drawer lockable file cabinets
- Fire-rated student records file storage
- Base and wall cabinet storage
- Bulletin board
- Lockable storage wardrobe
- Network copier and fax machine
- One (1) computer
- Table and counter space
- Luxury vinyl-enhanced tile or flooring

1 – Staff Workroom – 500 sq. ft.

- Conference table and chairs
- Credenza
- Interactive LED Panel (32-50" display)

- Aux ports for plugging into the display
- Magnetic whiteboard
- Luxury vinyl-enhanced tile or flooring
- Bulletin board
- Network Copier
- Table and counter space

Building Services and Core Area – 5,245 sq. ft.

1 – Facilities Office – 100 sq. ft.

- Desk and chair
- Lockable storage/wardrobe
- Lockable lateral files
- One (1) large wall unit bookcase
- Interactive LED Panel (32-50" display)
- Luxury vinyl-enhanced tile
- Magnetic whiteboard
- Bulletin board
- One (1) computer
- Aux ports for plugging into the display

1 – General Building Storage – approximately 800 sq. ft.

- Steel storage shelves
- Lockable tool cabinets
- Wall-mounted tool hanging system

1 – Men's Public Toilet – 150 sq. ft.

1 – Women's Public Toilet – 150 sq. ft.

3 – Boy's Toilet Rooms – 200 sq. ft.

3 – Girl's Toilet Rooms – 200 sq. ft.

4- Staff Toilet Rooms – 75 sq. ft.

1 – All-inclusive Toilet Room – 75 sq. ft.

1 – Custodial Office – 100 sq. ft.

- Two (2) desk/chair
- Workstation table
- Luxury vinyl-enhanced tile
- Magnetic whiteboard
- Bulletin board
- One (1) computer
- Aux ports for plugging into the display

3 – Custodial Closets – 40 sq. ft.

1 – Mechanical and Water Service Room – 600 sq. ft.

1 – Fire Sprinkler Room – 300 sq. ft.

1 – Main Electrical Room – 300 sq. ft.

2 – Electrical Closets – 150 sq. ft.

1 – MDF Rooms – 300 sq. ft.

1 – IDF Rooms – 150 sq. ft.

1 – Delivery and receiving 300 sq. ft.

Site Development

The existing site layout combines bus traffic and parent drop-off traffic with parking, using a driveway with intermediate and terminal cul-de-sacs. This layout is not optimal; users report vehicular congestion at drop-off and pick-up times, and extra care must be taken to mitigate potential dangers associated with mixing of bus and vehicular traffic.

The project's site design shall incorporate separation of bus traffic from parent drop-off and pick-up. Additionally, new driveway arrangements shall accommodate a flush loading area for deliveries near the kitchen and back-of-house area.

The Town of Seymour has recently acquired an L-shaped strip of land on the adjacent parcel to the south of the school, providing potential access to Poplar Drive. This access can be used to separate traffic and ameliorate congestion. The school is served by a limited number of buses, so using this access for a bus lane minimizes increased traffic along Poplar Drive.

The design of the school should include concrete sidewalks be constructed around the perimeter of the building. Concrete curbs should be used adjacent to those sidewalks. An entry plaza will be constructed at the main entrance consisting of scored concrete or pavers, trees, benches, a flagpole and an electronic marquee for school notifications. Full-cutoff site lighting will be provided throughout the parking lots and along pedestrian ways around and into the building.

The existing site features a natural grass ball field. In the event the field area is used as a new building site (enabling the existing school to remain operational during construction) the field would be reconstructed in the area of the existing school.

Two outdoor play areas will be incorporated into the site: one for students aged 5-12, and another, fully fenced, for students aged 2-5. These areas shall be furnished with age-appropriate play equipment in keeping with all applicable safety standards. Adequate fall zones and safety surfacing shall be provided.

Sustainability

All State-funded schools with renovation budgets in excess of $2 million dollars or new construction budgets in excess of $5 million dollars must comply with Connecticut High Performance School Standards, a checklist-based system with mandatory and optional requirements, similar to LEED Silver. This process ensures that an integrated design process is followed from design through construction, including building commissioning of HVAC and key envelope components of the building. Many other sustainable practices are included and tracked, including minimum energy performance, energy modeling, air quality, ventilation, acoustics, recycled materials, limiting volatile organic compounds, green cleaning, onsite renewable power generation through the introduction of a photovoltaic system, and more. Long term sustainable energy, such as solar panels, will be considered in the design to lower annual operating costs and contribute to a cleaner environment.

Sustainability and human-centered building design is an important area of concern, and one expressed by many members of the community. Planetree, a framework for person-centered healthcare used at nearby Griffin Hospital, has been cited as an exemplary approach. WELL Building Standard is a similar performance-based system more applicable to schools, “monitoring features of the built environment that impact human health and well-being, through air, water, nourishment, light, fitness, comfort and mind.” Both systems take a holistic approach to health in the built environment. While WELL Building Certification may or may not be pursued, the new design will incorporate concepts from this Standard.

Community Uses

The school facility will be utilized by the community for a variety of purposes. There will be community use of the gymnasium and classrooms for Parks & Recreation programs during the school year and during the summer months. Also, additional community groups will continue to use the building for various community events. Notably, the entire building and site is used for an extensive summer program. Additionally, the building is a hub for local groups, such as the nearby Balance Rock Condominium Association.

Program Diagrams and Program Matrix

SPACE PROGRAM MATRIX

Summary: Proposed Building Program

Projected Enrollment: 553

Bungay Elementary School

Academic Core Programs

Spaces	Qty.	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Existing Quantity	Existing Area (SF)	Notes:
Pre-K Classrooms	3	1,100	3,300	3	3,075	Includes toilet room
Kindergarten Classroom	4	1,100	4,400	4	4,299	Includes toilet room
1st Grade Classrooms	4	850	3,400	3	2,474	All grades requested Toilet Rooms
2nd Grade Classrooms	4	850	3,400	4	3,448	
3rd Grade Classrooms	4	850	3,400	4	3,560	
4th Grade Classrooms	4	850	3,400	4	3,577	
5th Grade Classrooms	4	850	3,400	4	3,484	
SRBI (Intervention) Classrooms	3	500	1,500	1	770	6 teachers in one space now, not including TSOL teacher
TESOL Room	1	500	500	-		
Subtotal	**31**		26,700	27	24,687	

Special Education Programs

Spaces	Qty.	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Existing Quantity	Existing Area (SF)	Notes:
			-			
Special Education Resource Rooms	3	500	1,500	w SRBI		3 teachers - pull-out, push-in now
Reach Program Room	1	1,200	1,200	1	689	K-5 together - behavior issues. Multiple partitions needed.
OT/PT Room	1	1,200	1,200	1	233	Large space for lots of PK
Sensory Room	1	850	850	w/OT/PT		Currently shared with OT/PT
Subtotal	**6**		4,750	2	922	

Student Support

Spaces	Qty.	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Existing Quantity	Existing Area (SF)	Notes:
School Psychologist Office	1	250	250	1	181	
Speech & Language Office	2	250	500	2	346	
Counselor's Office	1	250	250	1	129	
BCBA Office	1	250	250	1	142	Behavior Specialist
Breakout Rooms	2	350	700	-		
Subtotal	**7**		1,950	5	798	

Physical Education Programs

Spaces	Qty.	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Existing Quantity	Existing Area (SF)	Notes:
Gymnasium	1	5,500	5,500	1	4,742	Climbing wall, divider, storage. PE envisioned large MPR
Physical Education Office	1	150	150	1	141	
Stage	1	600	600	1	653	
PE Equipment Storage Room	1	800	800	1	278	May also include chair/table storage not allowed under stage.
						Proximity to public toilets and Family Toilet
Subtotal	**4**		7,050	4	5,814	

Food Services

Spaces	Qty.	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Existing Quantity	Existing Area (SF)	Notes:
Student Dining Area	1	2,500	2,500	1	3,736	Assumes 4 waves
Staff Dining Lounge	1	500	500	1	569	Not requested at interviews. Lockers for 4 paras, mailboxes
Kitchen	1	1,500	1,500	1	971	Adjacent to deliveries / receiving - see core areas
Servery	1	Included		Included		
Preparation Area	1	Included		Included		
Cold Storage	1	Included		Included		
Dry Storage	1	Included		1	143	
Dishwashing Room	1	Included		Included		
Food Services Office	1	Included		-		
Staff Toilet Room	1	Included		1	123	
Subtotal	**10**		4,500	5	5,542	

Arts and Humanities Programs

Spaces	Qty.	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Existing Quantity	Existing Area (SF)	Notes:
Music Room	1	1,200	1,200	1	745	Start instruments in 4th grade - need storage
Music Storage Closet	1	500	500	-		Stage is currently used for band. Need band room? Good potential swing space for first or second grade.
Art Room	1	1,200	1,200	1	994	
Kiln Room	-		-	-		Confirm
Art Storage	1	200	200	-		In addition to in-room storage
Subtotal	**4**		3,100	2	1,739	

Library / Media Center

Spaces	Qty.	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Existing Quantity	Existing Area (SF)	Notes:
Media center	1	2,000	2,000	1	1,475	
Reading Area	1	Included		Included		
Book Stacks	1	Included		Included		
Library Circulation	1	Included		Included		
Library/Media Specialist Office	1	Included		-		
Workroom / Storage	1	Included		-		
Maker Space (STEAM)	1	850	850	-		
Subtotal	**7**		2,850	1	1,475	

Administrative & Support Spaces

Spaces	Qty.	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Existing Quantity	Existing Area (SF)	Notes:
Main Office	1	1,000	1,000	1	617	
Reception Area	1	Included		Included		Seating for (6)
Administrative Work Stations		Included		Included		
Reception Counter with Station for Head Monitor	1	Included		Included		(3) Staff workstations
Principal's Office	1	200	200	1	192	Includes toilet room
Small Conference Room	1	150	150			
Assistant Principal's Office	1	150	150	1	208	
Large Conference Room	1	300	300	1	277	
Health Suite	1	800	800	1	427	Toilet, Exam Room & Office
Security Office	1	150	150	w/PE Off.		
Staff Work Room	1	500	500			
Subtotal	**10**		3,250	5	1,721	

Building Services and Core Area

Spaces	Qty.	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Existing Quantity	Existing Area (SF)	Notes:
Facilities Office	1	100	100	-		
General Building Storage	1	500	500	3	229	
Men's Public Toilet Room	1	150	150	-		
Women's Public Toilet Room	1	150	150	-		
Boy's Toilet Rooms	3	200	600	3	671	
Girl's Toilet Rooms	3	200	600	3	701	
Staff Toilet Rooms	4	75	300	4	225	
All Inclusive Toilet Room	1	75	75			Near Assembly Spaces
Custodial Office	1	100	100	1	224	
Custodial Closets	3	40	120	3	140	
Mechanical & Water Service Room	1	600	600	1	2,725	
Fire Sprinkler Room	1	300	300	-		
Main Electrical Room	1	300	300	w/Mech		
Electrical Closets	2	150	300			Existing electrical closets not surveyed
MDF Room	1	300	300	1	155	
IDF Room	1	150	150	-		
Deliveries and Receiving	1	300	300	1	314	Adjacent to Kitchen - include lockers for FS and Custodial
Subtotal	**27**		4,945	20	5,384	

Circulation (Corridors, Stairs, Elevator) & Interior Walls

Spaces	Qty.	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Existing Quantity	Existing Area (SF)	Notes:
Circulation (Corridors, Stairs, Elevator)		0.12	7,257		10,140	
Interior Partitions & Chases		0.05	2,957		3,203	
Subtotal			10,214	-	13,343	

Total Building Area	Ideal Area (SF)	Existing Area (SF)
Total Program Areas	**54,150**	**42,698**
Total Building Services and Core Area	**4,945**	**5,384**
Total Circulation (Corridors, Stairs, Elevator) & Interior Walls	**10,214**	**13,343**
Grand Total	**69,309**	**61,425**
Maximum State-Eligible Area for 553 PK-5th Grade Students	69,309	
...with Increase if all Pre-1959 Areas are kept	74,909	

EXHIBIT G

Seymour Public School District's Bungay Elementary School
Existing Educational Facility Assessment dated June 15, 2025
(furnished by Antinozzi Associates)

SEYMOUR PUBLIC SCHOOLS

BUNGAY ELEMENTARY SCHOOL

35 Bungay Road, Seymour, Connecticut, 06483

EXISTING EDUCATIONAL FACILITY ASSESSMENT

June 15, 2025

ANTINOZZI ASSOCIATES
ARCHITECTURE + INTERIORS

271 Fairfield Avenue, Bridgeport, Connecticut 06604

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- Existing Floor Plan

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EXISTING PROPERTY DISPOSITION

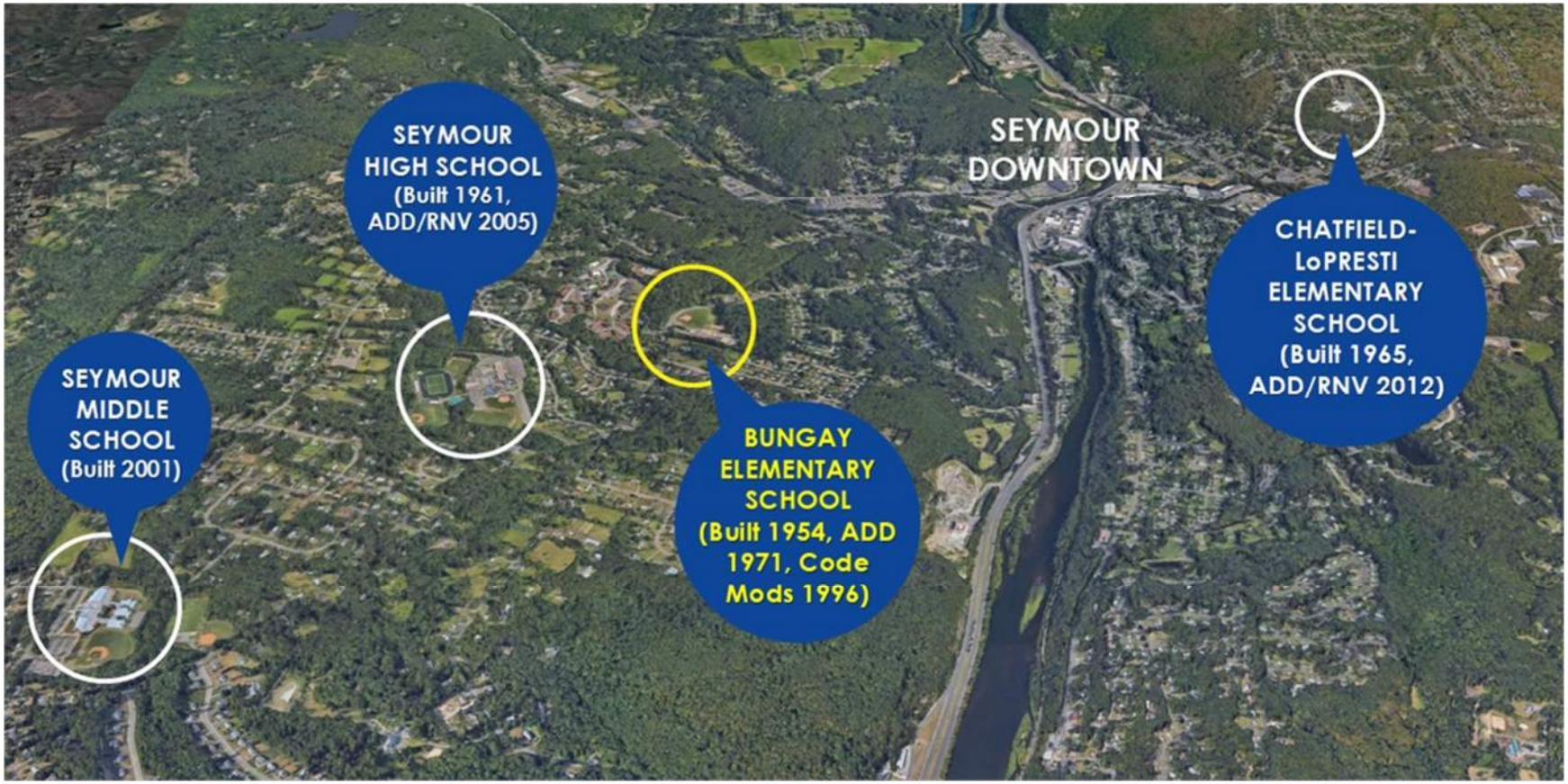
Bungay Elementary School is one of two elementary schools maintained by Seymour Public Schools. Centrally located within town limits, its 19.2-acre site falls on the western side of the Naugatuck River, which bisects the Town of Seymour.

The school is configured in a linear fashion, extending roughly east-west, along the site's southern border. The property falls within Residential Zone R-18. Residential, and multi-family residential properties, surround the school site.

The improved south (building) and west (athletic field) portions of the site represent highpoints and the remainder of the site slopes steeply to the northeast. A softball field and playground are positioned north of the school structure at an elevation approximately 10 feet lower than the school's ground level. An exterior concrete stair and separate sloped drive connect the two occupied levels of the site. GIS mapping indicates the presence of wetlands at the undeveloped, low-lying portions of the site to the northeast.

A single vehicular drive, with curb cut onto Bungay Road, provides access to the school. The drive extends across the school's north side with parking distributed on either side at the drive's western side, on along the north side of the drive's eastern site. Two circles are located within the drive. One is located at the school's main, north facing entrance, and the second at the drive's eastern end. A service access drive and staff parking continue along the school's southern side.

SITE CENTRALITY



Bungay Elementary School *has occupied its current location since its construction in 1952. The facility is one of two elementary schools maintained by Seymour Public Schools following the consolidation of Chatfield School and LoPresti School in 2012. Bungay Elementary services residential communities within the Town of Seymour located on the west side of the Housatonic River.*

ENROLLMENT DATA

School enrollment plays a significant role in the determination of the construction grant funding available for a school construction project. As set forth by CT General Statutes Sec. 10-286 the largest projected enrollment over an eight-year period, in addition to the grade range and facility size, provide the basic information upon which a maximum eligible grant amount is based. Non-priority projects, such as projects to address code violations, roof replacement projects for systems having a minimum 20-year warranty; projects to remedy indoor air quality issues, may be subject to a determination of eligible percentages by the DAS Commissioner.

Although the scope of this report did not include a demographic analysis, Seymour Public School utilized periodic enrollment updates from New England Schools Development Council (NESDEC). The current enrollment data for Bungay Elementary School is provided at the end of this section. As a means of more equitably distributing students between the two existing elementary school, Seymour Public Schools has consolidated their Pre-K program at Bungay Elementary. The geographically central location of Bungay Elementary within Seymour's town limits supports the consolidation of Pre-K enrollment. This consolidation is more efficient by avoiding the duplication of Pre-K services and staff, were the program distributed between two schools.

According to the NESDEC enrollment study, the highest projected enrollment for a school housing Pre-K to 5th grades, will peak in year 2031-2032 at a 503-student population plus 50 students for the consolidated Pre-K program, for a total population of 553 students.

GRANT REIMBURSEMENT PERCENTAGE

Department of Administrative Services (DAS) FORM-SCG-1060, published in July 2024, indicates that Seymour's reimbursement rate for school construction grants in 2025 will be 56.79% for General Construction and 66.79% for New Construction.

