

**LAND USE AND BUILDING MANAGEMENT COMMITTEE
MEETING AGENDA
WEDNESDAY, OCTOBER 5, 2022 @ 7:00 PM**

To allow public access, anyone may access a meeting by telephone, Zoom, and/or the City of Norwalk YouTube channel. Specific instructions and links can be found at www.norwalkct.org/meetings.



Members of the public can call in and listen to a meeting. They will not be able to speak or see any of the meeting participants. Each meeting will use a unique Meeting/Webinar ID. Please find the information using the link above.



Members of the public who wish to provide "live comments" will need to register in advance and use the Zoom meeting platform. All participants will be muted upon entering the meeting. To speak, click the "raise your hand indicator" and you will be called on by the host of the meeting during the public comment section. Please find the information using the link above.



Members of the public who wish to view the meeting, but are not participating, can view a live stream on the City of Norwalk YouTube channel. This stream is delayed by approximately 20 seconds. Please find the information using the link above. The meeting recording and minutes will be posted on the City of Norwalk website within seven (7) days after the meeting.



Members of the public who wish to provide public comment are encouraged to submit those via email in advance of the meeting. For these comments to be read into the record, they should be submitted at least three hours in advance of the meeting start time. Please email Alan Lo at alo@norwalkct.org to provide written public comment prior to the meeting.

- I. ROLL CALL**
- II. PUBLIC PARTICIPATION**
- III. MINUTES OF PREVIOUS MEETING(S)**
September 7, 2022
- IV. OLD BUSINESS (NONE)**

V. NEW BUSINESS

A. School construction projects update

B. Review recommendation for Construction Manager for the South Norwalk Elementary School project and refer the following to the Common Council for action:

Authorize the Mayor, Harry W. Rilling, to execute an agreement with Newfield Construction Group, LLC to provide Construction Management Services for the South Norwalk Elementary School project. Terms of the agreement shall include the following:

- a. **Preconstruction Phase Services for a total not to exceed \$98,000.00**
- b. **CM Fee rate of 1.25% (% of total trade bids).**
- c. **Projected General Conditions Fees of \$1,989,552.00**
- d. **CM Contingency at 1.5% (% of total trade bids)**

Following the bidding process, a Guaranteed Maximum Price (GMP) will be submitted to Common Council for final approval. Acct. #09225010 5777 C0808.

VI. MISCELLANEOUS/DISCUSSION ITEMS

Prepared by Alan Lo
Date: September 29, 2022

**CITY OF NORWALK
LAND USE AND BUILDING MANAGEMENT COMMITTEE
REGULAR MEETING
SEPTEMBER 7, 2022**

ATTENDANCE: Tom Livingston, Chairman; Heidi Alterman; Nicol Ayers; Greg Burnett; Dave Heuvelman; Bryan Meek (7:02); Barbara Smyth

STAFF: Alan Lo, Building and Facilities Manager

OTHER: Lisa Yates; Mike Faenza; Jim Giuliano; Diane Lauricella; Dan Phillips; Lauren Williams

CALL TO ORDER

Chairman Livingston call the meeting to order at 7:00 P.M. There was a quorum present.

ROLL CALL

A roll call of those present was performed.

PUBLIC PARTICIPATION

Ms. Lauricella came forward to comment.

Mr. Meek joined the meeting at 7:02 P.M.

She said she had read the minutes and would be submitting her comments regarding them. She requested a list of capital improvement and the other list Mr. Rennie and Mr. Miller had discussed in the prior meeting. She wished to know if she needed to file a Freedom of Information request or get a copy from Mr. Lo. In relation to Tecton Architects she asked if there was a running tally for how often and how much the projects had to use change orders and where said tally could be found. She also asked if the \$12,000 - \$13,000 asked for in the prior meeting could be saved and wanted to know why more money was needed for the project. She felt the money could be better spent funding other departments.

No one else wished to speak at this time.