SPACE STANDARDS

The statutory determination of the Space Standard utilizes the "Building Area" defined by the CT State Building Code as the inside face of exterior walls. With available record drawing information provided as part of documents collected for this study, the Building Area of the existing Bungay Elementary School is calculated as follows:

Building	**Basement Level** (Sq. Ft)	**Main Level** (Sq. Ft.)	**Building Total** (Sq. Ft.)
Bungay ES	2,725	58,700	61,425
		Total Existing Building Area	**61,425**

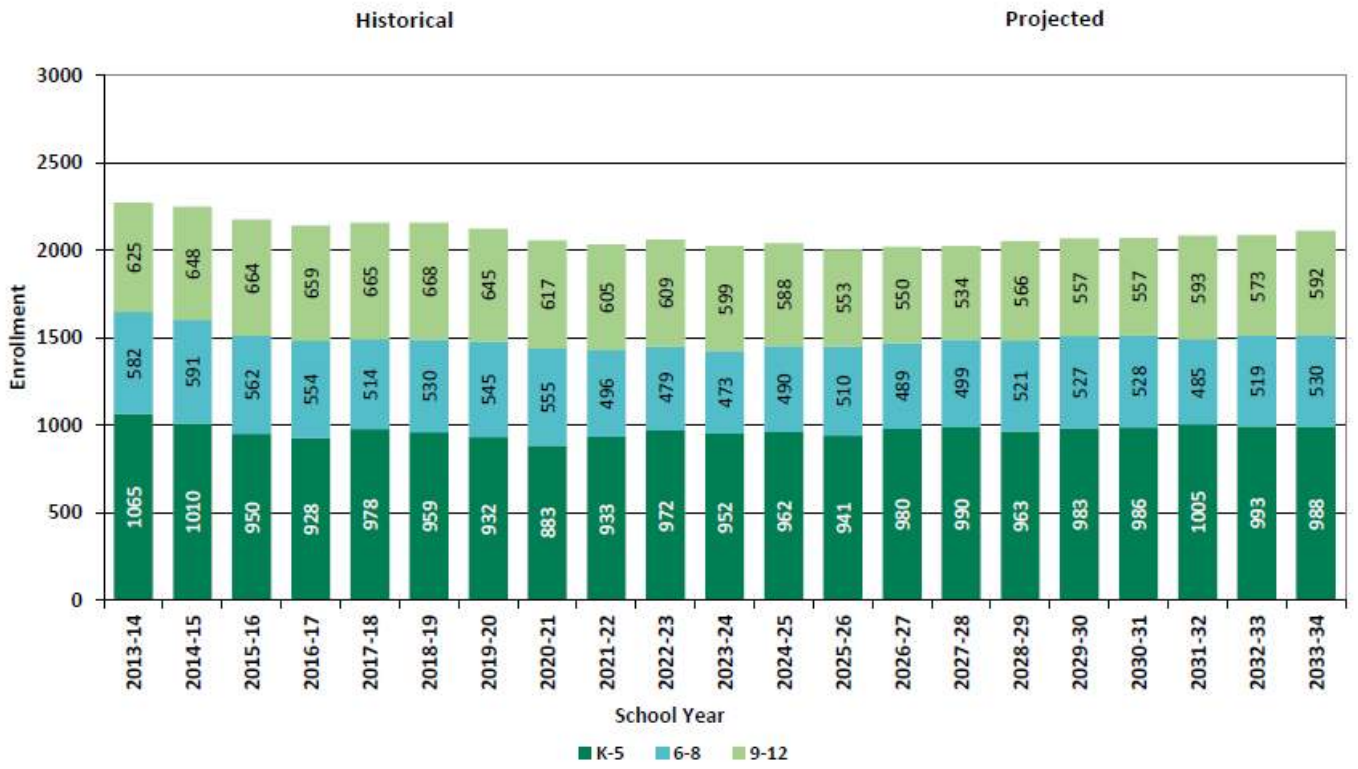
In accordance with CT General Statute Section 10-286 (10)(c)(1), the maximum square footage per pupil can be increase by 25% for schools constructed prior to 1959. Local Assessor's property records indicate that the original portions of Bungay Elementary School were originally constructed in 1952.

With the above building area data, the Space Standard for the existing Bungay Elementary School, and assuming no expansion, is calculated as follows on **Table 2.1.1**:

TABLE 2.1.1 SPACE STANDARD CALCULATION												
A. Grade Level												
Pre-K & K	**1**	**2**	**3**	**4**	**5**	6	7	8	9	10	11	12
B. Allowable Area Per Pupil and Total Enrollment between 351 to 750												
120	**120**	**120**	**120**	**120**	**152**	152	176	176	176	190	190	190
C. Basic Building Area Computation												
Total Grades	752											
Number of Grades House	6											
Average Area per Pupil	125.33											
Highest Projected Enrollment (2031-2032)	553											
Maximum Building Area	69,309 square feet											
D. Total Building Area at Completion of Project												
Existing Building Area Pre-1959	28,000 square feet											
Adjusted Existing Building Area Pre-1959	22,400 square feet											
Building Area Constructed After 1959	46,909 square feet											
Building Area for Space Standard	**69,309** square feet / 74,909 square feet with pre-1959 areas											
Reduction Factor of Total Eligible Costs	NA *											

* The above computation indicates that, based upon the highest projected enrollment over an eight-year period and the school's existing Building Area, Bungay Elementary will not exceed the Space Standard. Therefore, no reduction in total eligible costs is anticipated.

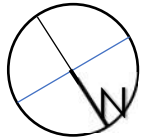
Historical & Projected Enrollments in Grade Combinations



EXISTING FLOOR PLAN

DEPARTMENT LEGEND

- ACADEMIC CORE PROGRAMS
- SPECIAL EDUCATION PROGRAMS
- STUDENT SUPPORT
- PHYSICAL EDUCATION PROGRAMS
- FOOD SERVICES
- ARTS AND HUMANITIES PROGRAMS
- LIBRARY / MEDIA CENTER
- ADMINISTRATIVE & SUPPORT SPACES
- BUILDING SERVICES & CORE AREA
- CIRCULATION



APPROXIMATE AREA OF BASEMENT MECHANICAL/ELECTRICAL AREA:	2,725 NSF
TOTAL AREA OF FIRST FLOOR:	58,700 NSF
TOTAL EXISTING AREA:	61,425 NSF

BUNGAY ELEMENTARY SCHOOL REPRESENTATIVES

The following individuals with Seymour Public Schools and he Town of Seymour have provided guidance and record documentation supporting the development of this assessment:

Seymour Public Schools
2 Botsford Road, Seymour, CT 06483
Dr. Susan Compton, PhD, Superintendent of Schools

Bungay Elementary School Facility Staff

Lauren Reid, Principal
Rebecca Bennett, School Nurse. Bungay Elementary School Building Committee Member

Town of Seymour
Tim Connors, Seymour Director of Facilities, Bungay Elementary School Building Committee Member

ASSESSMENT TEAM

The Assessment Team was comprised of the following professional design, education specialist, engineering and cost estimating firms who collectively reviewed the existing Bungay Elementary School to generate this assessment:

Architectural Design Services:

Antinozzi Associates, PC - Architecture & Interiors
271 Fairfield Avenue, Bridgeport, CT 06604
(203) 377-1300 | www.antinozzi.com
Michael LoSasso, AIA, LEED AP BD+C, Principal
Lisa Yates, AIA, LEED AP, Senior Associate

Educational Specifications:

Construction Solutions Group (CSG)
34 Sequassen Street, Suite 201
Hartford, CT 06106
Fran Defiore, Educational Specialist

Civil Engineering Services:

Stantec Consulting Engineers
317 Main Street, Norwich, CT 06360
(860) 886-1966 | www.claengineers.com
Robert A. DeLuca, P.E., Principal

Structural Engineering Services:

E2 Engineers
488 Montauk Avenue, New London, CT 06320
(860) 437-3259 | www.e2engineers.com
Scott Erricson, P.E., Principal

Mechanical, Plumbing, Fire Protection & Electrical Engineering Design Services:

Consulting Engineering Services (CES)
811 Middle Street, Middletown, CT 06457
(860) 632-1682 | www.cesct.com
Eric Gebrian, P.E., Associate, Project Manager
Adam Sterrer, P.E., Mechanical Engineer
Vaney Murello, P.E., Electrical Engineer

Professional Cos Estimating Services:

Pan American Consulting Services, LLC
East Haddam, CT 06423
(860) 873-1196
Thomas C. Hardin, CPE / LEED | AP

USE AND RELIANCE STATEMENT

Antinozzi Associates PC; Construction Solutions Group (CSG); Stantec Consulting Engineers, e2 Engineers, Consulting Engineering Services (CES), and Pan American Consulting Services, LLC (PACS), hereinafter referred to as the "Assessment Team," have produced the content of this document under agreements between the Town of Seymour, Seymour Public Schools and Antinozzi Associates, PC. All terms and conditions of that agreement are included within this document by reference. Other than the Town of Seymour and Seymour Public Schools, the Assessment Team disclaims any obligations to any other person or entity with respect to the material content presented in this document, and no person or entity may rely upon this document without advance and express written consent from Antinozzi Associates, PC and such person's or entity's written agreement is so bound by the limitations, qualifications, terms conditions and indemnities to Antinozzi Associates, PC set forth by that agreement.

The Assessment Team specifically states that their review of the property in question is subject to monetary and time restraints, as well as scope limitations. Given those restraints and limitations, they have made what is in their opinion a reasonable investigation and analysis. The materials presented in this document shall be considered "to the best of the Assessment Team's collective professional knowledge." This phrase means materials presented reflect the Assessment Team's actual knowledge of the subject matter after such inquiry the Preliminary Assessment Team considered reasonable given the constraints and limitations upon the contracted scope of work.

The extent of the physical observation to produce this Assessment has been limited to walk-around visual inspections of the property, and conversations with Town of Seymour and Seymour Public Schools representatives, and other support personnel. Assumptions regarding the overall condition of the property have been developed based upon observation of representative areas of the subject site and review of previous studies and drawings. As such, the development of the assessment and improvements, along with associated costs, is based upon the team's prior knowledge of the facility from the extension and alternation of the original school the overview observation and is also limited with respect to completeness.

PROJECT OVERVIEW

In May of 2023, the Seymour Board of Selectpersons appointed the Bungay School Facility Needs Study Committee. The Committee was charged with the task of assessing the facility needs of Bungay School and providing a report and recommendations to the Board of Selectpersons on or before December 2023. The purpose of the study was to develop an assessment of the condition of the school to determine the impact of the existing conditions on the educational program currently in place with consideration for future enrollment and program needs. The summary was comprehensive, uncovering several serious issues in need of attention. These conditions are outlined in the project rationale section of the document.

These Educational Specifications were developed in collaboration with the Superintendent, Dr. Susan E. Compton, Director of Curriculum and Instruction, Mary Sue Feige, Director of Facilities, Timothy Connors, Principal, Lauren Reid, Assistant Principal, Stacey Long, and Bungay School staff. The following individuals participated in specific program meetings to provide input for these educational specifications:

Mark Krauchick – Custodial/Facilities
Karen Leeper – Administrative Assistant
Rebecca Bennett - Nurse
Cliff Taylor – Art
Halliegh Perugini – Library-Media
Joanna Dunne – Music, Chorus, Band
Jenna Gentile – Physical Education
Gina Kindt – Kindergarten
Jen Florin – Kindergarten
Jaci Freddino – Grade 2
Katie Furino – Grade 2
Suzanne O'Hara – Instructional Para
Kelli Wrogg – Monitor Para
Mike Milia – Grade 5
Kristine Yoxall – Grade 5
Kim Barton –SRBIs
Maureen Hein – Grade 4
Stef Newman – Grade 4
Kristen DeLorenzo – Preschool
Michelle Cirella – Preschool
Alex Giannelli – REACH Program
Ron Barnard – Security
Chloe Germain – School Psychologist
Dana Mitchell – School Counselor
Jen Karpovich – SLP
Cindy Brooks – Food Service
Nancy Sarlo – Food Service
Noelle Oberdick – Grade 1
Michelle Strumello – Grade1
Jeannine Weaver – Special Education
Rachel Ferrugia-Stanek – Special Education
Mallory Knutson – Grade 3
Kim Freeman – Grade 3

RATIONALE FOR THE PROJECT

Bungay Elementary School was originally constructed in 1952 and underwent renovations in 1971 and 1996. The renovations included the addition of single-story classroom spaces and various facility updates. The current building encompasses a total of 59,600 square feet. The student population of Bungay School is currently 465 and the school serves Pre-K-5.

It is important to note that Bungay School is the last of the four present schools of the Seymour Public Schools which need upgrading. Seymour Middle School was built and dedicated in September 2001. Seymour High School was expanded and renovated in part with a dedication in 2005 and Chatfield LoPresti School was expanded and renovated with a dedication in 2012.

Given this information, in May 2023, the Board of Selectpersons appointed a Bungay School Facility Needs Study Committee. The Committee was tasked with assessing the facility needs of Bungay school a report and recommendations to the Board of Selectpersons on or before December 31, 2023.

The Committee toured Bungay School with staff members to view the school. Tim Connors, member of the Committee and Facilities Director for the Seymour Public Schools, provided a summary of the infrastructure needs of the school from a strictly facilities perspective. The Administration, staff, and members of the public discussed extensively the shortcomings of the school and limitations that affect students and staff daily to articulate the facility needs of the school from the perspective of students and staff and the curriculum and instructional needs of the students.

The Committee identified several deficiencies and areas in need of improvement which are summarized below. A full copy of their report is attached as an appendix to this report.

- Safety and security, including traffic flow
- Replacement of doors and windows
- Upgrades of bathrooms for accessibility
- Need for increased space for storage and staff
- Updating and upgrading electrical systems, plumbing and HVAC
- Improvements in air quality
- Upgrades to technology and wi-fi throughout the building
- Incorporation of 21st century learning environment including STEAM, Maker Space, improved media center etc.
- Improvements to the nurse area for patient privacy

The Committee accordingly found that the facility needs of the school are many and the school is in need of a renovation and expansion project to provide and enhance the educational needs of the students and to adequately provide for the safety, physical needs and comfort of the students and staff, including, but not limited to, the social and emotional needs of the student population.

As a result of the Bungay School Facility Needs Study Committee's findings, the Board of Selectpersons recognized the need for Bungay and appointed a School Building Committee to be charged with the development of a plan for the renovation, expansion and/or new construction of Bungay School.

These education specifications have been developed with the intent of transforming Bungay Elementary School into a 21st Century Learning Environment and addressing the needs identified by the stakeholders including students, staff, administrators, and committee members.

LONG RANGE EDUCATIONAL PLAN

Mission and Vision

The mission of Seymour Public Schools is to fully know our students as learners, to educate and inspire them through a range of experiences that reflect high expectations for learning and prepare them to meet the challenges of an ever-changing world.

Seymour Public School works diligently to promote individual student learning. We strive to have all students succeed in all social and academic areas so they can become well-rounded individuals who show compassion toward others and who can confidently confront and solve any problem with which they are faced.

Core Beliefs of Seymour Public Schools

- ✓ All students can learn
- ✓ Everyone in our school community will be learners
- ✓ Accountability leads to growth
- ✓ All learners have individual interests, needs, and talents
- ✓ All learners will be physically and emotionally safe in the learning environment
- ✓ Home, school, and community will act as team members in the educational process
- ✓ By working together collaboratively toward common goals with cooperation and
- ✓ teamwork all learners will succeed.

Vision of a Graduate

Together, we will continue to work through our Vision of a Graduate initiative, which will guide us in developing our strategic plan. Our mission is to prepare all students with the knowledge, skills, and attributes required for success in a rapidly changing world.

Strategic Priorities

The Strategic Plan is designed to provide a foundation for academic excellence, social-emotional growth, and a vision of a graduate. These efforts are organized into the following strategic priorities:

1. Climate and Culture: Social Emotional
2. Student Engagement with Curriculum
3. Support Innovative and Exemplary Research-Based Professional Practices
4. Community Involvement
5. Infrastructure and Operational Sustainability

District Goals and Objectives

District goals and evidence of student learning inform the development of school, department, and individual annual growth plans that are finalized at the beginning of each school year. Annual objectives highlight priorities for the upcoming school year although the ongoing, complex work of the district across all departments and domains continues even if not specifically noted below. In addition, annual objectives guide resource allocation and decision-making.

LEARNING / EDUCATIONAL ACTIVITIES

Academic Goals

At Bungay Elementary School, the updated designs for the Preschool through fifth grade classrooms will reflect the latest developments in educational practices, ensuring that the space supports the current curriculum and extending learning opportunities for students. The goal is to create environments that not only foster active, hands-on learning but also promote creativity, collaboration, and critical thinking across all grade levels. Classrooms will be designed to adapt to a variety of instructional methods, including project-based learning, inquiry-based activities, and differentiated instruction, which are key components of the school's curriculum.

Incorporating spaces that support current teaching practices will be essential for enhancing student engagement and extending their educational experiences. These spaces will allow for flexible groupings and the integration of technology, enabling students to work both independently and in collaboration with peers on a range of academic and creative projects. Teachers will need areas that can accommodate whole-class instruction, small-group discussions, and one-on-one interactions, providing opportunities for personalized learning and extending classroom learning beyond traditional boundaries. Renovations will be necessary to create more innovative, future-focused spaces that align with these needs. This will involve updating classroom layouts to include multifunctional areas where students can engage in different activities at once—whether it's a quiet corner for individual reading or a collaborative space for group discussions and projects. Flexible furniture and interactive learning stations will allow for quick reconfigurations based on the specific needs of the lesson or project.

To further support diverse student needs, additional spaces will be required to accommodate small group instruction, support services, special education programs, and intervention efforts such as MTSS (SRBI). These dedicated areas will ensure that all students receive targeted and individualized support, fostering an inclusive learning environment where academic and social-emotional growth can thrive.

Additionally, incorporating areas that encourage STEAM exploration, creative arts, outdoor learning, and critical thinking will support a well-rounded, 21st-century education. This may include spaces for hands-on learning, such as a STEAM classroom, where students can experiment and extend their understanding of the curriculum.
Overall, the renovations at Bungay Elementary will enhance the instructional space to better accommodate current educational strategies, encouraging deeper learning experiences and providing the flexibility necessary to prepare students for future success. The academic goals outlined below provide information about how current learning and educational activities can be further enhanced and developed through a renovation, expansion and/or new construction of Bungay School to meet the long-range educational needs of the preschool through fifth grade student body.

Mathematics: Aligned with state standards, students will develop strong foundational skills in key areas like geometry, statistics, and algebra, preparing them for high school and beyond. The Seymour School Mathematics Program is aligned with the Connecticut Core Standards for Mathematics and is committed to providing all students with a high-quality, comprehensive, and challenging program. The program provides consistent opportunities for students to develop the knowledge, skills, and capacities necessary to be college and career ready. The guiding principle that drives the mathematics program is that every student should have

foundational skills in number sense, expressions and equations, functions, geometry, and statistics and probability, which prepare them for a successful mathematics experience in high school and beyond.

Literacy: The literacy program emphasizes reading, writing, speaking, and critical thinking skills. Students will explore diverse perspectives through texts that foster empathy and global awareness. Our mission is to instill a capacity for communication, empathy, and citizenship through critical thinking, reflection, and appreciation of diverse viewpoints. We aim to foster life-long learners, thinkers, collaborators, and communicators. Through the program, all students will successfully master literacy, reading, writing, listening, speaking, and Social Studies learning standards and will be able to effectively study and critically think about how people process and document the human experience. Students study other writers and thinkers, contemporary and historical, to develop their own abilities to read, write, speak, listen, and think critically and globally.

Social Studies: Students will master standards in civics, geography, and history, focusing on citizenship and civic responsibility through Connecticut's frameworks. Our mission is to instill a capacity for communication, empathy, and citizenship through critical thinking, reflection, and appreciation of diverse viewpoints. We aim to foster life-long learners, thinkers, collaborators, and communicators who participate as citizens of their communities. The Social Studies Curriculum is aligned with the Connecticut Elementary and Secondary Social Studies Frameworks and College, Career, and Civic Life (C3) Framework. Through the program, all Seymour School students will successfully master Social Studies learning standards and will be able to effectively study and critically think about how people process and document the human experience through civics, economics, geography, and history.

STEAM (Science, Technology, Engineering, Arts, and Mathematics): Incorporating Next Generation Science Standards, the STEAM program will encourage inquiry-based learning and problem-solving. The Seymour School STEAM Program is grounded in the Next Generation Science Standards (NGSS) and ISTE Standards for Students. In order to extend this program into the elementary schools, a STEAM program must be developed at the PreK-5 grade level. This program would utilize a student-centered inquiry model of instruction, students are tasked with exploring real-world issues presented through the lens of science and engineering while also incorporating literacy, mathematics, and social studies topics. Through application of the design thinking process, students explore a problem through research, propose a solution, prototype, test, and revise based on data. Students practice iterative creative problem-solving while honing skills in research, collaboration, technology, and communication. STEAM innovation labs should encourage creativity and flexibility in student thinking, providing flexible spaces for collaboration, research, and communication.

Spanish: Beginning in middle school, the Spanish program will promote language proficiency and cultural appreciation, preparing students for global citizenship. The goal of the Spanish program at Seymour Public Schools is to develop students who appreciate language and culture. Currently, instruction begins in grade 6 to prepare students for continued study at the high school level. Looking forward as a district, increasing opportunities for world language enrichment in the elementary grades would further

enhance the district's initiative to provide students with global perspectives and world language acquisition.

Health, Physical Education, and Wellness: The wellness program aims to develop physically and mentally healthy individuals, promoting lifelong fitness and emotional well-being through comprehensive health and physical education programs. The goal of the Health, Physical Education, and Wellness Program at Seymour Public Schools is to develop physically literate individuals who have the knowledge, skills, and confidence to enjoy a lifetime of mental, physical, and social health.

Music: Students will engage in creating, performing, and appreciating music, fostering a deep connection to the arts. Modern technologies, such as recording equipment, will enhance learning. The purpose of music education is to prepare students for a lifetime of active, satisfying involvement with music in a variety of forms. Contemporary life is filled with musical encounters. Music education should empower students to create, refine, and notate their own original music; read, interpret, and perform music literature created by themselves and others; and respond with understanding to others' musical works and performances (CSDE- Learning Targets). In order to continue to grow in the area of performing arts, classroom spaces should provide large group spaces for band and chorus while also supporting small spaces for practice. Incorporating recording and presentation technology to enhance instruction is a critical component of the space.

Art: Arts education encourages creativity and expression, helping students become culturally responsive and compassionate community members. The Arts continue to drive our identity during current times. It allows people to connect more deeply and open their eyes to new sights around them. Through Arts education, students are exposed to various forms of expression and strategies to communicate through a variety of culturally influenced mediums. Participation in the Arts, especially during the early years of life, has proven to support developing culturally responsive, compassionate, and creative contributing members of society. The Arts challenge us to rethink perspectives and demand a newer, better world.

Social and Emotional Learning (SEL): SEL will be woven into daily experiences, with dedicated spaces designed to help students manage stress, develop emotional intelligence, and foster resilience. The social and emotional wellness of the students is important to consider in the design of the building. Areas of respite where students can go to be stress-free should be established. Students should have the opportunity to be able to meet in small groups with staff and interact in breakout spaces. Locations that allow students to release anxieties and express emotions in a worry-free environment are critical, allowing them to move on to interacting with other students in a controlled environment conducive to learning. Placing support services in an easily accessible proximity to classroom space supports the goal of promoting self-advocacy for our students.

INSTRUCTIONAL DESIGN

Seymour Public Schools aims to redesign the school experience by adopting a thematic and flexible learning model. Grouping content areas like STEAM and

Humanities will create an interdisciplinary approach to learning, encouraging collaboration and critical thinking. A future learning Commons, as a hub for learning, will serve as a gathering space for students and teachers to explore creative projects and integrate technology. It is the belief of The Seymour Public School that parents, teachers, and children are partners in the learning process and serve as the foundation of the educational journey. Adequate space for the instructional program as well as community gathering space is integral to its success.

ENROLLMENT DATA AND PROPOSED PROJECT CAPACITY

A 10-year enrollment projection was conducted by NESDEC, an independent consultant hired by Seymour Public Schools. For purposes of grant applications, the State of Connecticut reviews the enrollment data for the 8 years starting with the year of the application submittal. According to the study the school will enroll students in grades Pre-K – 5th grade and enrollment per the updated enrollment projections will be the highest in the year 2031-32. The projected enrollment for the 2031-32 year for Bungay is 503 plus the additional 50 Pre-K students that will be added brings the total enrollment to 553 students.

BUILDING SYSTEMS

Security	An electronic security system will be installed in the school, including cameras and state of the art entry security. The school will be designed to prevent access to most school instructional areas when community events take place during non-school hours. The project will be coordinated with District and Town leadership security goals in keeping with the All-Hazards School Security and Safety Plan for Bungay Elementary. The school must also comply with school safety infrastructure criteria as determined by the Connecticut School Building Projects Advisory Council. Per Connecticut General Statutes: ***§ 10-292r.*** *School safety infrastructure criteria. (a) The School Building Projects Advisory Council, established pursuant to section 10-292q, shall periodically review and update, as necessary, school safety infrastructure criteria for school building projects awarded grants pursuant to this chapter and the school security infrastructure competitive grant program, pursuant to section 84 of public act 13-3*. Such school safety infrastructure criteria shall conform to industry standards for school building safety infrastructure and shall address areas including, but not be limited to, (1) entryways to school buildings and classrooms, such as, reinforcement of entryways, ballistic glass, solid core doors, double door access, computer-controlled electronic locks, remote locks on all entrance and exits and buzzer systems, (2) the use of cameras throughout the school building and at all entrances and exits, including the use of closed-circuit television monitoring, (3) penetration resistant vestibules, and (4) other security infrastructure improvements and devices as they become industry standards.*
Technology	Since technology systems evolve rapidly, systems installed as part of the technology component will be released after the main building to ensure access to the latest products. A wide-area network (WAN) will be installed, and the building will be networked to the network policy server (NPS). Wireless Access Points (WAPs) will be installed throughout the entire school. The new School may serve as a WAP for the community. Ethernet shall be CAT6 or better, providing 1 GB to desktop and 10GB trunks to all interconnections to all the data closets. Drops in the ceiling for wireless APs should be installed for support of the wireless infrastructure. All assembly areas such as the Gym, MPR, and LMC shall have a minimum of three ceiling/wall mounted drops for wireless APs.
Public Address	The building's public address system will be comprehensive, and the infrastructure installed with the building. It will be completed as part of the technology component of the project and will incorporate internal building communications as well as external communications. Concurrently, the systems for the phones, clocks, and data/voice/video will be developed. The public address system is run through the network.

Phone System	A comprehensive phone system will be integrated with the technology component of the project, and phones will be installed throughout the facility. All support and instructional spaces will be included.
Clocks	Clocks, like the phone system, will be integrated into the technology component of the project. All support and instructional spaces will be included. The clocks run on the Wi-Fi system. The managed vendor is CT-TSG, they also manage the phones and annunciator.
Building Envelope	New portions of the building will be insulated in conformance with current Codes and Connecticut High-Performance Building Standards and shall be protected by a continuous layer of air and vapor barriers tied into the roof membrane and associated flashings. Any existing portions of the building envelope will be upgraded as feasible. All windows will be replaced.
HVAC	Connecticut High-Performance Building Standards, similar to LEED, will be followed. A new heating, air conditioning, and ventilation system will be installed throughout the building. Heating design shall be 70 degrees, and cooling design shall be 75 degrees. A Building Management System (BMS) shall be installed to control the mechanical and selected electrical systems. BMS shall be by the Temperature Control vendor approved by the Owner. The system shall provide temperature control and monitoring for all HVAC systems in the building, shall be programmable for occupied and unoccupied periods, and shall use carbon dioxide sensing to control outside air volume. The BMS shall communicate directly to the district's central system, with off-site alarming capability.
Automatic Fire Suppression & Fire Alarm	The building will be equipped throughout with a sprinkler system in conformance with NFPA 13, 20 & 24. A fire pump with generator backup will be provided if existing water pressure is insufficient. A new addressable, speaker-type fire alarm system will be provided in compliance with Code and ADA requirements, tied into the sprinkler system.
Plumbing	Plumbing fixtures shall be low flow, energy efficient, and ADA compliant. Each drinking fountain location will include at least one bottle filler. Grease waste from the kitchen shall be piped to a direct-buried grease interceptor outside the building. Waste leaving the grease interceptor shall be tied back into the sanitary pipe leaving the building. All floor drains shall be self-priming.

Electrical	The building electrical service shall be capable of meeting the needs of the building and site. Provide a backup generator if a fire pump is required. If a backup generator is not required nor provided, battery backup will be provided for emergency systems via inverters. If a generator is not provided, include an automatic transfer switch to allow key systems, such as heating for freeze protection, to function during an extended power outage with the use of a temporary generator. The building's electrical and structural systems will be designed to accommodate rooftop photovoltaic solar panels. Roof load designs will allow for a ballasted panel system to reduce rooftop penetrations. Lighting shall be high-efficiency LED, designed to promote an optimal learning environment, with ample low-glare illumination. Lighting shall use motion sensors and automatic dimming for daylight harvesting.
Acoustics	Per Connecticut State Building Code, for new construction the building must comply with ANSI A117.1 Section 808, "Enhanced Acoustics for Classrooms." Reverberation time will be limited in accordance with this standard, and wall partitions shall have STC ratings as needed to keep classroom ambient sound levels from sources outside the classroom to 35 dBA and 55 dBC. All wall partitions separating spaces shall extend to the deck above. All spaces are considered to have acoustic separation. Acoustical finishes and treatments will be used as needed throughout the school's interior.
Renovated Spaces	All discontinued and abandoned systems, including but not limited to HVAC, plumbing, and all types of high- and low-voltage wiring, shall be completely removed from renovated areas. All holes and previous penetrations shall be sealed. Wall partitions shall be extended to deck if needed for room separation. All areas of staining or indication of previous water damage shall be investigated and repaired.
Renewable On-site Energy Generation	In alignment with Governor Lamont's mandate to mitigating the impacts of the climate crisis by decarbonizing our electric sector (Public Act 22-5) and expanding existing renewable energy programs (Public Act 22-14), the proposed improvements to Bungay Elementary school will introduce a photovoltaic array for the generation of onsite renewable energy to aid in supporting this legislation. The project anticipates salvaging the existing roof mounted photovoltaic system and installing it on or adjacent to the new school. Anticipating a reduced roof area by the introduction of a two-story school, consideration will be given to providing a ground-mounted array for the relocated system installation.

INTERIOR BUILDING ENVIRONMENT

The school design shall incorporate a secure, obvious and inviting main entrance to function as the primary entry for all visitors. This entrance shall incorporate a vestibule with locking at the inner and outer doors, adjacent to the secure lobby of the administrative wing. The entry sequence shall include checkpoints at the outer vestibule door, at the connection between the vestibule and the secure lobby, and then from the lobby into the building. Civic spaces, such as the Gymnasium and Cafeteria, will be close to the main entrance. Doorways in corridors shall be positioned to maximize lock-off capability of academic areas for after-hours events in the building's more public areas.

All spaces will be optimized for 21st-century learning, with ample power and technology receptacles, and interactive displays on teaching walls, in conference rooms and in larger office spaces. Permanent casework, including upper and lower cabinets with solid surfacing countertops, will be incorporated into classroom spaces to provide active storage. Furniture will be selected for flexibility and mobility. Furniture systems shall be easy to configure into multiple arrangements to accommodate group learning, traditional rows for testing, seminar style, or a hybrid.

Classroom placement will prioritize access to natural light, as well as regular, consistent shape and size to allow for future flexibility. All windows below head-height will receive roller shades, with sun-filtering fabric of sufficient thickness to obscure views or black-out shades. Door locking and hardware will conform to District standards. All classrooms must lock easily and quickly, and shall be equipped with vision panels with shades or security shutters. Building exits not required to function as entrances will receive exit-only hardware; entrances will receive card readers. Larger areas will be designed for lockdown, either with magnetic hold-opens releasing doors on lockdown or through other electronic means. The building will be fully accessible, with ADA compliance throughout.

Finishes will be selected for ease of maintenance, durability, and aesthetics. No-wax flooring will be used; all finishes will be reviewed with maintenance staff. Concrete masonry construction is favored for corridors; if this is not feasible, durable wainscoting must be provided. All drywall in areas used by students shall be impact-resistant high abuse type. Toilet rooms shall have tile on floors and wet walls and epoxy paint on non-tiled walls.

The development of this educational specification points to a new four-section classroom model with three Pre-K sections. Spaces beyond the classrooms are also diagrammed and summarized in the attached matrix for all educational spaces. The following is a general description of each space:

Academic Core Programs approximately 26,700 sq. ft.

3 – Three Pre-K classrooms, each approximately 1100 sq. ft.

Common to all Pre-K classrooms:

- 1 teaching station per classroom: Teacher's desk, chair, 4 drawer file cabinet, lockable storage/wardrobe cabinet, lockable
- Student bathroom facilities
- Space for 20 students in each classroom
- Countertop cabinets with a sink
- Flexible seating
- Carrels
- Dividers
- Carpeted area for small group instruction
- Sensory materials in small area of classroom
- Bookcases on wheels

- Activity tables
- Changing table
- Cabinets for secured storage and project display/storage for learning materials
- Integrated modern technology with one-to-one devices, Wireless Access Point (WAP) in each classroom
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Magnetic whiteboards and tack boards
- 24 2'X2' cubbies along one wall for student belongings
- Luxury vinyl tile/rubber high-density flooring and base and scrubbable painted walls with acoustic ceilings
- One (1) teacher computer, 22-inch display
- Wireless keyboard/mouse with auxiliary HDMI input

4 – Four Kindergarten classrooms, each approximately 1100 sq. ft.

Common to all Kindergarten classrooms:

- 1 teaching station per classroom: Teacher's desk, chair, 4 drawer file cabinet, lockable storage/wardrobe cabinet, lockable
- Student bathroom facilities
- Space for 24 students in each classroom
- Countertop cabinets with a sink
- Flexible seating
- Worktable for small group instruction
- Bookcases on wheels
- Cabinets for secured storage and project display/storage for learning materials
- Integrated modern technology with one-to-one devices, Wireless Access Point (WAP) in each classroom
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Magnetic whiteboards and tack boards
- 24 2'X2' cubbies along one wall for student belongings
- Luxury vinyl tile/rubber high-density flooring and base and scrubbable painted walls with acoustic ceilings
- One (1) teacher computer, 22-inch display
- Wireless keyboard/mouse with auxiliary HDMI input

20 – Twenty Academic Core Classrooms, each approximately 850 sq. ft.:

Common to all 1st – 5th Grade Classrooms:

- 1 teaching station per classroom: Teacher's desk, chair, 4 drawer file cabinet, lockable storage/wardrobe cabinet, lockable
- Space for 24 students in each classroom
- Countertop cabinets with a sink
- Bookcases on wheels
- Worktable for small group instruction
- Storage cubbies for student coats and materials
- Cabinets for secured storage and project display/storage for learning materials
- Integrated modern technology with one-to-one devices, Wireless Access Point (WAP) in each classroom
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Magnetic whiteboards and tack boards
- Luxury vinyl tile/rubber high-density flooring and base and scrubbable painted walls with acoustic ceilings
- One (1) teacher computer, 22-inch display
- Wireless keyboard/mouse with auxiliary HDMI input

3 – (SRBI) Intervention Classrooms, approximately 500 sq. ft.

- 1 teaching station, Teacher's desk, chair, 4 drawer file cabinet, lockable storage/wardrobe cabinet, lockable
- Space for 20 students
- Cabinets for secured storage and project display/storage for learning materials
- Integrated modern technology with one-to-one devices, Wireless Access Point (WAP) in each classroom
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Whiteboards and tack boards
- Luxury vinyl tile/rubber high-density flooring and base and scrubbable painted walls with acoustic ceilings
- One (1) teacher computer, 22-inch display
- Wireless keyboard/mouse
- Aux HDMI input

1 – TSOL Classroom, approximately 500 sq. ft.

- Teacher's desk, chair, 4-drawer file cabinet, lockable storage/wardrobe cabinet, lockable
- Space for 15-20 students
- Cabinets for secured storage and project display/storage for learning materials
- Integrated modern technology with one-to-one devices, Wireless Access Point (WAP
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Magnetic whiteboards and tack boards
- Luxury vinyl tile/rubber high-density flooring and base and scrubbable painted walls with acoustic ceilings
- Parabolic LED lighting with variable light level switching or addressable.

Special Education 4,750 sq. ft.

3 – Three Special Education Resource Rooms, each approx. 500 sq. ft

- Comfortable chairs/desks/tables to accommodate (15) fifteen to (20) twenty students (flexible/adaptable/easily movable workstations)
- Teacher desk/chair
- Bookshelves
- Open shelving &storage cabinets
- Secured storage for materials
- Interactive LED Panel (at least 75")
- Wall/ceiling-mounted speakers
- Luxury vinyl-enhanced tile or flooring that allows for easy movement of furniture
- Magnetic whiteboards (wall-to-wall) on the front or side walls
- Bulletin boards lining the back wall
- One (1) teacher computer, 22-inch display
- Wireless keyboard/mouse

1- REACH Program approximately 1,200 sq. ft.

- Teacher's desk, chair, 4-drawer file cabinet, lockable storage/wardrobe cabinet, lockable
- Space for 10-12 students
- Cabinets for secured storage and project display/storage for learning materials
- Integrated modern technology with one-to-one devices, Wireless Access Point (WAP) in each classroom
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Magnetic whiteboards and tack boards
- Luxury vinyl tile/rubber high-density flooring and base and scrubbable painted walls with acoustic ceilings

- Parabolic LED lighting with variable light level switching or addressable.
- One (1) teacher computer, 22-inch display
- 3 Study Carrels

1 - OT/PT Room – 1,200 sq. ft.

This room is significantly different than most of the other educational spaces due to the specialized activities that take place here. A list of the items and corresponding activities are listed below.

- parabolic LED lighting with variable light level switching
- Luxury vinyl-enhanced tile flooring
- Shelving for materials and supplies
- platform swing
- crash pads
- Multiple weight-bearing ceiling attachments for equipment

1 – Sensory Room - 850 sq. ft.

- Soft seating
- Crash pads
- Flooring -padded or carpeted
- Bean bag chairs
- Bulletin board
- Lockable storage wardrobe
- Mobile sensory cart
- One (1) computer
- Table and counter space
- Bubble Tubes
- Tactile Wall Murals/Panels
- Multiple weight-bearing ceiling attachments for equipment

Student Support 1,950 sq. ft.

1 - Psychologist Office - 250 sq. ft.

- Desk and chair
- 1 – 4-drawer lockable file cabinets
- Fire-rated student records file storage
- Base and wall cabinet storage
- Bulletin board
- Lockable storage wardrobe
- Network copier and fax machine
- One (1) computer
- Table and counter space
- Luxury vinyl-enhanced tile or flooring

2 – Two Speech Rooms - 250 sq. ft. each

- Teacher's desk, chair, 4-drawer file cabinet, lockable storage/wardrobe cabinet, lockable
- Space for 5-10 students
- Cabinets for secured storage and project display/storage for learning materials
- Integrated modern technology with one-to-one devices, Wireless Access Point (WAP
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Magnetic whiteboards and tack boards
- Luxury vinyl tile/rubber high-density flooring and base and scrubbable painted walls with acoustic ceilings
- Parabolic LED lighting with variable light level switching or addressable.

1– Counselor's Office - 250 sq. ft.

- Teacher's desk, chair, 4-drawer file cabinet, lockable storage/wardrobe cabinet, lockable
- Space for 5-10 students

- Cabinets for secured storage and project display/storage for learning materials
- Integrated modern technology with one-to-one devices, Wireless Access Point (WAP
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Magnetic whiteboards and tack boards
- Luxury vinyl tile/rubber high-density flooring and base and scrubbable painted walls with acoustic ceilings
- Parabolic LED lighting with variable light level switching or addressable.

1 – BCBA Office - 250 sq. ft.

- Teacher's desk, chair, 4-drawer file cabinet, lockable storage/wardrobe cabinet, lockable
- Space for 5-10 students
- Cabinets for secured storage and project display/storage for learning materials
- Integrated modern technology with one-to-one devices, Wireless Access Point (WAP
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Magnetic whiteboards and tack boards
- Luxury vinyl tile/rubber high-density flooring and base and scrubbable painted walls with acoustic ceilings
- Parabolic LED lighting with variable light level switching or addressable.

2 – Breakout Rooms - 350 sq. ft.

- Soft seating
- Flooring -padded or carpeted
- Bean bag chairs
- Bulletin board
- Small table
- 6 chairs

Physical Education Approximately – 7,050 sq. ft.

1 – Gymnasium - 5,500 sq. ft.

- All-purpose wood floor system with essential markings
- Removable protective matting
- One main basketball court (45'x74') Two cross-courts as well
- Basketball backboards to be adjustable and swing out/up for non-use.
- Set up for Volleyball with necessary inserts and markings
- Bleacher seating- limited
- Ceiling-mounted air destratification fans
- Sound system
- Ropes, nets and basketball hoops
- Padding on walls and floor for physical education programs
- Suspension equipment and/or storage rooms for pads
- Room dividing curtain/mesh to bisect the space for dual activities
- High output LED lighting for efficiency and color correction for multipurpose activities.
- Acoustic wall panels
- 1 Electronic scoreboard
- 1 Digital messaging board

1- P.E Office, approximately 150 sq. ft.

- Teacher's desk, chair, 4-drawer file cabinet, lockable storage/wardrobe cabinet,
- Luxury vinyl-enhanced tile or flooring

- One (1) teacher computer with a 22-inch display
- Wireless keyboard/mouse
- Aux HDMI input

Stage (including wing space) – 600 sq. ft.

- Stage should be accessible to all
- Stage to accommodate 50 performers in chairs with music stands
- Ceiling cloud structures adjustable for acoustics control
- Fire-rated proscenium curtain, and all applicable safety standards
- Moveable side curtains
- Stage lighting and sound systems appropriate for the size of the stage
- Ceiling mounted projector and screen

1 – PE Equipment Storage Room of approximately 800 sq. ft.

- Sealed concrete floor
- Minimum 10-foot ceiling to maximize storage

Food Services – 4,500 sq. ft.

1 – Student Cafeteria approximately – 2,500 sq. ft.

Typical acoustical treatments for the walls to dampen sound are needed. The cafeteria should be constructed adjacent to the kitchen. Multiple student traffic flows should be considered in the placement of the food serving line. The placement of student restrooms in the vicinity of the cafeteria should be considered in the design to provide student convenience.