MINUTES OF PREVIOUS MEETING(S)

AUGUST 3, 2022

**** MR. BURNETT MOVED TO APPROVE THE MINUTES OF AUGUST 3, 2022 AS SUBMITTED.
** THE MOTION PASSED WITH SIX (LIVINGSTON, SMYTH, ALTERMAN, HEUVELMAN, MEEK, BURNETT)
IN FAVOR AND ONE (AYERS) ABSTENTION.**

OLD BUSINESS (NONE)

City of Norwalk
Land Use and Building Management Committee
Regular Meeting
September 7, 2022

There was no Old Business at this time.

NEW BUSINESS

REVIEW REQUEST FROM PROPERTY OWNER AT 201 ELY AVENUE TO ACQUIRE SMALL ABUTTING CITY PROPERTY. IN THE EVENT THE COMMITTEE CONSIDERS THE SALE OF THE PROPERTY, SCHEDULING OF A PUBLIC HEARING IS REQUIRED

Mr. Lo reviewed the layout of the property for those present. In his opinion there is no reason for the City to keep the property and his recommendation is to sell the property. He noted that there would be no price set before the public hearing. It is not a buildable lot and, thusly, lacks value except to adjacent property owners. Mr. Meek said that, due to the history of property, he felt that they should possibly just give the land. He noted it was an extremely small plot of land. Ms. Smyth agreed with him. She requested more information regarding the history of the property. Mr. Lo recounted the history for those present.

**** CHAIRMAN LIVINGSTON MOVED THAT THEY SCHEDULE A PUBLIC HEARING TO CONSIDER THE SALE OF THE PROPERTY AT 201 ELY AVENUE AT THE NEXT REGULARLY SCHEDULED MEETING.
** THE MOTION PASSED UNANIMOUSLY.**

SCHOOL CONSTRUCTION PROJECTS UPDATE

Mr. Giuliano and Mr. Faenza came forward to discuss this item. He provided a PowerPoint presentation for those present. He reviewed the details of the Jefferson School Project. The students are back in school and there are minor repairs and adjustments being made by the construction manager for any issues that have arisen since they moved in. The furniture delivery is appx. 95% complete due to some damaged furniture that needs replacing. Mr. Lo noted that the project won't be completed until they go over the heating system.

For the Cranbury project all the foundation walls have been completed. They are working on installing the underground plumbing and electrical. The building floor slab is scheduled to be installed in the middle of September with structural steel following after that. He reviewed the timeframes for the next steps of the project. If approved tonight they will only need a few additional signatures for the project. They hope to go out to bid for the building furniture in the early fall. Further discussion followed regarding aspects of the project including the installation of solar panels and their impact on the electrical bill. They will be submitting a recommendation for the solar panels come the next meeting. Mr. Meek reported that there were inspectors who were excited about the project. Discussion followed regarding a special ceremony for the children and further review of the project details.

Mr. Philips reviewed the progress that has been done with the Norwalk High School project including recent developments in work on the designs. Mr. Lo reviewed their efforts to improve the façade of the building. He also reported that the grant application for South Norwalk Elementary School had been submitted to the state and they hadn't received any additional feedback yet. The City did officially close on the property on August 16th. He reviewed the meetings that had been scheduled since then and the

results of the meetings. They have developed several recommendations as a result. They will be making a final recommendation in October.

REVIEW AND APPROVE PLANS FOR THE FF&E FOR CRANBURY SCHOOL FOR SUBMISSION TO THE STATE (COMMON COUNCIL APPROVAL IS NOT REQUIRED): "AUTHORIZE THE CHAIRMAN OF THE CITY OF NORWALK LAND USE & BUILDING MANAGEMENT COMMITTEE OF THE NORWALK COMMON COUNCIL (DESIGNATED BY CITY ORDINANCES AS THE OFFICIAL NORWALK SCHOOL BUILDING COMMITTEE) TO CERTIFY THE CITY OF NORWALK, LAND USE & BUILDING MANAGEMENT COMMITTEE'S APPROVAL OF FINAL PLANS, PROJECT MANUAL AND COST ESTIMATE FOR STATE PROJECT: 103-0252N – CRANBURY ELEMENTARY SCHOOL FF&E (PHASE 2 OF 2)

**** MS. SMYTH MOVED TO APPROVE REVIEW AND APPROVE PLANS FOR THE FF&E FOR CRANBURY SCHOOL FOR SUBMISSION TO THE STATE (COMMON COUNCIL APPROVAL IS NOT REQUIRED): "AUTHORIZE THE CHAIRMAN OF THE CITY OF NORWALK LAND USE & BUILDING MANAGEMENT COMMITTEE OF THE NORWALK COMMON COUNCIL (DESIGNATED BY CITY ORDINANCES AS THE OFFICIAL NORWALK SCHOOL BUILDING COMMITTEE) TO CERTIFY THE CITY OF NORWALK, LAND USE & BUILDING MANAGEMENT COMMITTEE'S APPROVAL OF FINAL PLANS, PROJECT MANUAL AND COST ESTIMATE FOR STATE PROJECT: 103-0252N – CRANBURY ELEMENTARY SCHOOL FF&E (PHASE 2 OF 2)**

Mr. Faenza came forward to discuss this item. He provided a PowerPoint presentation for the Committee. Ms. Yates provided fiscal details for those present. She provided the floor plans for those present and reviewed the room layout. Ms. Williams reviewed the planned furniture.

It was noted at 7:45 P.M. that Mr. Burnett had left the meeting.

**** THE MOTION PASSED UNANIMOUSLY.**

REVIEW RECOMMENDATION ON THE SELECTION OF SOUTH NORWALK ELEMENTARY SCHOOL ARCHITECT AND REFER THE FOLLOWING TO THE COMMON COUNCIL FOR ACTION: "A. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH TECTON ARCHITECTS TO PROVIDE ARCHITECTURAL DESIGN SERVICES FOR THE SOUTH NORWALK ELEMENTARY SCHOOL PROJECT FOR A TOTAL NOT TO EXCEED \$2,756,981 ACCT. #09225010 5777 C0808. B. AUTHORIZE THE OFFICE OF BUILDING MANAGEMENT TO EXECUTE CHANGE ORDERS ON CONTRACT FOR ADDITIONAL DESIGN SERVICES FOR A TOTAL NOT TO EXCEED \$100,000 ACCT. #09225010 5777 C0808."

Mr. Lo said that they had advertised the RFP for potential architecture firms to submit proposals. They created a committee for evaluation. He reviewed the ongoing committee work. A memo with the history of the project was also included for the meeting. They have gone out for RFQ's and have received 9 RFQ's back. A review of the RFQ's followed. Three were asked to provide their final fee for the project. They selected Tecton as the recommended architect. Further discussion followed.

Ms. Smyth asked if they had any prior experience with the architects. Mr. Lo said that they had not worked on any of the schools previously. Mr. Giuliano reviewed their history with Tecton and said they've had good experience with them on other projects. Mr. Meek asked if the history encapsulated the efforts to get a school built up the hill at Springwood Park. He also asked what would happen once the architectural group was selected and what factors would be considered. Mr. Lo reviewed the history

of the property and future plans and phases for Mr. Meek. Mr. Giuliano reviewed some of the topographical results of the property that would be affecting the architectural design and future plans.

Ms. Ayers requested that they be able to speak with the final choice for the architect, especially to request more plants be used in the design. Mr. Meek requested a copy of the full history of the project. He asked for further information regarding the efforts contained within the history. Further review and discussion of possible future plans followed.

Ms. Alterman voiced concerns over the possible toxicity of the soil. She asked if micro-remediation had been considered. Mr. Lo said that toxins had not been found on the property.