- The room should accommodate risers with handicapped accessibility
- Space to seat approximately 180 students per lunch wave in 3 waves
- Lighting and sound systems to support the instructional use of the space
- State-of-the-art public technology including a Smart TV
- Acoustical treatment of wall and ceiling to support the use of the space
- Resilient tile flooring durable and washable, with a slip-resistant finish
- Provide windows with abundant natural light and create relationships to exterior
- Provide exterior dining
- Scrubbable painted or masonry walls for durability and high lay-in ceilings, durable and washable
- High out-put LED lighting for efficiency and color correction for dining and multipurpose activities
- Portable (fold in half on wheels) cafeteria round tables
- Convenience power for cleaning equipment and staff/visitor laptops
- Numerous WAP for LAN and internet use by staff, students, and visitors
- Several Monitors throughout space
- 4 Hand washing stations
- 2 microwave ovens for student use

1 - Staff Dining Area, approximately – 500 sq. ft.

- Tables and chairs for up to fifteen (15) staff members
- Cabinets and countertop with sink
- Microwave oven
- Refrigerator
- Dedicated electrical circuits for refrigerator and microwave
- Interactive LED Panel (at least 75")
- Wall/ceiling-mounted speakers
- Vinyl-enhanced tile or flooring that allows for easy cleanup
- Magnetic whiteboards
- Bulletin boards

1 – Kitchen Serving/Cold Storage - 1,500sq. ft

- Two (2) - Double sink preparation tables each with one (1) standard faucet and one (1) pre-rinse faucet
- Two (2) – Warmers
- Two (2) - Double Deck Convection Ovens
- One (1) - Combi-Oven
- One (1) - Convection Steamer
- One (1) - Pasta Kettle – 30 gallons
- One (1) - 12- Burner Range
- Walk-in freezer
- Three (3) compartment sink assembly with drain boards for pot and pan washing; each compartment shall measure 27" x 27" x 16" deep; a pre-rinse spray assembly required at one (1) sink compartment
- Dishwasher/Tray station
- Recycling center for paper, liquids etc.
- Hot & Cold Food Station
- Deli Station
- Express Stations for self-serve foods and dry display snacks
- Cashier stations strategically located at the exit from the Servery
- Mobile condiment stations to be located at the exit of the Servery
- Grease-trap to be located outside of the building for ease of maintenance
- Utility Distribution System with quick disconnect devices for all services
- Walk-in refrigerators and freezers will require backup generator power; audio/visual temperature alarm; refrigeration control alarm; temperature alarms to be wired to the "Building Monitoring System
- Water conservation methods
- Provide High-Efficiency Energy Star Label Equipment & Lighting
- Exhaust hoods: Demand Control Ventilation Package
- Temperature maintenance, water filtration and sanitation to promote food safety
- Exterior in-line grease trap to conform to FOG Program
- Linked to the building management system for notification of temperature failure
- Connected to the emergency generator in case of power failure
- Office space (Approx. 100 sq. ft) for manager
- Desk and chair
- One (1) lockable teacher storage wardrobe
- One (1) lockable four-drawer filing cabinet
- Magnetic whiteboard
- One (1) computer

Arts and Humanities Programs approximately 3,100 sq. ft.
All the following spaces need to be designed for maximum sound attenuation

1 – Music Room – 1,200 sq. ft.

- Sixty (60) performer chairs
- Sixty (60) music stands
- Wenger flip forms for thirty (30) students
- Three (3) Chair Move and Store Carts
- Built-in counters/cabinets with storage above and below
- Teacher's desk, chair, 4-drawer file cabinet, lockable, storage/wardrobe cabinet
- Incorporate new music technologies, WAP
- Electrical convenience power
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Magnetic whiteboards and tack boards

- One (1) teacher computer
- One (1) teacher desk
- Electronic piano
- Sink
- Instrument closed storage for ukuleles and xylophones
- Appropriate sound management materials on walls and floor
- Resilient tile floor,
- Acoustic ceilings and parabolic LED lighting with variable light level switching

1 – Music Storage Closet, 500 sq. ft.

- Built-in shelving to accommodate instruments

1 - Art Room/Kiln approximately 1,200 sq. ft.

- Must have ample natural light
- Eight tables; Thirty-two (32) chairs
- Teacher desk/chair
- 4-drawer file cabinet, lockable, storage/wardrobe cabinet
- Vertical storage with shelves and doors
- Built-in counter space with storage above and below
- Document Camera
- Wall/ceiling-mounted speakers
- Vinyl-enhanced tile or flooring that allows for easy cleanup
- Walls should be functional workspaces and for showcasing student work Multiple magnetic whiteboards (wall-to-wall) on front and side walls
- Bulletin boards lining the back wall
- One (1) teacher computer, 22-inch display
- Wireless keyboard/mouse
- Aux HDMI input
- Include ample storage space within the room
- 2- free standing deep utility sinks with sediment traps dispersed throughout the classroom
- Electrical convenience power throughout the perimeter.
- Uninterrupted flat countertop space with bottom storage cabinets and open shelving including deep and wide drawer shelving with suspension hardware
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Integrated modern technology, WAP
- Large Kiln
- Sturdy Rack style shelving for student projects
- Dedicated ventilation
- Electrical disconnect for Kiln
- Luxury vinyl-enhanced tile or flooring
- Shelving should be wide and sturdy to support various art supplies

1 – Art Storage Closet, 200 sq. ft.

- Built-in shelving to accommodate materials

Library/Media Center of approximately 2,850 sq. ft.

The Library/Media Center will be designed to become the learning hub of the school. It will continue to be where teachers encourage students to develop a passion for reading. This will also serve as a place where student-centered activities happen with the integration of technology. This area will include a Makerspace that will be welcoming and encourage students to be creative problem-solvers, take risks and think critically. Students will have the opportunity to engage in hands-on activities using various materials as well as the latest technology. The Library/Media Specialist will collaborate with the classroom teachers on various projects and use this space to show students how to locate and evaluate important information.

1 – Media center – 2,000 sq. ft.

- The Circulation Center will be located in the center of the Media Center and adjacent to the workroom and media specialist office
- Minimum of three WAP and some supplemental data jacks located throughout for student access to LAN and internet
- Flexible book shelving that can be reconfigured for a collection of 10,000 -15,000 volumes with open sight lines possible for optimum adult supervision
- Monitors throughout space.
- Rolling bookshelves for a limited collection of books
- Areas with comfortable seating
- Printer
- Bulletin Boards to display student work and promotional materials
- Two (2) staff computers for the circulation desk area
- Desk and chair
- 1 – 4-drawer lockable file cabinets
- Base and wall cabinet storage
- Bulletin board
- Lockable storage wardrobe
- Network copier and fax machine
- Luxury vinyl-enhanced tile or flooring
- Cabinets with various shelving

1 – Maker Space (STEAM) – 850 sq. ft.

- Movable furniture
- Cabinets for secured storage and project display/storage for learning materials
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Whiteboards and tack boards
- Lab tables
- 3D Printer
- One (1) teacher computer
- 22-inch display
- Wireless keyboard/mouse
- Aux HDMI input
- Parabolic LED lighting with variable light level switching or addressable

Administration and Office Support 3,250 sq. ft.

Main administrative offices will be located at the front, adjacent to the main entry and connected by a security vestibule, allowing visually controlled access to the building through the administration reception waiting area. A dedicated 911 phone shall be located in the main office for the purpose of informing office staff if 911 is called from any facility phone. All exit/entry doors have electronic hardware that will activate on notification from striking of a panic button. Glazing will be minimal and secure.

1 – Main Office: Secretarial area approximately 1,000 sq. ft.

- Two (2) Secretarial work stations behind the main counter
- One (1) station for Head Monitor
- Lockable storage wardrobes
- Two (2) lockable four-drawer filing cabinets
- Fire-rated student file storage
- Base and wall cabinet storage
- Network copier and fax machine
- kitchenette
- Bulletin boards
- Luxury vinyl-enhanced tile or flooring
- One (1) computer per secretary/clerk
- Electronic security system

1 - Reception area (included)

- Reception area to have 6 comfortable chairs for visitors
- Bulletin boards
- Luxury vinyl-enhanced tile or flooring
- Electronic security system

1 – Principal's Office– 200 sq. ft.

- Desk and chair
- Table
- Seating for six (6)
- Lockable storage/wardrobe
- Lockable lateral files
- One (1) large wall unit bookcase
- Interactive LED Panel (32-50" display)
- Security "panic" button with a dedicated phone line
- Luxury vinyl-enhanced tile
- Magnetic whiteboard
- Bulletin board
- One (1) computer
- Aux ports for plugging into a display

1 – Small Conference room – 150 sq. ft.

- Conference table
- Seating for six (6)
- Credenza
- Magnetic whiteboard
- Luxury vinyl-enhanced tile or flooring
- Bulletin board

1 – Assistant Principal's Office - 150 sq. ft.

- Table
- Desk and Chair
- Seating for six (6)
- Lockable storage/wardrobe
- Lockable lateral files
- One (1) large wall unit bookcase
- Interactive LED Panel (32-50" display)
- Security "panic" button with a dedicated phone line
- Luxury vinyl-enhanced tile or flooring
- Magnetic whiteboard
- Bulletin board
- One (1) computer
- Aux ports for plugging into display

1 – Large Conference room – 300 sq. ft.

- Conference table
- Seating for fifteen (15)
- Credenza
- Interactive LED Panel (32-50" display)
- Aux ports for plugging into the display
- Magnetic whiteboard
- Luxury vinyl-enhanced tile or flooring
- Bulletin board

1 – Health Suite with Nurse's Office, approximately 800 sq. ft.

- One (1) desk with chair
- One (1) computer
- Built-in counters with shelving below around the perimeter of the room
- Multiple file cabinets (two (2) four-drawer; two (2) two-drawer
- two (2) double cabinets (full size)
- One (1) double cabinet (half-size)
- One (1) Double-locked medicine cabinet
- One (1) locking wall cabinet
- Large closet with shelving and doors
- Refrigerator
- Sink with hot and cold water, soap, and towel

dispenser
- Microwave
- Scale
- 3 chairs
- Exam room
- Bathroom
- Two (2) cots
- Privacy curtains
- One (1) wheelchair
- Eye-wash station
- Vinyl-enhanced tile
- One (1) large bulletin board
- Centrally located adjacent to the main office and counseling

1 - Security Office - 150 sq. ft.
- Desk and chair
- 1 – 4-drawer lockable file cabinets
- Fire-rated student records file storage
- Base and wall cabinet storage
- Bulletin board
- Lockable storage wardrobe
- Network copier and fax machine
- One (1) computer
- Table and counter space
- Luxury vinyl-enhanced tile or flooring

1 – Staff Workroom – 500 sq. ft.
- Conference table and chairs
- Credenza
- Interactive LED Panel (32-50" display)
- Aux ports for plugging into the display
- Magnetic whiteboard
- Luxury vinyl-enhanced tile or flooring
- Bulletin board
- Network Copier
- Table and counter space

Building Services and Core Area – 5,245 sq. ft.

1 – Facilities Office – 100 sq. ft.
- Desk and chair
- Lockable storage/wardrobe
- Lockable lateral files
- One (1) large wall unit bookcase
- Interactive LED Panel (32-50" display)
- Luxury vinyl-enhanced tile
- Magnetic whiteboard
- Bulletin board
- One (1) computer
- Aux ports for plugging into the display

1 – General Building Storage – approximately 800 sq. ft.
- Steel storage shelves
- Lockable tool cabinets
- Wall-mounted tool hanging system

1 – Men's Public Toilet – 150 sq. ft.

1 – Women's Public Toilet – 150 sq. ft.

3 – Boy's Toilet Rooms – 200 sq. ft.

3 – Girl's Toilet Rooms – 200 sq. ft.

4- Staff Toilet Rooms – 75 sq. ft.

1 – All-inclusive Toilet Room – 75 sq. ft.

1 – Custodial Office – 100 sq. ft.
- Two (2) desk/chair
- Workstation table
- Luxury vinyl-enhanced tile
- Magnetic whiteboard
- Bulletin board

- One (1) computer
- Aux ports for plugging into the display

3 – Custodial Closets – 40 sq. ft.

1 – Mechanical and Water Service Room – 600 sq. ft.

1 – Fire Sprinkler Room – 300 sq. ft.

1 – Main Electrical Room – 300 sq. ft.

2 – Electrical Closets – 150 sq. ft.

1 – MDF Rooms – 300 sq. ft.

1 – IDF Rooms – 150 sq. ft.

1 – Delivery and receiving 300 sq. ft.

SITE DEVELOPMENT

The existing site layout combines bus traffic and parent drop-off traffic with parking, using a driveway with intermediate and terminal cul-de-sacs. This layout is not optimal; users report vehicular congestion at drop-off and pick-up times, and extra care must be taken to mitigate potential dangers associated with mixing of bus and vehicular traffic.

The project's site design shall incorporate separation of bus traffic from parent drop-off and pick-up. Additionally, new driveway arrangements shall accommodate a flush loading area for deliveries near the kitchen and back-of-house area.

The Town of Seymour has recently acquired an L-shaped strip of land on the adjacent parcel to the south of the school, providing potential access to Poplar Drive. This access can be used to separate traffic and ameliorate congestion. The school is served by a limited number of buses, so using this access for a bus lane minimizes increased traffic along Poplar Drive.

The design of the school should include concrete sidewalks be constructed around the perimeter of the building. Concrete curbs should be used adjacent to those sidewalks. An entry plaza will be constructed at the main entrance consisting of scored concrete or pavers, trees, benches, a flagpole and an electronic marquee for school notifications. Full-cutoff site lighting will be provided throughout the parking lots and along pedestrian ways around and into the building.

The existing site features a natural grass ball field. In the event the field area is used as a new building site (enabling the existing school to remain operational during construction) the field would be reconstructed in the area of the existing school.

Two outdoor play areas will be incorporated into the site: one for students aged 5-12, and another, fully fenced, for students aged 2-5. These areas shall be furnished with age-appropriate play equipment in keeping with all applicable safety standards. Adequate fall zones and safety surfacing shall be provided.

SUSTAINABILITY

All State-funded schools with renovation budgets in excess of $2 million dollars or new construction budgets in excess of $5 million dollars must comply with Connecticut High Performance School Standards, a checklist-based system with mandatory and optional requirements, similar to LEED Silver. This process ensures that an integrated design process is followed from design through construction, including building commissioning of HVAC and key envelope components of the building. Many other sustainable practices are included and tracked, including minimum energy performance, energy modeling, air quality, ventilation, acoustics, recycled materials, limiting volatile organic compounds, green cleaning, onsite renewable power generation through the introduction of a photovoltaic system, and more. Long term sustainable energy, such as solar panels,

will be considered in the design to lower annual operating costs and contribute to a cleaner environment.

Sustainability and human-centered building design is an important area of concern, and one expressed by many members of the community. Planetree, a framework for person-centered healthcare used at nearby Griffin Hospital, has been cited as an exemplary approach. WELL Building Standard is a similar performance-based system more applicable to schools, "monitoring features of the built environment that impact human health and well-being, through air, water, nourishment, light, fitness, comfort and mind." Both systems take a holistic approach to health in the built environment. While WELL Building Certification may or may not be pursued, the new design will incorporate concepts from this Standard.

COMMUNITY USES

The school facility will be utilized by the community for a variety of purposes. There will be community use of the gymnasium and classrooms for Parks & Recreation programs during the school year and during the summer months. Also, additional community groups will continue to use the building for various community events. Notably, the entire building and site is used for an extensive summer program. Additionally, the building is a hub for local groups, such as the nearby Balance Rock Condominium Association.

SPACE PROGRAM MATRIX

Summary: Proposed Building Program — Projected Enrollment: 553

Bungay Elementary School

Academic Core Programs

Spaces	Qty.	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Existing Quantity	Existing Area (SF)	Notes:
Pre-K Classrooms	3	1,100	3,300	3	3,075	Includes toilet room
Kindergarten Classroom	4	1,100	4,400	4	4,299	Includes toilet room
1st Grade Classrooms	4	850	3,400	3	2,474	All grades requested Toilet Rooms
2nd Grade Classrooms	4	850	3,400	4	3,448	
3rd Grade Classrooms	4	850	3,400	4	3,560	
4th Grade Classrooms	4	850	3,400	4	3,577	
5th Grade Classrooms	4	850	3,400	4	3,484	
SRBI (Intervention) Classrooms	3	500	1,500	1	770	6 teachers in one space now, not including TSOL teacher
TESOL Room	1	500	500	-		
Subtotal	**31**		26,700	27	24,687	

Special Education Programs

Spaces	Qty.	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Existing Quantity	Existing Area (SF)	Notes:
			-			
Special Education Resource Rooms	3	500	1,500	w SRBI		3 teachers - pull-out, push-in now
Reach Program Room	1	1,200	1,200	1	689	K-5 together - behavior issues. Multiple partitions needed.
OT/PT Room	1	1,200	1,200	1	233	Large space for lots of PK
Sensory Room	1	850	850	w/OT/PT		Currently shared with OT/PT
Subtotal	**6**		4,750	2	922	

Student Support						
Spaces	Qty.	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Existing Quantity	Existing Area (SF)	Notes:
School Psychologist Office	1	250	250	1	181	
Speech & Language Office	2	250	500	2	346	
Counselor's Office	1	250	250	1	129	
BCBA Office	1	250	250	1	142	Behavior Specialist
Breakout Rooms	2	350	700	-		
Subtotal	7		1,950	5	798	

Physical Education Programs						
Spaces	Qty.	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Existing Quantity	Existing Area (SF)	Notes:
Gymnasium	1	5,500	5,500	1	4,742	Climbing wall, divider, storage. PE envisioned large MPR
Physical Education Office	1	150	150	1	141	
Stage	1	600	600	1	653	
PE Equipment Storage Room	1	800	800	1	278	May also include chair/table storage not allowed under stage.
						Proximity to public toilets and Family Toilet
Subtotal	4		7,050	4	5,814	

Food Services						
Spaces	Qty.	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Existing Quantity	Existing Area (SF)	Notes:
Student Dining Area	1	2,500	2,500	1	3,736	Assumes 4 waves
Staff Dining Lounge	1	500	500	1	569	Not requested at interviews. Lockers for 4 paras, mailboxes
Kitchen	1	1,500	1,500	1	971	Adjacent to deliveries / receiving - see core areas
Servery	1	Included		Included		
Preparation Area	1	Included		Included		
Cold Storage	1	Included		Included		
Dry Storage	1	Included		1	143	
Dishwashing Room	1	Included		Included		
Food Services Office	1	Included		-		
Staff Toilet Room	1	Included		1	123	
Subtotal	10		4,500	5	5,542	

Arts and Humanities Programs						
Spaces	Qty.	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Existing Quantity	Existing Area (SF)	Notes:
Music Room	1	1,200	1,200	1	745	Start instruments in 4th grade - need storage
Music Storage Closet	1	500	500	-		Stage is currently used for band. Need band room? Good potential swing space for first or second grade.
Art Room	1	1,200	1,200	1	994	
Kiln Room	-		-	-		Confirm
Art Storage	1	200	200	-		In addition to in-room storage
Subtotal	4		3,100	2	1,739	

Library / Media Center

Spaces	Qty.	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Existing Quantity	Existing Area (SF)	Notes:
Media center	1	2,000	2,000	1	1,475	
Reading Area	1	Included		Included		
Book Stacks	1	Included		Included		
Library Circulation	1	Included		Included		
Library/Media Specialist Office	1	Included		-		
Workroom / Storage	1	Included		-		
Maker Space (STEAM)	1	850	850	-		
Subtotal	**7**		2,850	1	1,475	

Administrative & Support Spaces

Spaces	Qty.	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Existing Quantity	Existing Area (SF)	Notes:
Main Office	1	1,000	1,000	1	617	
Reception Area	1	Included		Included		Seating for (6)
Administrative Work Stations		Included		Included		
Reception Counter with Station for Head Monitor	1	Included		Included		(3) Staff workstations
Principal's Office	1	200	200	1	192	Includes toilet room
Small Conference Room	1	150	150			
Assistant Principal's Office	1	150	150	1	208	
Large Conference Room	1	300	300	1	277	
Health Suite	1	800	800	1	427	Toilet, Exam Room & Office
Security Office	1	150	150	w/PE Off.		
Staff Work Room	1	500	500			
Subtotal	**10**		3,250	5	1,721	

Building Services and Core Area						
Spaces	Qty.	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Existing Quantity	Existing Area (SF)	Notes:
Facilities Office	1	100	100	-		
General Building Storage	1	500	500	3	229	
Men's Public Toilet Room	1	150	150	-		
Women's Public Toilet Room	1	150	150	-		
Boy's Toilet Rooms	3	200	600	3	671	
Girl's Toilet Rooms	3	200	600	3	701	
Staff Toilet Rooms	4	75	300	4	225	
All Inclusive Toilet Room	1	75	75			Near Assembly Spaces
Custodial Office	1	100	100	1	224	
Custodial Closets	3	40	120	3	140	
Mechanical & Water Service Room	1	600	600	1	2,725	
Fire Sprinkler Room	1	300	300	-		
Main Electrical Room	1	300	300	w/Mech		
Electrical Closets	2	150	300			Existing electrical closets not surveyed
MDF Room	1	300	300	1	155	
IDF Room	1	150	150	-		
Deliveries and Receiving	1	300	300	1	314	Adjacent to Kitchen - include lockers for FS and Custodial
Subtotal	**27**		4,945	20	5,384	

Circulation (Corridors, Stairs, Elevator) & Interior Walls						
Spaces	Qty.	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Existing Quantity	Existing Area (SF)	Notes:
Circulation (Corridors, Stairs, Elevator)		0.12	7,257		10,140	
Interior Partitions & Chases		0.05	2,955		3,203	
Subtotal			10,212	-	13,343	

Total Building Area	Ideal Area (SF)	Existing Area (SF)
Total Program Areas	54,150	42,698
Total Building Services and Core Area	4,945	5,384
Total Circulation (Corridors, Stairs, Elevator) & Interior Walls	10,212	13,343
Grand Total	**69,307**	**61,425**
Maximum State-Eligible Area for 553 PK-5th Grade Students	69,309	
...with Increase if all Pre-1959 Areas are kept	74,909	

3.1 Site Analysis

- Site Overview
- Accessible Routes & Parking
- Paved Surfaces and Walks
- Athletic Fields and Playground
- Site Perimeter and Security

3.2 Building Envelope & Interior Finishes Analysis

- Overview
- Building Envelope
- Roof System
- Fenestration and Entrances
- Interior Finishes

3.3 Mechanical Systems Analysis

- Existing Mechanical Conditions
- Mechanical System Narrative
- Perimeter Heating System
- Cooling Systems
- Heating and Ventilation
- Existing Mechanical Systems Evaluation

3.4 Plumbing & Fire Protection

Systems Analysis

- Existing Plumbing Conditions
- Infrastructure
- Kitchen
- Storm Drains
- Equipment
- Interior Plumbing Fixtures
- Gas System
- Existing Fire Protection Conditions
- Fire Suppression
- Plumbing and Fire Protection System Evaluations

3.5 Electrical & Technology Systems

Analysis

- Existing Electrical Conditions
- Electrical Systems Narrative
- Distribution
- Lighting and Controls
- Fire Alarm
- Technology and Data Systems
- Security System
- Public Address System
- Electrical System Photographs

EXISTING SITE CONDITIONS

Site Overview

Bungay Elementary School is located on Bungay Road, east of Balance Rock Road. The site slopes steeply from south to northeast with a baseball field and multi-use grass field located at the northern end of the parcel at the lower elevation (approximately 10 feet below the building/parking). Site stairs provide access to the sports field from the building/parking lot.

The school has existing sanitary and storm sewer systems, natural gas and electrical service utilities provided from Bungay Road

Existing exterior concrete stairs leading from the school level to the lower fields.

Accessible Routes and Parking

A bituminous path currently provides access from the upper parking area to an existing playground and fields. It is not clear if the path is ADA accessible. A sidewalk is present at the east side of Bungay Road along the entire frontage of the school. The road is two lanes except to the south of the main driveway entrance where a right turn lane for the school traffic exists. The school has one vehicular entry point from Bungay Road. The site has approximately 84 marked parking spaces located to the north and south of the building. The site currently drains via sheet flow and a catch basin and pipe system generally from south to north. A large culvert drains water from the site and other off-site areas and discharges to the east of the baseball field into a wetland area downslope of the site. No formal stormwater quality measures were found on the site.

Partially marked accessible parking spaces and aisles (above).

It does not appear that accessible parking spaces, signs, ramps and accessible routes to the building fully meet ADA requirements. Bituminous pavement at parking areas is in poor condition showing cracks and deterioration. There is no formal separation for buses and cars at the site which may pose traffic/pedestrian circulation safety concerns. The crossing of the driveway at the main curb cut is not marked by a crosswalk and the crossing length is approximately 100 feet making this an unsafe crossing condition.

Paved Surfaces and Walks

The condition of the paved drives and parking located on the site reflect areas of patching and periodic maintenance. Some of the older sections of pavement located along the south-west side of the school exhibit excessive cracking, surface erosion and an exposed aggregate base. If left unaddressed, the cracks will permit water infiltration subjecting the bituminous paved surfaces to further deterioration during freeze-thaw cycles.

Visible surface deterioration of the existing south access drive and parking

The perimeter of Bungay Elementary School is served by large expanses of perimeter concrete walks. The majority of concrete flagging appears uniform but the surfaces are worn and have begun to expose its stone aggregate. There is evidence of replaced sections of concrete pavement. The joints between sidewalk flags shows deterioration of prior sealants through the presence of vegetative growth.

A representative view of the existing exterior walk conditions (above and below)

The main entry drive (left) accessed from a curb cut on Bungay Road.

The site is not within a 100-year FEMA floodplain, The school is located within an area mapped for occurrences of state-listed threatened or endangered species by the Natural Diversity Database Program (NDDB). Based on a preliminary site assessment from the NDDB website, the species of concern is the bald eagle.

Athletic Fields and Playground

The northern section of the developed site is occupied by a softball field and a single playground. Both features are located at an elevation approximately ten feet lower than that of the main school. A bituminous walk extends northward, aligned with the school's main entrance, to a concrete stair that provides access to the playground. A sloping bituminous drive extends from the southeast corner of the playground upward to the parking spaces across from the school's northeast corner. There is no crosswalk connecting this ramped walk to the
The softball field appears well maintained with a clay infield and grass outfield. The softball field is oriented with the batter facing due east toward the tree line of the wooded area that lines the school's eastern boundary. A single section of fixed aluminum bleachers, six tiers high, provides spectator seating. Though the field has no formal dugouts, a pair of fixed benches flank each side of home plate for the opposing teams. A multi-level fence with angled top shields Bungay Road from foul balls.

Site Perimeter and Security

A four-feet high galvanized chain link fence extends along the site perimeter along Bungay Road. A similar barrier partially separates the student playground from the wooded portion of the property to the east. Site security was a topic of concern expressed by several members of the community during public outreach sessions conducted as part of the facility assessment. Of specific concern was the proximity of the wooded area at the east side of the side with the playground.

The playground utilizes engineered wood chips for fall protection but lacks perimeter fencing often used to aid in managing younger children that utilize the facility.

The play structures appear to be in good condition and offer a variety of activities. It is recommended that an evaluation of the play structures be performed to ensure that a sufficient quantity of the structures meet age appropriate and accessibility criteria.

A view of the existing outdoor athletic field located at the bottom of berm. The level of the field is approximately 10 feet below the existing school's ground floor.

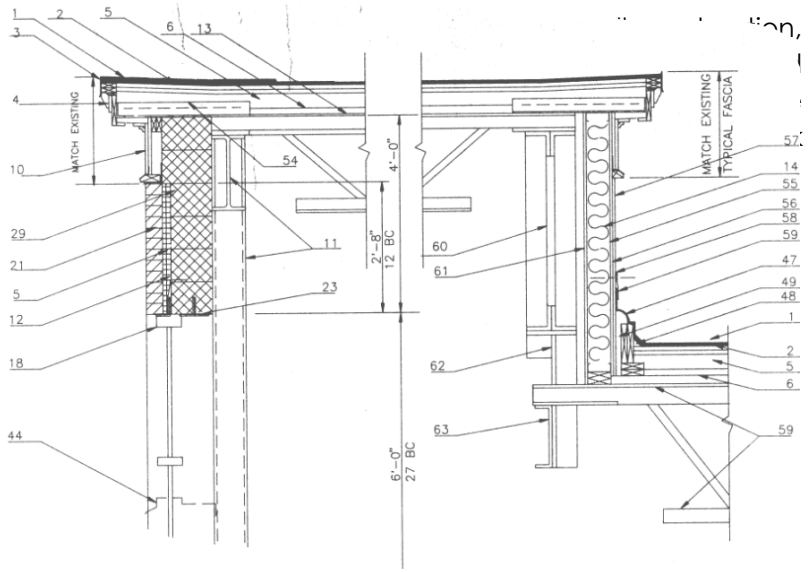
Overview

The existing Bungay Elementary School is a single-story masonry structure, approximately 61,425 square feet in size. The school is composed of twenty-six standard classrooms. Common spaces include a Media Center, Gymnasium with a stage, a Cafeteria, Art and Music Classrooms. Only two spaces are currently identified for special learners. A sensory OT/PT space access from the Gymnasium and Classroom for the school's REACH program. Beyond the Administrative office which includes Reception, the Principal's office, Assistant Principal's office, and School Nurse, former storage spaces have been converted to partially address a deficiency in supporting spaces such as SLP offices and conference spaces.

Bungay Elementary School, 2nd Grade Class, 1958 – 1959 School Year.

Building Envelope

Exterior walls of the Bungay Elementary School were constructed in a buff brick veneer with concrete masonry back-up supported on a partially exposed concrete foundation. The structural steel frame occurs within the building envelope and includes open-web steel joists that support the roof structure. Portions of the building exterior constructed in the 1950's do not appear to have exterior masonry weeps suggesting that the original exterior was constructed as a mass wall. Record drawings from the 1996-era addition include exterior wall sections that indicate an insulated masonry cavity wall construction that incorporates through-wall flashing.



Bungay Elementary School's east elevation leading to its main entrance

The perimeter roof eaves are finished in painted wood trim. Narrow strip vents along soffits of projecting eaves have been installed to provide passive ventilation. The effectiveness of this assembly for a low-sloped roof system is difficult to determine. The soffit vents also are prone to infestation by insects. There is also observed evidence of deteriorated wood fascia at the roof perimeter. The deterioration is presumed to be the result of prolonged water exposure without adequate drying.

The light exterior brick veneer shows evidence of staining at locations where roofs intersect the exterior wall plane and along the ground plane. The staining is particularly evident in the mortar joints of the masonry wall.

Though the observed presence of movement joints is limited in the exterior wall assembly, those joints that were observed appear to have been maintained, are continuous, uniform, and are intact.

Roof System

Low-sloped roof configurations are used exclusively at Bungay Elementary School. The entire roof was replaced as part of an improvements project undertaken as part of a 2018 improvements project that included a boiler system replacement and the addition of a roof mounted photovoltaic system.

The roof material is an EPDM membrane. In the absence of visible fasteners, the roof is assumed to be a fully adhered system over rigid insulation. No record documents of the roof construction project were retrieved as part of the study process. As a State grant funded project, the roof system is required to have a minimum, non-prorated, no dollar limit, warranty of 20-years.

Although there appears to be some pitch to the low-sloped roof, there is observed ponding in numerous locations along the roof's surface. Though not an immediate concern, prolonged ponding could accelerate the deterioration of the roof material.

Building additions have been separated from previously completed structures through the use of construction joints. These separations are visible in the roof assembly. The majority of roof drains are protected by stainers, though a few were missing in or not fully seated within the drain assembly. This could result in the accumulation of debris leading to clogging.

There is also evidence of the membrane moving across the roof's surface. If not addressed, this could also reduce the membrane's service life.

Fenestration and Entrances

Window assemblies at the existing Bungay Elementary School are characterized by large expanses of glazed surfaces, particularly at classrooms, installed above limestone sills. The window sills are approximately 42-inches above grade with heads at or above the interior finished ceiling. The clear anodized aluminum storefront framing system is composed of 2-1/2-inch-wide vertical mullions supporting two fixed horizontal lites and two operable vents at the older classrooms. In some instances, the window frames have been modified to receive individual air conditioning units. These window systems, typically installed at existing classrooms, appear to have been present when the 1996-ear building improvements were performed for the facility. The construction drawing from that building program indicate that these windows were existing to remain.

The more contemporary classroom additions, the library and cafeteria constructed as part of the 1996-era building improvements, utilized a clear anodized aluminum storefront with similar with vertical mullion spacing similar to that of the older storefront glazing system. However, the 1996-era storefronts utilized paired casement windows with two fixed lites above which alternated with square fixed lite below a single rectangular window lite. These windows are referenced as "rescue / ventilation" windows reflecting code requirements for emergency egress in educational facilities that lack protection by a full fire sprinkler system. In instances where room specific air conditioning was required, the large central glass light was removed and replaced with a metal faced panel through which an air conditioning unit was placed.

Horizontal louver blinds, in varying states of deterioration, are used to control light in the classrooms.

Storefront window assemblies used at pre-1996 classrooms (above)

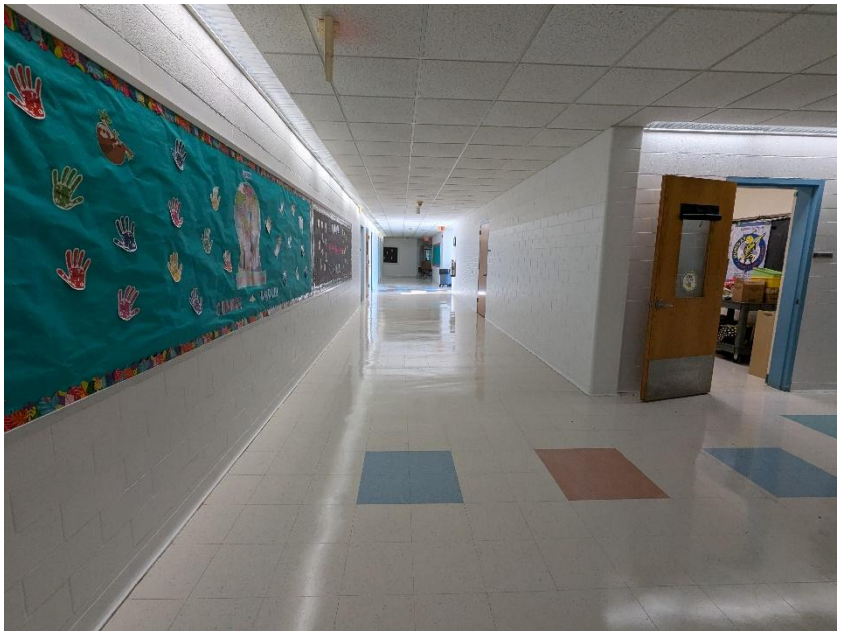
Storefront glazing utilized during the 1996 improvements project at the right of the image with the older pattern storefront windows used in classrooms on the left (above).

Storefront glazing utilized during the 1996 improvements project at the right of the image with the older pattern storefront windows used in classrooms on the left (above). Note the addition of individual window units providing classroom air conditioning and the presence of rescue windows for emergency egress due to the absence of a full fire sprinkler system.

Interior Finishes

The excellent upkeep of Bungay Elementary's interior spaces belies its underlying aging infrastructure, the condition of which, is concealed by the school's interior finishes. The majority of finishes are contemporary and in serviceable condition.

Suspended ceilings are finished in a suspended acoustic panel and metal grid. Interior corridors comprise painted concrete masonry, presumed to provide a rated separation given the absence of full fire sprinkler system. And interior floor surfaced are finish in resilient tile and perimeter resilient base. Carpet in present in the Media Center to aid with acoustic attenuation of the space.

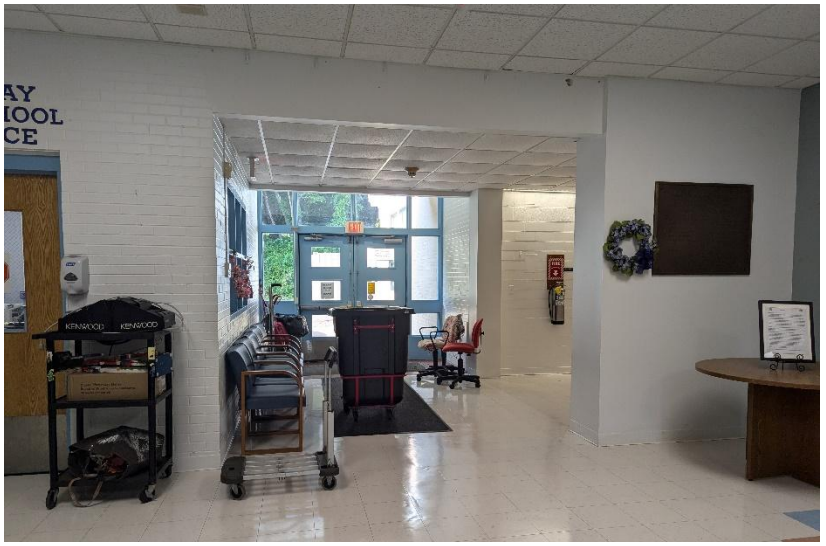


Upon closer inspection, there is evidence of underlying issues that are reflected in the interior finishes. The raking light of perimeter room lighting illustrates the deformation of ceiling panels, like the Media Center in the image, below.

This type of distortion, particularly for ceiling panels installed in 2 feet by 2 feet metal grid, suggests exposure to prolonged high humidity levels. This condition would not be expected in a Media Center and suggests that the ventilation system serving the space is not capable of effectively moderating humidity levels.

A similar condition was observed with exposure to raking exterior light across ceiling panels within a corridor located in proximity with one of the school's south exits. This exit lacks a vestibule and the ceiling panels in the foreground of the photograph which are further into the school's interior and are not highlight by raking light.

This particular example may be influenced by the school's ventilation system and aspects of its exterior envelope likely lacks the benefit of thermal insulation and controlled air infiltration afforded by contemporary wall systems.



A similar distortion of ceiling panels is observed in the Cafeteria that was expanded in the school's 1996 building project.

Interior doors are primarily a transparent finished white oak flush door with lites that vary in size and configuration. The Construction Drawings from the 1996 building project indicate the replacement of many interior doors, which appear to have been fitted with accessible, lever trim that return to the face of the door.

The door in the example above illustrates a typical classroom door. Though permitted under prior Building Codes, the use of wired glass (assumed to achieve a rated assembly) has been discontinued due to the hazard the wire poses to personal injury in an emergency egress situation. The size of the lite offers little security for room occupants in a lockdown scenario both from the aspect of view into the classroom and potential access to interior facing locking hardware should the glass be broken. Regarding aspects of fire safety, this door is located in a corridor wall that should provide a rated separation in a school that lacks fire sprinklers. The open door does not appear to be equipped with an automatic closing device necessary to maintain the continuity of the fire rated separation.

Fire compartmentalization of the school appears to have been achieved through the use of rated door assemblies on magnetic-opens. The doors in this image permit egress travel in both directions and are fitted with emergency exit devices, automatic closers, surface mounted positive latching hardware and metal kick-plates.

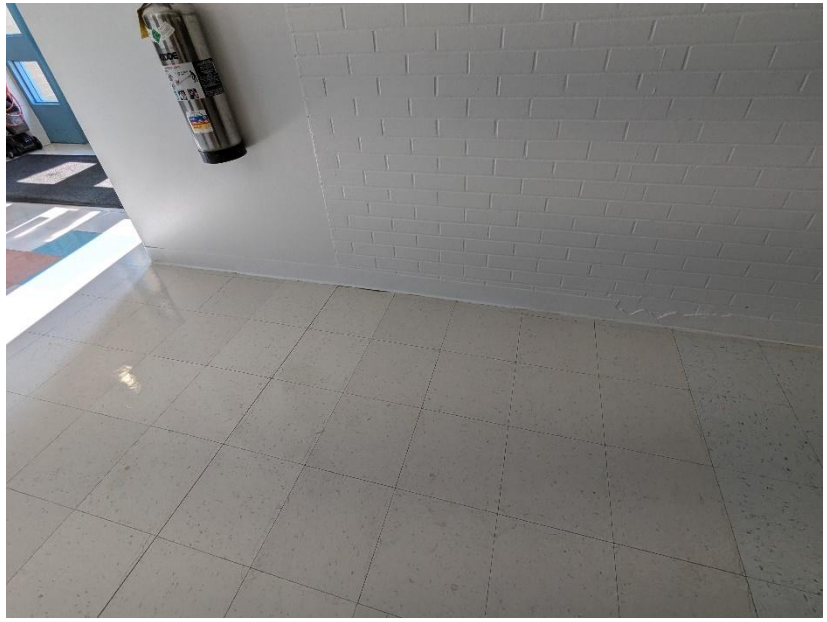
Utility service doors, such as the example in the following photograph are metal flush doors. Though the door appears to have been fitted with accessible lever trim hardware and an automatic closer, the closer appears to have been defeated to leave the door in an open position.

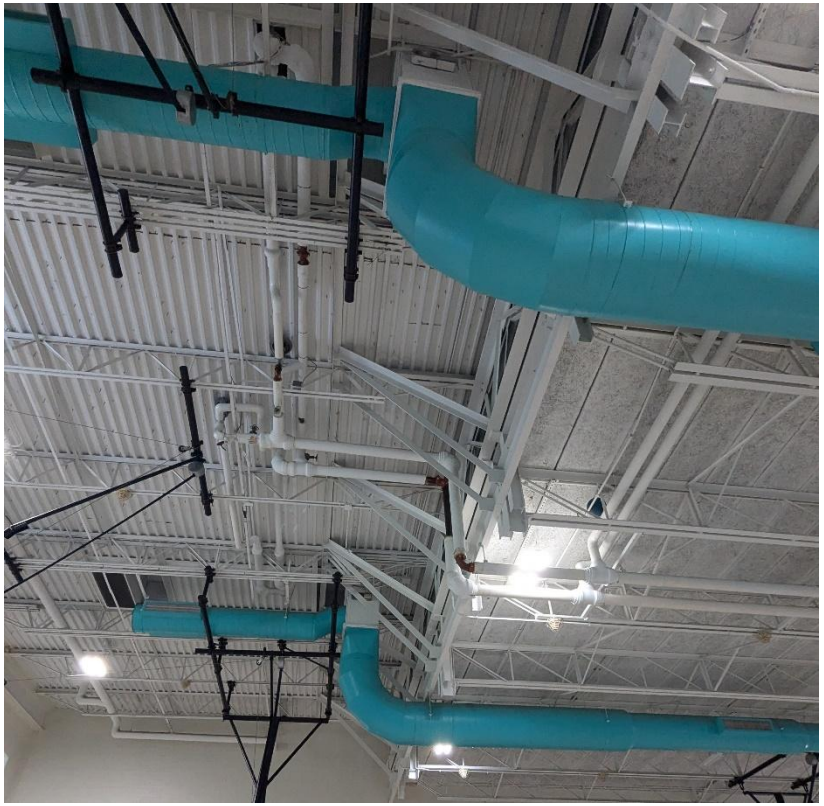
An oversized door for a single use toilet room is servicable but shows wear of its hardware and fittings.

A partial height door providing access to a mechanical system crawl space that serves a portion of the original school.

The consistent level of maintenance of resilient flooring is in keeping with other interior finishes within Bungay Elementary. Area finished in resilient floor tiles do reveal open seams between tiles which accumulate dirt making the seams more apparent in light colored floor tiles. The open seams may have resulted from changes in temperature and uncontrolled humidity within the school.

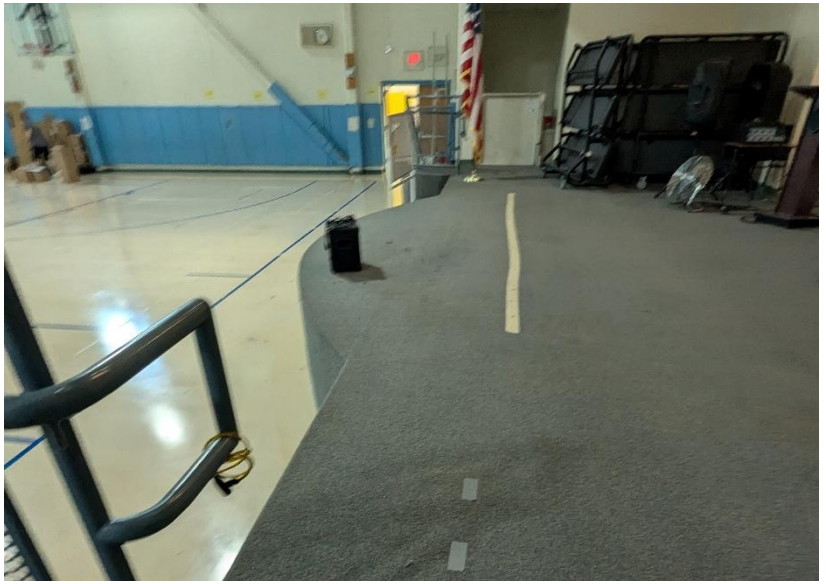
A more significant deterioration of the floor system is apparent along the perimeter of corridors where the tile appears to have separated leaving a pronounced gap along the wall perimeter along the resilient base. This condition is not isolated to a single location, but rather, results in proximity to expansion joints, pilasters and transitions between wall martials, as can be viewed in the following images.





The gymnasium is the school's primary assembly space. It was expanded as part of the 1996 building project to provide a full basketball court. The originally gymnasium had an exposed Tectum while the addition is an exposed steel roof deck over steel joists. There is no bleacher seating provided in the gymnasium. A monolithic athletic floor has been installed for the gymnasium floor surface. The Superintendent of Schools has expressed concern regarding this flooring product associated with reported of connective tissue injuries. The gymnasium's perimeter wall surfaces are protected by wall pads. There are six retracting basketball goals, two for the main court and four for half-court play.

A stage is located centrally at the gymnasium's west interior elevation. The stage is accessed by two stairs and a chair lift. The stage is finished in a dark gray sheet carpeting that is heavily worn.



Access to the accessible chair lift from the gymnasium level is provided by the door opening in the image below.

EXISTING MECHANICAL CONDITIONS

The mechanical survey results are presented within this section. Included are a chart of existing components and their conditions, summary descriptions, photographs, plans, and recommendations.

MECHANICAL SYSTEMS NARRATIVE

Perimeter Heating System

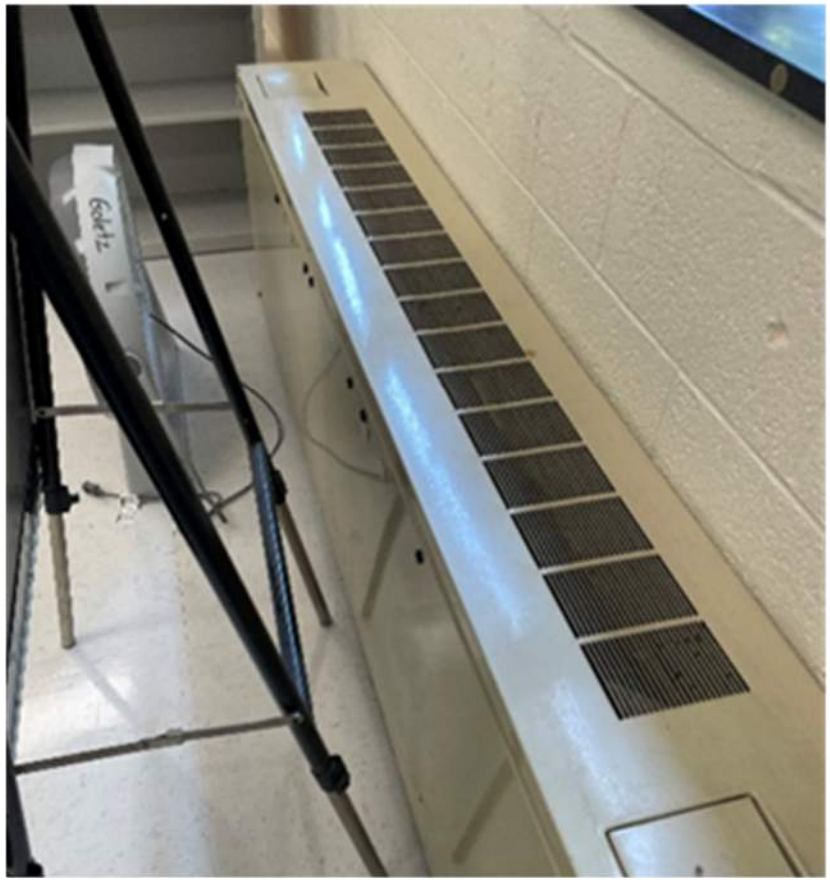
Two (2) Dual Fuel boilers manufactured and installed in 2019. Boilers are capable of operating on fuel oil and natural gas. Boilers manufactured by Weil McLain, Model 88. Two (2) Burners by Power Flame, Model CR3-GO-25. Both boilers equipped with circulating pumps.

A view of the hot water heater (left) and circulating pumps (right).

Two (2) base mounted secondary pumps distribute heating hot water throughout the building. Each pump includes a Variable Frequency Drive (VFD).

Heating at classrooms is provide by perimeter unit ventilators.

Office areas are heating by perimeter fin tube radiation.



Typical perimeter unit ventilator used in classrooms.

Cooling Systems

Classrooms are provided with window air conditioning units. These units are in varying condition. There is an office area and computer lab that is provided with cooling. The cooling for these areas are provide by three (3) small rooftop units. These units are manufactured by Trane. Two of the units are from the year 2000, the other one is from the 1996 renovation. The three units are approximately 5 Tons each and equipped with R-22 refrigerant. All three of these units are past their useful life.

Heating and Ventilation

The gym is provided with heating and ventilation (no cooling) via two Rooftop units (RTU-1 and RTU-2). The units were installed in 1996. These units are past their useful life.

The cafeteria is provided with heating and ventilation (no cooling) via two Rooftop units (RTU-3 and RTU-4). The units were installed in 1996. These units are past their useful life.

A view of a typical rooftop unit serving the gymnasium.

Rooftop units serving the cafeteria.

Kitchen

The kitchen is equipped with a grease exhaust hood system. The hood is connected to a rooftop exhaust fan.

Controls

The building systems are controlled by a Building Management System (BMS or BAS). The existing system is a Tridium based system by Environmental Systems Corporation (ESC). The BMS is a direct digital control system (DDC). The BMS controls the RTU's and the unit heaters.

Typical BMS thermostat.

Existing Mechanical Systems Evaluation

The following is a data summary of the Mechanical system's existing conditions that were observed and noted during the survey. This information was gathered by a field survey, reviewing the existing drawings and discussions with various building personnel

Condition Codes	
Excellent	16-20 years useful life
Good	11-15 years useful life
Fair	6-10 years useful life (minor / cosmetic repairs needed to maintain condition)
Poor	0-5 years useful life (immediate repairs needed to prevent deterioration)

System	Condition	Comments
Infrastructure (pipes, ducts, etc.)	Good	Mostly original to the building (1996 renovation).
Heating Systems	Excellent	Boilers were manufactured and installed in
Cooling Systems	Fair	Cooling is limited to only a few areas. Window AC units serving classrooms.
Fixtures & Equipment (Interior)	Fair	Perimeter heating only unit ventilators.
Fixtures & Equipment (Exterior/Rooftop)	Fair	Rooftop Equipment provides Heating and Ventilation.
Overall Efficiency	Fair	Boilers are fairly new, window air conditioning units not efficient.

EXISTING PLUMBING CONDITIONS

Infrastructure

Sanitary piping is cast iron throughout the building and is in good working order. Storm piping is PVC and is in good condition as it leaves the hub drain. Domestic piping is copper throughout the building with visible rust in some locations. Braided pipes, providing flexible connections for water closets and sinks, also appear to be in good working order.

Kitchen

The existing Kitchen has floor drains with visible oxidation and build-up around openings. Existing hand wash sinks, the pot wash sink, and kitchen sink all appear to be in good working order.

Kitchen fixtures were observed to have the air-gapped connections required by current health codes. These air-gapped configurations are comprised of PVC sanitary piping that then air gaps into the cast iron floor sinks.

Plastic piping serves many of the existing fixtures in the kitchen. Access to the grease-waste interceptor is achieved through a floor hatch in the kitchen located below kitchen equipment. Current CT Plumbing code requires that grease-waster interceptors be installed outside of the main building envelope.

Storm Drains

The existing storm drains were observed to in vary levels of disrepair. Drains are missing or observed to be damaged and sunken into the roof likely to cause leaks.

The secondary drainage system for the roof is served by scuppers around the perimeter of the roof. Roof scuppers appear to be in good working order.

Equipment

Domestic hot water is provided by a Bock fuel oil fired water heater with and 83-gallon storage capacity and 648 gph recovery at 90°F rise. The water heater was observed to be in good working order but dated.

Two Emqlo air compressors were present in the mechanical room but were not observed to be in use.

Interior Plumbing Fixtures

Water closets are flush tank type in good working condition. Lavatories are generally wall hung vitreous china in good working order but dated.

Water fountains are dated and well beyond their useful service life. One water fountain was observed to be over 20 years old. An existing water fountain was observed to have a broken dispense button that had been pushed into the fixture's housing.

Exterior Plumbing Fixtures

The exterior of the building has wall hydrants or hose bibs in visible states of disrepair. One example observed has its valve key filled with insulation.

Gas System

The school's existing gas service located outside building was observed to be in good working order. Its gas regulator was labeled with an installation date of 06/2016.
Outbound system pressure was set at 2 PSIG.

A Roots Meter, Model SK175, was also observed to be in good working order, though its installation date was not indicated.

The system includes a Honeywell Mercury Instrument controller which appears to be in good working order.

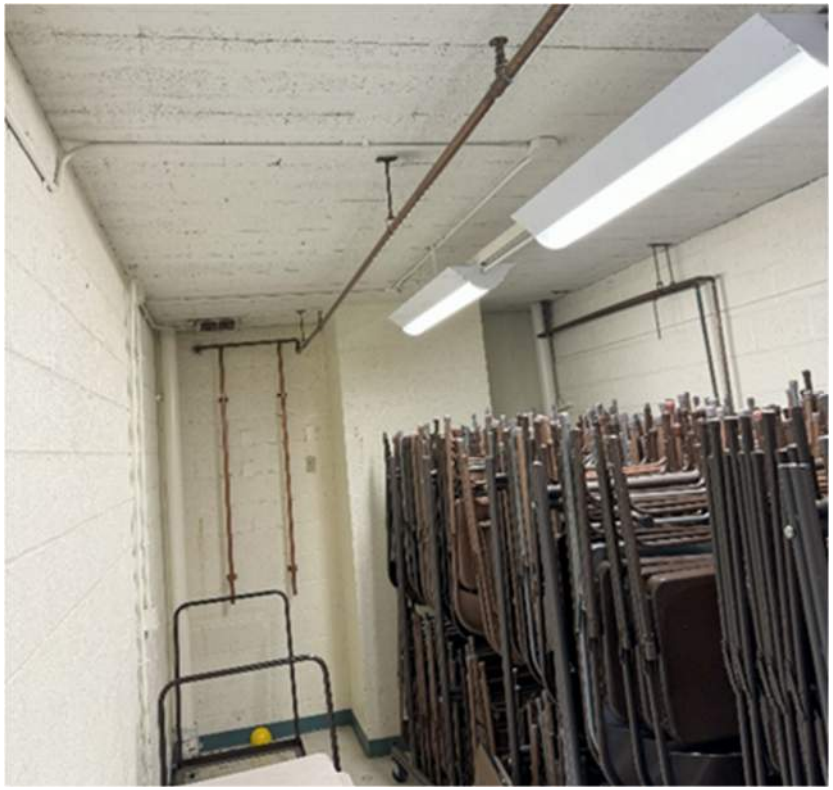
EXISTING FIRE PROTECTION CONDITIONS

Fire Suppression

The facility is only partially protected by a fire sprinkler system and lacks a designated fire service. There is fire sprinklers located in janitors' closets, storage rooms, a conference room, and kitchen storage only. These sprinklers are piped from the school's domestic water mains.

Field observations did not locate back flow preventors or shutoff valves for the limited fire sprinkler system. It is assumed that back flow preventors and shutoff valves are located above ceilings for the area that are provided coverage.

The individual condition of existing sprinkler-heads varies, but the general condition of this system is poor.



Plumbing and Fire Protection System Evaluations

Condition Codes	
Excellent	16-20 years useful life
Good	11-15 years useful life
Fair	6-10 years useful life (minor / cosmetic repairs needed to maintain condition)
Poor	0-5 years useful life (immediate repairs needed to prevent deterioration)

Plumbing Conditions

System	Condition	Comments
Infrastructure (pipes, etc.)	Fair	No observed issues but dated.
Kitchen	Poor	Partial sprinkler system in locations that required fire suppression do not meet current code.
Storm Drains	Fair	Drains in poor condition or missing.
Equipment	Good	No issues observed.
Fixtures	Fair-Poor	No issues observed but dated. Some fixture well beyond useful life.
Exterior Fixtures	Poor	Fixtures are in visible disrepair.
Gas System	Fair	No issues observed but dated.
Overall Efficiency	Fair	No issues observed but dated.

Fire Protection Conditions

System	Condition	Comments
Alarms & Devices	Poor	
Fire Suppression (infrastructure/ equipment)	Poor	Partial sprinkler system in locations that required fire suppression do not meet current code.

EXISTING ELECTRICAL CONDITIONS

The electrical survey results are presented within this section. Included are a chart of existing components and their conditions, summary descriptions, photographs, plans, and recommendations.

ELECTRICAL SYSTEMS NARRATIVE

The building is fed with a 1600A, 208/120V, 3-Phase electrical service supplied from a 300KVA pad mounted utility transformer. The service runs underground from the transformer to the main switchboard located in the main electric/boiler room located in the building basement. The service equipment, manufactured by Siemens and installed in 1996, consists of a service entrance switchboard that includes a main circuit breaker disconnect switch and a single distribution section. The previous service entrance panelboard has been abandoned in place behind the current switchboard and used as a pullbox for feeder migration. The Eversource utility meter is mounted on a backboard adjacent to the switchboard.

A 700A, 208V, 3 phase circuit breaker is installed in the main switchboard for the building's solar PV system. This feeder supplies a building mounted disconnect switch and step up transformer located on grade which feeds through the building mounted solar utility meter to a 400A, 480V solar disconnect located at the roof level. The solar disconnect panel feeds six grid-tied inverters. The roof mounted solar panels are supplied by UV rated cable. The solar system is generally in good condition, having been installed as part of a CT State construction grant funded project. Reports of functionality issues with the PV system equipment were received during the generation of this report but the circumstances resulting in these issues was not been determined and no testing was performed.

The building is not equipped with a standby generator for backup power.

Distribution

The electrical distribution consists of conduit and feeders from the main distribution switchboard to branch circuit panelboards located throughout the building. The electrical distribution, equipment and wiring were installed in 1996. Although in operating condition, the electrical distribution and wiring are nearing the end of its useful life.

Lighting and Controls

The lighting throughout the building consists of 2x2, 2x4, and surface/recessed linear that have been retrofitted with LED bulbs. Lighting is functional and lighting levels were observed to be appropriate throughout. Lighting level could be improved with a complete upgrade to better performing LED volumetric style lighting replacements.

Emergency egress lighting for the building is furnished from self-contained battery backed emergency lighting units with twin heads. The fixtures with such provisions do not appear to be properly located along all paths of egress and many fixtures were observed to be in poor condition.

Lighting control consists of wall-mounted toggle switches; key operated toggle switches and ceiling mounted occupancy sensors for local control.

Fire Alarm

The fire alarm system consists of a Honeywell Notifier system inspected and serviced by FireTech Engineered Systems. The control panel appears to be from a more recent upgrade and is located in the Admin Suite. A Notifier fire alarm annunciator and control panel that is inoperable and appears to be abandoned in place was observed in the entry vestibule. Throughout the building, there are speaker/strobe units, strobe only units, smoke detectors and pull stations located in most areas. The building is partially sprinklered and there is area smoke detector coverage in all areas. Although there are no signs of failure and the system appears to be in fair working condition, initiation and notification devices are nearing the end of their useful life.

Technology and Data Systems

A MDF main network room is provisioned in the building and located for proper coverage to conform with network cabling distance limitations. Building horizontal cabling is Category 6 for work area outlets at desks, wireless access points and IP based cameras. Fiber Services interconnect with the Seymour High School. Service demarc is located in the basement boiler room.

Security System

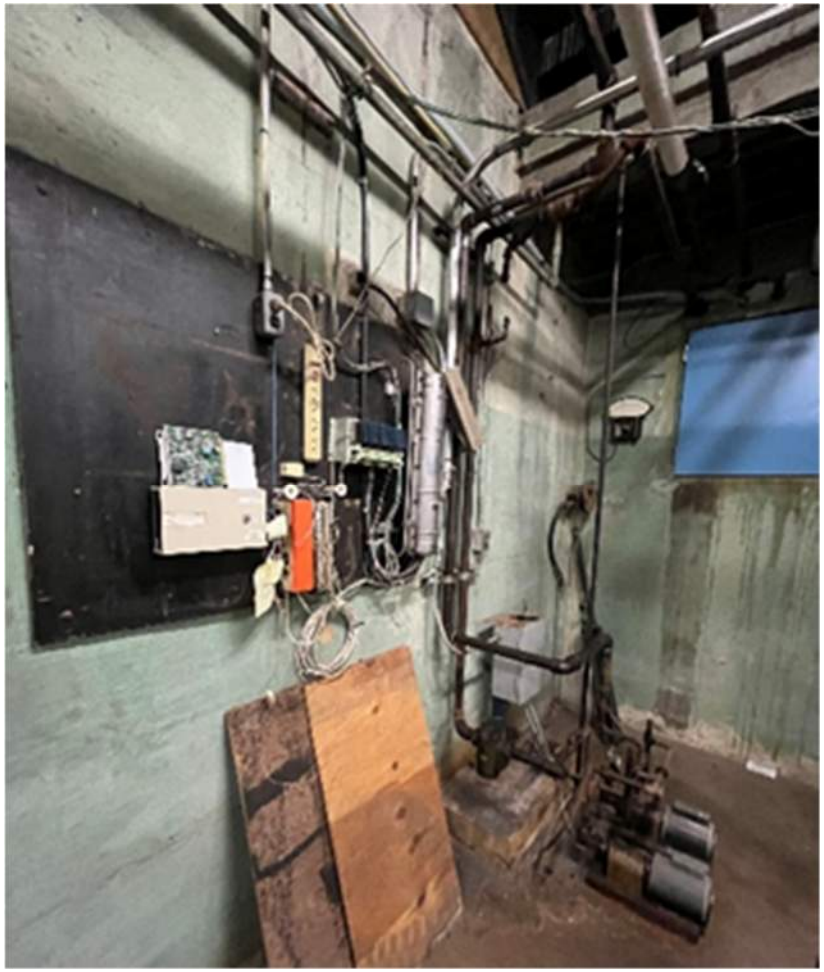
Security is provided through card readers at entrances and cameras located in the entry vestibule, main lobby, and exterior entrances. The S2 security system headend is located in the MDF main network room. Equipment is functioning and appears to have years of useful life.

Public Address System

The building is equipped with a Multicom PA system. Ceiling and wall mounted speakers are provided throughout and on the building exterior for general paging and the system is in serviceable condition. The clock system is manufactured by Notifier with the master clock being located in the administration suite. The system appears to be in operable condition but may be nearing the end of its useful life.

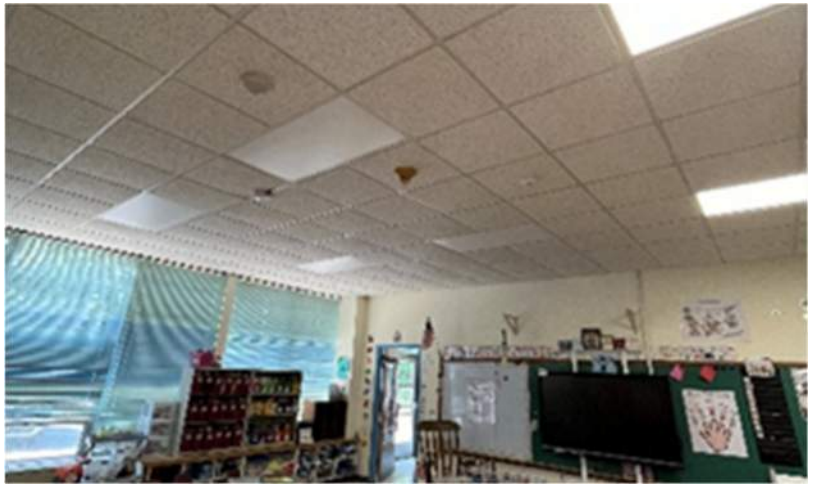
EXISTING ELECTRICAL SYSTEM PHOTOGRAPHS

Main switchboard in basement boiler room.



Service Demarc in basement boiler room

Electrical Distribution in MDF Room



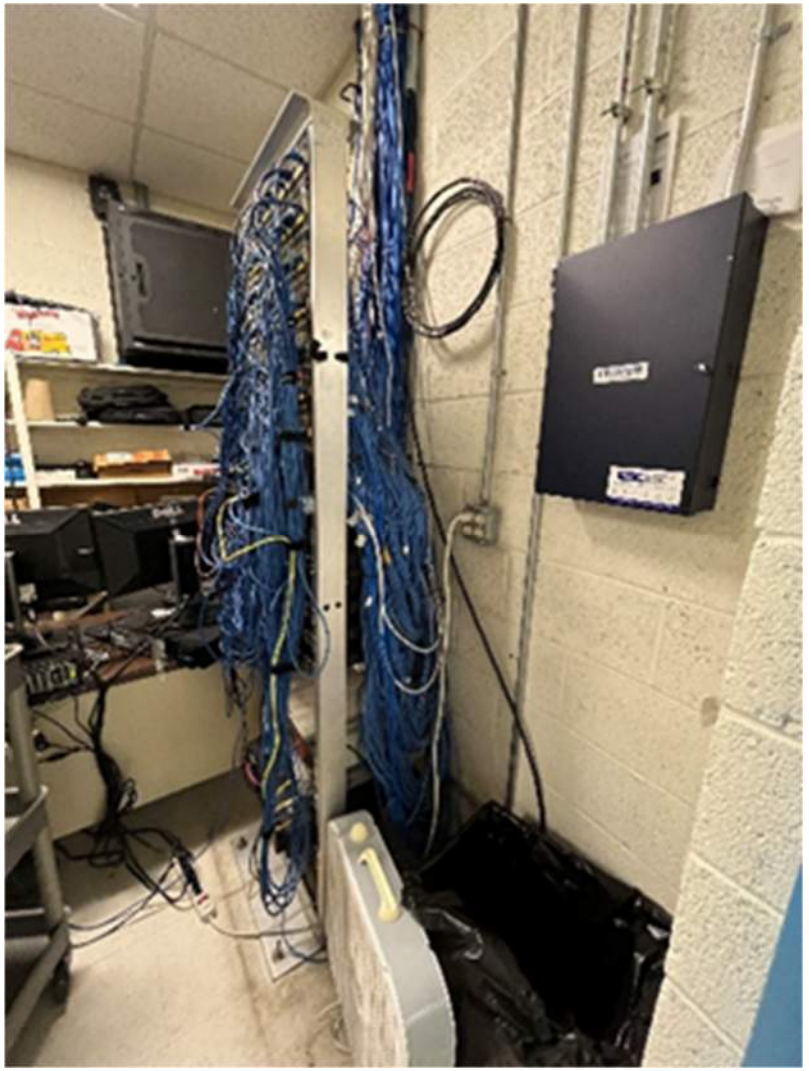
Typical Classroom Lighting

Typical self-contained battery backed emergency lighting units with twin heads in a storage space.

Notifier Fire Alarm Control Panel in the Administration Suite.

Inoperable (abandoned) fire alarm annunciator panel in the entry vestibule.

Fire Alarm manual pull station and strobe in a corridor



Rack equipment and cabling in the MDF Room

S2 Security Headend MDF Room

Multicom PA System in the Administration Suite

Notifier clock system in the Administration Suite.

Security camera at the Building Main Entrance

Roof top photovoltaic system.

Roof top 480V Solar Equipment.

Solar PV system equipment on grade.

Electrical System Conditions

The following is a data summary of the Electrical system's existing conditions that were observed and noted during the survey. This information was gathered by a field survey, reviewing the existing drawings and discussions with various building personnel

Condition Codes	
Excellent	16-20 years useful life
Good	11-15 years useful life
Fair	6-10 years useful life (minor / cosmetic repairs needed to maintain condition)
Poor	0-5 years useful life (immediate repairs needed to prevent deterioration)

Electrical Distribution Conditions

System	Condition	Comments
Main Service	Fair	
Power Distribution	Fair	Good operating condition
Emergency Power	Fair	Self-contained battery backed emergency lighting units with twin heads; integral batteries
Transformers	Good	

Lighting Conditions

System	Condition	Comments
General Lighting	Fair	LED retrofit
Emergency Lighting	Poor	Integral batteries. Several fixtures not operational
Exit Signs	Fair	Integral batteries; fair operating condition
Exterior Lighting	Fair	Operable but nearing the end of its useful life
Lighting Control	Fair	Primarily toggle switches and ceiling mounted occupancy sensors. No need for immediate upgrade but should be upgraded with general lighting LED replacement.

Fire Alarm System Conditions

System	Condition	Comments
Fire Alarm Control Panel	Fair	Nearing the end of its useful service life
Initiating Devices	Poor	Nearing the end of its useful service life
Indicating Devices	Poor	Nearing the end of its useful service life

Low Voltage System Conditions

System	Condition	Comments
Clock System	Fair	No issues observed but dated
Public Address System	Fair	No issues observed but dated
Stand-Alone Sound System(s)	Fair	No issues observed but dated
Assisted Listening	N/A	None Observed

Security System Conditions

System	Condition	Comments
Intrusion Alarm System	Fair	No issues observed but dated
Video Monitoring	Good	No issues observed
Access Control	Good	No issues observed
Intercom System for Entrance	Fair	No issues observed but dated

Telecommunications System Condition

System	Condition	Comments
Backbone Cabling	Fair	No issues observed
Rack System	Fair	No issues observed
Telephone Service Entrance	Fair	No issues observed but dated
Data Horizontal Cabling	Good	No issues observed
MDFs / IDFs	Fair	Good operating condition but IDF installation does not meet proper clearances.
Pathways	Good	No issues observed

Conceptual Design Options 4.0

4.1 Existing Bungay Elementary

- Existing Site Plan
- Existing Floor Plan

4.2 Renovation Option

- Bungay Elementary School – Site Plan
- Bungay Elementary School – Floor Plan

4.3 New Construction Option

- Bungay Elementary School – Site Plan Option A
- Bungay Elementary School – Site Plan Option B (Expanded Parking)
- Bungay Elementary School – Lower Level
- Bungay Elementary School – Upper Plan

EXISTING SITE PLAN

EXISTING FLOOR PLAN

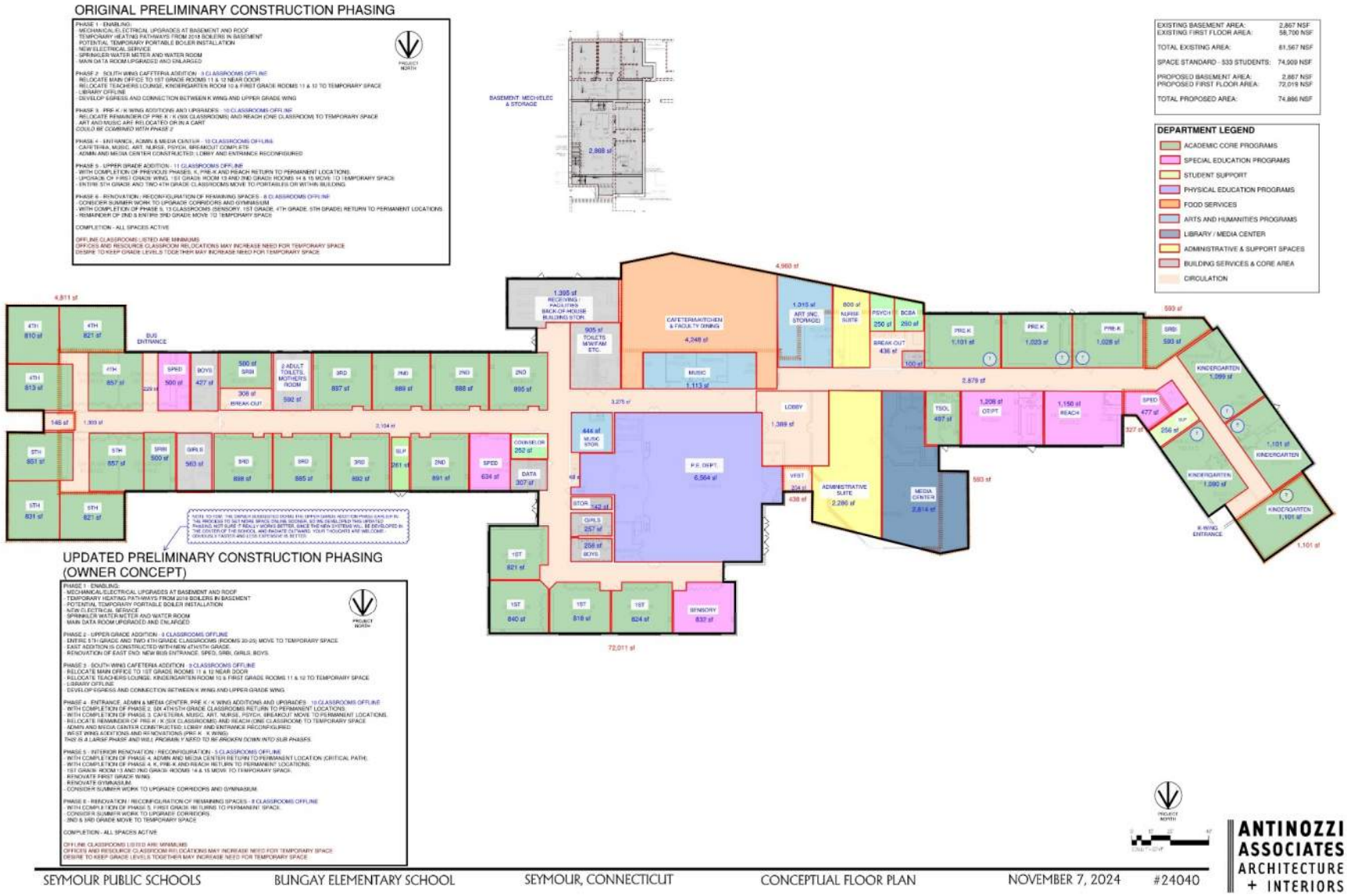
APPROXIMATE AREA OF BASEMENT MECHANICAL/ELECTRICAL AREA:	2,725 NSF
TOTAL AREA OF FIRST FLOOR:	58,700 NSF
TOTAL EXISTING AREA:	61,425 NSF

DEPARTMENT LEGEND

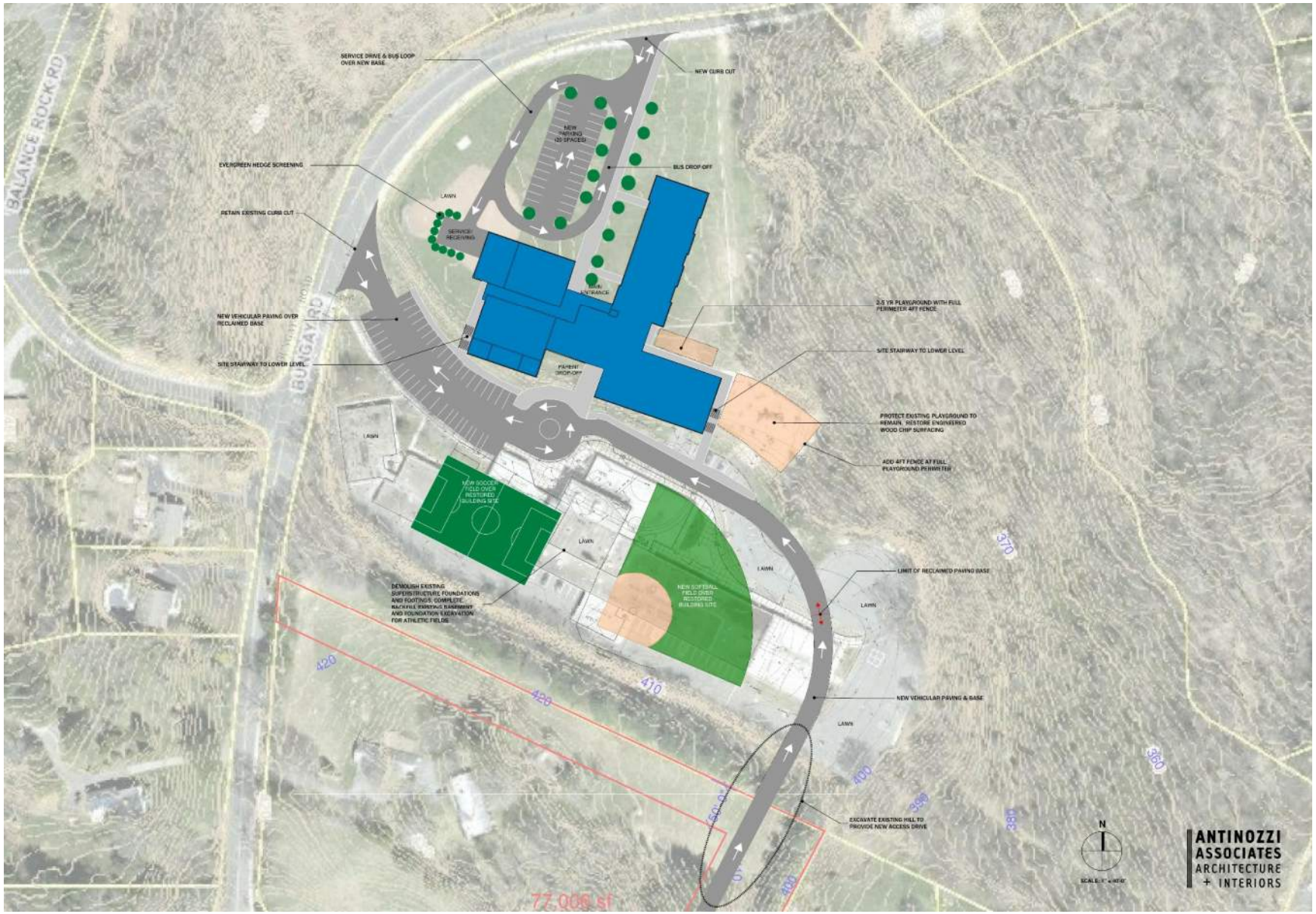
- ACADEMIC CORE PROGRAMS
- SPECIAL EDUCATION PROGRAMS
- STUDENT SUPPORT
- PHYSICAL EDUCATION PROGRAMS
- FOOD SERVICES
- ARTS AND HUMANITIES PROGRAMS
- LIBRARY / MEDIA CENTER
- ADMINISTRATIVE & SUPPORT SPACES
- BUILDING SERVICES & CORE AREA
- CIRCULATION

BUNGAY ELEMENTARY SCHOOL – SITE PLAN

BUNGAY ELEMENTARY SCHOOL – FLOOR PLAN



BUNGAY ELEMENTARY SCHOOL – SITE PLAN OPTION A



BUNGAY ELEMENTARY SCHOOL – SITE PLAN OPTION B (EXPANDED PARKING)

BUNGAY ELEMENTARY SCHOOL – LOWER LEVEL

DEPARTMENT LEGEND

- ACADEMIC CORE PROGRAMS
- SPECIAL EDUCATION PROGRAMS
- STUDENT SUPPORT
- PHYSICAL EDUCATION PROGRAMS
- FOOD SERVICES
- ARTS AND HUMANITIES PROGRAMS
- LIBRARY / MEDIA CENTER
- ADMINISTRATIVE & SUPPORT SPACES
- BUILDING SERVICES & CORE AREA
- CIRCULATION

TOTAL FIRST FLOOR AREA:	41,828 NSF
TOTAL SECOND FLOOR AREA:	27,794 NSF
TOTAL AREA ALL FLOORS:	69,622 NSF
SPACE STANDARD - 533 STUDENTS: (NEW BUILDING STANDARD)	69,309 NSF

BUNGAY ELEMENTARY SCHOOL – UPPER LEVEL

DEPARTMENT LEGEND

- ACADEMIC CORE PROGRAMS
- SPECIAL EDUCATION PROGRAMS
- STUDENT SUPPORT
- PHYSICAL EDUCATION PROGRAMS
- FOOD SERVICES
- ARTS AND HUMANITIES PROGRAMS
- LIBRARY / MEDIA CENTER
- ADMINISTRATIVE & SUPPORT SPACES
- BUILDING SERVICES & CORE AREA
- CIRCULATION

TOTAL FIRST FLOOR AREA:	41,828 NSF
TOTAL SECOND FLOOR AREA:	27,794 NSF
TOTAL AREA ALL FLOORS:	69,622 NSF
SPACE STANDARD - 533 STUDENTS: (NEW BUILDING STANDARD)	69,309 NSF

5.1 Conceptual Cost Estimates Scope

- Introduction
- Quantitates and Methodology
- Basis of Pricing
- Design and Estimating Contingency
- Escalation
- Construction Contingency
- Probable Cost
- Estimate Exclusions

5.2 Bungay Elementary School Renovation &. New Construction Conceptual Estimates Summaries

INTRODUCTION

Pan American Consulting (PACS) has been engaged by Antinozzi Associates, PC to prepare a Cost estimate for the Existing Facility Assessment of Bungay Elementary School.

This Estimate is based on the following design information:

- The Bungay Elementary School RAN Conceptual Floor Plan issued November 7th 2024 by Antinozzi Associates
- The Bungay Elementary School RAN Existing Floor Plan issued October 8th 2024 by Antinozzi Associates
- The Bungay Elementary School RAN Conceptual Site Plan, undated, by Antinozzi Associates
- The Bungay Elementary School New Conceptual Floor Plan issued November 22nd 2024 by Antinozzi Associates
- The Bungay Elementary School New Building Conceptual Site Plan, undated, by Antinozzi Associates
- Updated to include Alternate for Overflow parking and PV System in Construction costs

QUANTITIES AND METHODOLOGY

The cost estimate is based on the measurement of quantities wherever possible. Where actual measurements are not used, parametric measurements are used in conjunction with previous but similar project benchmarks. PACS uses a wide range of standard measurement and quantifying methods that are common practice in the construction industry today.

BASIS OF PRICING

The construction costs shown in this estimate represent the fair market value and are not intended to be a prediction of the lowest bid.

The costs include: labor, material, equipment, and the subcontractors overhead and profit, also referred to as the Subcontractor's Mark Up.

The cost of labor is based on local Prevailing wage rates for all trades. The construction rates used are based in "today's dollar" and an escalation allowance is included in the Estimate summary.

Our pricing assumes competitive bidding on all elements of the construction work, assuming a minimum of three competitive bidders for all general contractors, subcontractors, materials, and vendors. In our experience, when fewer bids are received or solicited, prices can be expected to be higher due to lack of competition.

The subcontractor's mark-ups include their own overhead, including the cost in the field as well as profit. Our estimate considers current market conditions, competition between trades and the cost fluctuations in the construction industry.

This estimate has been prepared assuming a Phased New Construction, Demolition of Existing Building and Site relocation, and is based on construction being performed during regular business hours, except what is required for noisy work and Building system tie-ins.

DESIGN AND ESTIMATING CONTINGENCY

A Design and Pricing Contingency is used as a budgetary tool that allows for scope and detail not defined during the design stage. As the design becomes more defined as the project passes through the design stages, the Design and Pricing Contingency decreases as more scope and detail is now being shown in the documents and is therefore reflected in the cost estimate as actual trade cost. The Design and Pricing Contingency is reduced to zero at 100% Bid Documents.

ESCALATION

As outlined above the estimate is calculated using rates that are "today's dollar" and reflect the cost of the project as if it was to bid on the date of issue. Due to construction projects having long design phases and long construction schedules, it is imperative to project the construction cost further ahead into the future to the point at which it is bid – a practice referred to as cost escalation, or *escalation*. It is common practice to escalate the cost estimate to the midpoint of construction to accommodate for economic inflation. This percentage accounts for this increase.

CONSTRUCTION CONTINGENCY

PACS advises that a Construction Contingency be carried for unforeseen project conditions and field changes. Typically, we see this in the range of 3% to 7.5% of the direct (trade) costs depending upon the project scope and complexity.

PROBABLE COST

It is important for the Owner and Design team to carefully review this cost estimate including all line-item descriptions, clarifications, exclusions, unit prices, assumptions, allowances, mark ups and contingencies to ensure the estimate reflects the scope of the project.

In instances where the cost estimate is not in line with the Owner's budgetary objectives, PACS can suggest and evaluate alternate methods to assist bringing the project back in line with the desired budget.

PACS has produced the cost estimate based on the widely practiced methods of cost estimating and aims to reflect the fair market value of the construction project. Our aim is to be not the highest or the lowest in the range of bids but to use our experience and expertise in the construction industry to provide the client with a degree of confidence that the project will be close to our calculated estimate.

ESTIMATE EXCLUSIONS

This cost estimate excludes the following:

- Premiums for working in inaccessible or partially accessible spaces during construction.
- Surplus Stock and Spare Product, Materials.
- Unforeseen Conditions (Covered in Construction Contingency).
- Premiums for restrictive and uncompetitive bidding.
- Premiums for non-standard work times.
- Work beyond the project limits.
- CT Sales Tax - Assumes Tax Exempt.
- Wellpoints - Assumes open trench pumping only
- Unsuitable Soil Remediation
- Hazardous, Contaminated or Polluted soils
- Underground Storage Tank (UST) removals
- Temporary Water, Power and Fuel - Assumed to be paid for by Owner.
- AV Equipment in Classrooms - Assumes part of Owner's FF&E / Technology Budget
- Student furniture (including tables) in Classrooms and Science Labs.
- Utility Costs - Electric, Gas, Water.

RISKS TO THE COST ESTIMATE

Items that may affect the cost estimate, the list as follows but not limited:

- Changes to the design subsequent to the issue of the documents stated above which this estimate is based on
- Unforeseen and Unknown Structural conditions
- Noncompetitive Bid restrictions and the sole sourcing of products/materials from specific vendors
- Restrictive technical specifications that produce and noncompetitive environment
- Changes to the project schedule that delay the project and therefore have impact on cost
- Incomplete and poorly coordinated documentation
- Access restrictions, unidentified out of hours work policies and phasing restrictions
- Restrictive technical specifications that produce a noncompetitive environment
- Unforeseen and unknown base building conditions.

Bungay Elementary School - RAN vs New Construction Estimate Comparison

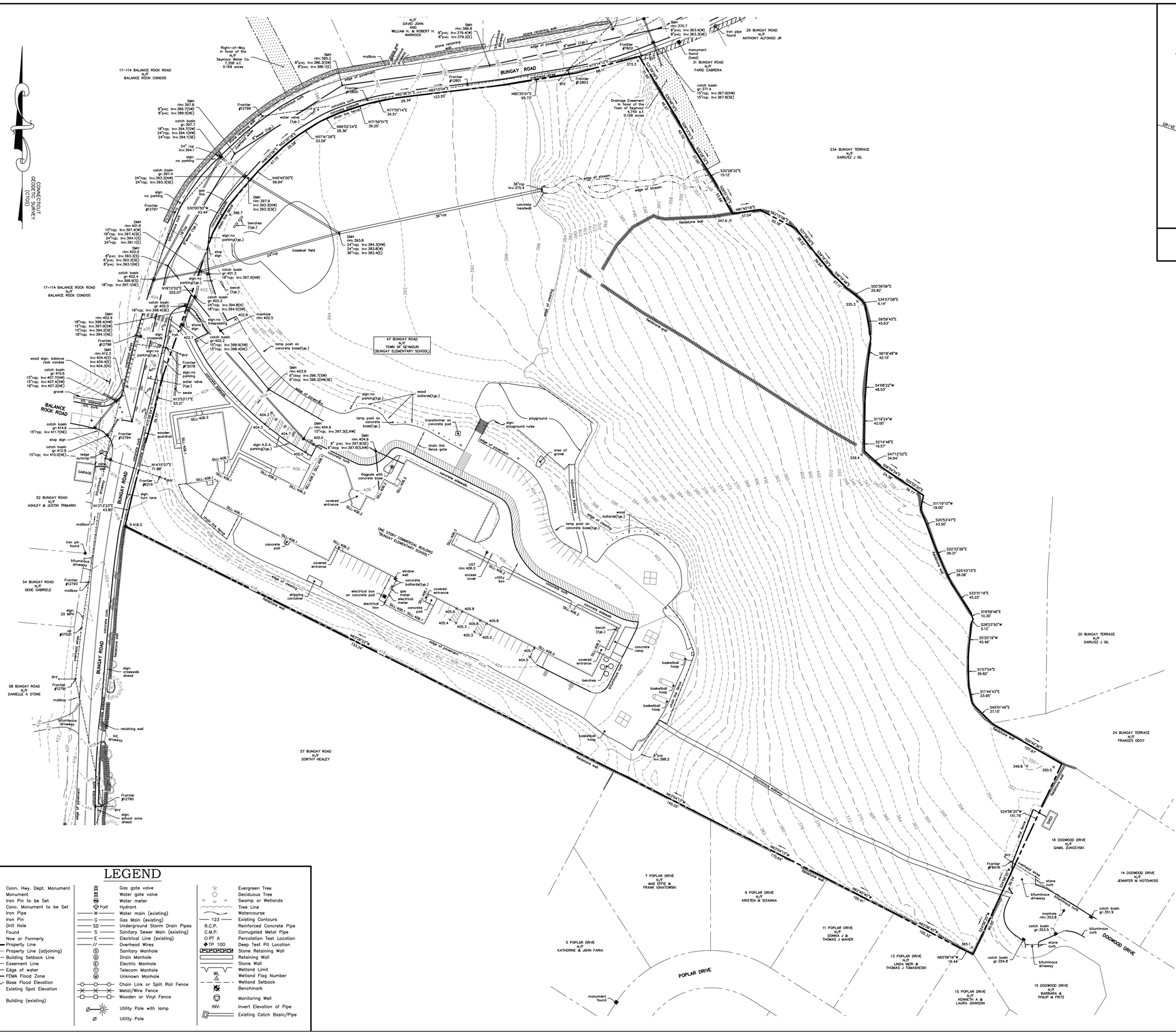
Concept level estimate

Thursday, May 1, 2025

Trade		Bungay ES RAN		Bungay ES New	
01 50 00	Temporary Facilities and Controls	$ 2,584,296	35.13	$ 917,158	12.80
02 80 00	Hazardous Abatement	$ 1,677,154	22.80	$ 893,265	12.46
02 41 16	Building Demolition	$ 70,979	0.96	$ 658,968	9.19
02 41 19	Selective Demolition	$ 937,786	12.75	$ -	0.00
03 30 00	Cast-In-Place Concrete	$ 742,619	10.09	$ 2,124,238	29.64
04 20 00	Unit Masonry	$ 501,479	6.82	$ 1,479,269	20.64
05 12 00	Structural Steel	$ 694,955	9.45	$ 2,516,505	35.11
05 40 00	Cold Formed Metal Framing	$ 172,643	2.35	$ 359,583	5.02
05 50 00	Metal Fabrications	$ 278,644	3.79	$ 378,760	5.28
06 10 00	Rough Carpentry	$ 142,513	1.94	$ 107,738	1.50
06 20 00	Finish Carpentry	$ 725,000	9.85	$ 746,840	10.42
07 10 00	Damp / Waterproofing	$ 25,112	0.34	$ 64,679	0.90
07 21 00	Thermal Insulation	$ 86,181	1.17	$ 152,628	2.13
07 25 00	Air & Vapor Barriers	$ 98,252	1.34	$ 174,006	2.43
07 40 00	Siding & Panels	$ 690,843	9.39	$ 849,598	11.85
07 50 00	Membrane Roofing	$ 2,220,249	30.18	$ 1,478,814	20.63
07 84 00	Penetration Firestopping	$ 25,000	0.34	$ 20,000	0.28
07 92 00	Joint Sealants	$ 50,000	0.68	$ 50,000	0.70
07 95 00	Expansion Control	$ 25,000	0.34	$ -	0.00
08 10 00	Hollow Metal Doors & Frames	$ 227,115	3.09	$ 260,450	3.63
08 30 00	Specialty Doors	$ 41,000	0.56	$ 41,000	0.57
08 41 00	Entrances & Storefront	$ 2,210,525	30.05	$ 1,498,570	20.91
08 44 00	Metal Framed Curtainwall	$ -	0.00	$ 401,570	5.60
08 71 00	Door Hardware	$ 353,125	4.80	$ 398,960	5.57
08 80 00	Glass & Glazing	$ 29,740	0.40	$ 91,300	1.27
08 90 00	Louvers & Vents	$ 7,500	0.10	$ 7,500	0.10
09 21 00	Gypsum Board Assemblies	$ 1,042,845	14.17	$ 1,415,465	19.75
09 30 00	Tile	$ 87,938	1.20	$ 170,468	2.38
09 51 00	Acoustical Ceiling	$ 698,210	9.49	$ 612,746	8.55
09 64 00	Wood Flooring	$ 174,966	2.38	$ 166,002	2.32
09 61 10	Vapor Mitigation	$ 39,484	0.54	$ 112,104	1.56
09 65 00	Resilient Flooring	$ 505,693	6.87	$ 424,226	5.92
09 67 00	Resinous Flooring	$ 113,885	1.55	$ 141,645	1.98
09 68 00	Carpet	$ 49,146	0.67	$ 39,540	0.55
09 80 00	Acoustical Treatment	$ 150,000	2.04	$ 150,000	2.09
09 91 00	Painting & Wallcoverings	$ 296,772	4.03	$ 284,551	3.97
10 11 00	Visual Display Surfaces	$ 75,000	1.02	$ 75,000	1.05
10 14 00	Signage	$ 50,000	0.68	$ 75,000	1.05
10 21 13	Toilet Compartments	$ 38,665	0.53	$ 38,665	0.54
10 21 23	Cubicle Curtain & Track	$ 3,500	0.05	$ 3,500	0.05
10 26 00	Wall & Door Protection	$ 25,000	0.34	$ 25,000	0.35
10 28 00	Toilet Accessories	$ 51,725	0.70	$ 51,725	0.72
10 41 00	Emergency Access Cabinets	$ 925	0.01	$ 1,850	0.03
10 44 00	Fire Protection Specialties	$ 10,000	0.14	$ 10,000	0.14
10 51 00	Lockers	$ 156,200	2.12	$ 156,200	2.18
11 30 00	Residential Appliances	$ 8,940	0.12	$ 8,940	0.12
11 40 00	Foodservice Equipment	$ 650,000	8.83	$ 650,000	9.07
11 52 00	Audio-Visual Equipment	$ 35,000	0.48	$ 35,000	0.49
11 61 00	Theater & Stage Equipment	$ 120,000	1.63	$ 120,000	1.67
11 66 00	Athletic Equipment	$ 140,313	1.91	$ 140,313	1.96
11 90 00	Miscellaneous Equipment	$ 56,590	0.77	$ 56,590	0.79
12 20 00	Window Treatment	$ 32,500	0.44	$ 37,500	0.52
12 48 13	Entrance Mats & Frame	$ 10,404	0.14	$ 11,539	0.16
13 00 00	Special Construction	$ 231,250	3.14	$ 231,250	3.23
14 20 00	Elevators	$ 22,500	0.31	$ 177,500	2.48
21 00 00	Fire Protection	$ 591,703	8.04	$ 481,207	6.71
22 00 00	Plumbing	$ 2,113,516	28.73	$ 1,863,498	26.00
23 00 00	HVAC	$ 5,562,043	75.60	$ 5,160,456	72.00
26 00 00	Electrical	$ 5,156,853	70.09	$ 4,792,838	66.87
33 00 00	Sitework - See Attached Sitework Breakdown (Added overflow parking)	$ 4,000,305	54.37	$ 4,323,454	60.32
TOTAL DIRECT COST		$ 36,919,580	$ 501.82	$ 37,715,171	$ 526.21
Design & Estimating Contingency	10.00%	$ 3,691,958		$ 3,771,517	
Construction Contingency (CM@R) 5% for RAN & 3% for New		$ 1,845,979		$ 1,244,601	
Escalation - 2.5 years @ 4.0%	10.00%	$ 4,245,752		$ 4,273,129	
General Conditions- 105,000 / Month 24 Months RAN / 18 Months New		$ 2,520,000		$ 1,890,000	
Preconstruction		$ 125,000		$ 100,000	
GL Insurance - CM@R	0.85%	$ 396,978		$ 399,538	
State Education Fund	0.026%	$ 12,934		$ 12,842	
CM P&P Bond	0.70%	$ 348,307		$ 345,848	
CM Fee	1.95%	$ 977,077		$ 970,177	
TOTAL CONSTRUCTION COST		$ 51,083,564	$ 694.33	$ 50,722,821	$ 707.70
TOTAL PROJECT COST WITH SOFT COST (RAN 20% & New 17%)		$ 61,300,277	$ 833.20	$ 59,345,701	$ 828.01

EXHIBIT H

Property Survey of "Bungay Elementary School" 35-47 Bungay Road, Seymour, CT
dated 1/29/2025, prepared by Accurate Land Surveying, LLC



LOCATION MAP

SCALE: 1"=800'

GENERAL SURVEY NOTES

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATION OF CONNECTICUT STATE AGENCIES, SECTION 20-300b-1 THROUGH 20-300b-20, EFFECTIVE OCTOBER 26, 2018, AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
2. THE BOUNDARY DETERMINATION SHOWN HEREON IS CONSIDERED A RESURVEY.
3. THE SURVEY CONFORMS TO HORIZONTAL CLASS A-2 ACCURACY STANDARDS. VERTICAL DATA CONFORMS TO CLASS V-2 STANDARDS. TOPOGRAPHIC DATA CONFORMS TO CLASS T-2 STANDARDS. CONTOURS AND ELEVATIONS REFER TO NAVD 88 DATUM.
4. BEARINGS, COORDINATES AND ELEVATIONS ARE DERIVED FROM THE CONNECTICUT GEODETIC SURVEY (CTGS) VIA GPS TECHNOLOGY AND CONVENTIONAL SURVEY METHODS.
5. THIS IS A PROPERTY SURVEY. THE PURPOSE OF WHICH IS TO SHOW EXISTING CONDITIONS.
6. PROPERTY IS ALSO KNOWN AS TOWN OF SEYMOUR TAX BLOCK 6, LOT 3 ON ASSESSORS MAP 34.
7. TOTAL AREA = 824,419.6 SQ.FT. OR 18.926 ACRES
8. PROPERTY LIES IN ZONING DISTRICT "R-18".
9. PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD ZONE AS DETERMINED BY FEMA.
10. THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND OTHER THAN DEPICTED HEREON, IF ANY, IS UNKNOWN.

MAP REFERENCES

1. PLAN ENTITLED "STREET MAP OF BUNGAY TERRACE OWNED BY FANOTTO BROTHERS SEYMOUR CONN.", SCALE: 1"=50'. DATED: JUNE 3, 1955. BY GEORGE E. THOMPSON CIVIL ENGINEER DERBY, CONN. ON FILE IN THE TOWN OF SEYMOUR CLERK'S OFFICE AS MAP #815.
2. PLAN ENTITLED "SECTION ONE BUNGAY HEIGHTS SEYMOUR, CONN.", SCALE: 1"=40'. DATED: JULY, 1964. ON FILE IN THE TOWN OF SEYMOUR CLERK'S OFFICE AS MAP #1173.
3. PLAN ENTITLED "RECORD SUBDIVISION MAP KISHIN B. MANGHNANI SUBDIVISION BUNGAY ROAD SEYMOUR, CONN.", SCALE: 1"=40'. DATED: APRIL 18, 1955. LAST REVISED: APRIL 12. 1995. BY CODESPOTI & ASSOCIATES STRATFORD, CONN. ON FILE IN THE TOWN OF SEYMOUR CLERK'S OFFICE AS MAP #1857.

LEGEND

⊡ C.H.D.	Conn. Hwy. Dept. Monument	GG	Gas gate valve	✳	Evergreen Tree
⊡ Mon.	Monument	WG	Water gate valve	✿	Deciduous Tree
●	Iron Pin to be Set	WM	Water meter	↓ ↓ ↓	Swamp or Wetlands
■	Conc. Monument to be Set	hyd	Hydrant		Tree Line
◉ I. Pipe	Iron Pipe	—W—	Water main (existing)		Watercourse
●	Iron Pin	—G—	Gas Main (existing)	— 123 —	Existing Contours
⊙ D.H.	Drill Hole	—SD—	Underground Storm Drain Pipes	R.C.P.	Reinforced Concrete Pipe
Fnd.	Found	—S—	Sanitary Sewer Main (existing)	C.M.P.	Corrugated Metal Pipe
N/F	Now or Formerly	—E—	Electrical Line (existing)	○ PT A	Percolation Test Location
	Property Line	—//—	Overhead Wires	⊕ TP 100	Deep Test Pit Location
	Property Line (adjoining)	Ⓢ	Sanitary Manhole		Stone Retaining Wall
	Building Setback Line	Ⓓ	Drain Manhole		Retaining Wall
	Easement Line	Ⓔ	Electric Manhole		Stone Wall
	Edge of water	Ⓣ	Telecom Manhole		Wetland Limit
	FEMA Flood Zone	Ⓜ	Unknown Manhole	WL △	Wetland Flag Number
BFE:	Base Flood Elevation	—○—○—○—	Chain Link or Split Rail Fence		Wetland Setback
×200.0	Existing Spot Elevation	—×—×—×—	Metal/Wire Fence		Benchmark
▨	Building (existing)	—□—□—□—	Wooden or Vinyl Fence		Monitoring Well
		Ø	Utility Pole with lamp	INV:	Invert Elevation of Pipe
		Ø	Utility Pole		Existing Catch Basin/Pipe

No.	Date	REVISION DESCRIPTION

SCALE: 1"=60'

0 30 60 120 180

ACCURATE
LAND SURVEYING, LLC

15 RESEARCH DRIVE	501 MAIN STREET
WOODBRIDGE, CT 06525	MONROE, CT 06468
TEL: 203.881.8145	TEL: 203.880.5455

PROPERTY SURVEY

OF
"BUNGAY ELEMENTARY SCHOOL"
35-47 BUNGAY ROAD
SEYMOUR, CONNECTICUT

PREPARED FOR
TOWN OF SEYMOUR

BRYAN P. NESTERIAK
23556

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

BRYAN P. NESTERIAK, PE, LS 23556

Date	01/29/2025
Scale	1"=60'
Job No.	S-24-17
Drawing No.	1 of 1

PS, 35 BUNGAY ROAD, SEYMOUR, CT.