**** MR. LIVINGSTON MOVED TO APPROVE REVIEW RECOMMENDATION ON THE SELECTION OF SOUTH NORWALK ELEMENTARY SCHOOL ARCHITECT AND REFER THE FOLLOWING TO THE COMMON COUNCIL FOR ACTION: "A. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH TECTON ARCHITECTS TO PROVIDE ARCHITECTURAL DESIGN SERVICES FOR THE SOUTH NORWALK ELEMENTARY SCHOOL PROJECT FOR A TOTAL NOT TO EXCEED \$2,756,981 ACCT. #09225010 5777 C0808. B. AUTHORIZE THE OFFICE OF BUILDING MANAGEMENT TO EXECUTE CHANGE ORDERS ON CONTRACT FOR ADDITIONAL DESIGN SERVICES FOR A TOTAL NOT TO EXCEED \$100,000 ACCT. #09225010 5777 C0808."**

**** THE MOTION PASSED WITH FIVE (5) (LIVINGSTON, AYERS, SMYTH, HEUVELMAN, ALTERMAN) IN FAVOR AND ONE (1) (MEEK) OPPOSED.**

REVIEW REQUEST TO INCREASE CONSTRUCTION CONTINGENCY FOR THE CITY HALL CUPOLA REPAIR AND PAINTING PROJECT AND REFER THE FOLLOWING TO THE COMMON COUNCIL FOR ACTION: "AUTHORIZE TO INCREASE THE CONTINGENCY ON THE CONTRACT WITH THE G.L. CAPASSO, INC. FOR CITY HALL CUPOLA REPAIR AND PAINTING PROJECT FOR AN ADDITIONAL \$12, 927.98. FUNDS ARE AVAILABLE IN ACCOUNT #'S 0922 7100 5777 C0476 AND 0921 7100 5777 C0439."

**** MS. AYERS MOVED TO APPROVE REVIEW REQUEST TO INCREASE CONSTRUCTION CONTINGENCY FOR THE CITY HALL CUPOLA REPAIR AND PAINTING PROJECT AND REFER THE FOLLOWING TO THE COMMON COUNCIL FOR ACTION: "AUTHORIZE TO INCREASE THE CONTINGENCY ON THE CONTRACT WITH THE G.L. CAPASSO, INC. FOR CITY HALL CUPOLA REPAIR AND PAINTING PROJECT FOR AN ADDITIONAL \$12, 927.98. FUNDS ARE AVAILABLE IN ACCOUNT #'S 0922 7100 5777 C0476 AND 0921 7100 5777 C0439."**

Mr. Lo brought up the contingency percent in place for the project and reviewed the details for those present. He reviewed the history of the building. He noted that, since wood was involved, they needed to repair and repaint appx. every 10 years. He reviewed what had happened the prior time the project had been done. He noted that this was not true restoration but renovation. They will be keeping the wood and not replacing it with another material. Further discussion followed regarding how to replace wood. Ms. Smyth noted that historic preservation was very important, and it was very importance to ensure PVC was not utilized in any repairs.

**** THE MOTION PASSED UNANIMOUSLY.**

MISCELLANEOUS/DISCUSSION ITEMS

Mr. Lo requested suspension of rules to discuss an item regarding the Norwalk Police Headquarter. Specifically, the gasoline dispensing station. There is a settlement agreement with the D.E.E.P. in terms of environmental testing.

**** MR. LIVINGSTON MOVED TO SUSPEND THE RULES TO ADD THE FOLLOWING ITEM: AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE A CONSENT ORDER WITH D.E.E.P. RELATING TO VAPOR RECOVERY TESTING REQUIREMENTS FOR THE POLICE HEADQUARTERS GASOLINE PUMP STATION.**

**** THE MOTION PASSED UNANIMOUSLY.**

Mr. Lo reviewed the details of the gasoline pump. It was installed in 2003-2004. As of 2017 the State had said that they no longer needed to perform stage 2 testing. Stage 1 testing is only required when they exceed 10,000 gallons a year, which the station was below for some years and above on other years, meaning it has not been tested in five years. This is resulting in issues and potential fines. They have resumed stage 1 testing regardless of the amount of gas consumed. This item will acknowledge that they are in violation and will be paying fines totaling \$3,000. Discussion followed.

**** CHAIRMAN LIVINGSTON MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE A CONSENT ORDER WITH D.E.E.P. RELATING TO VAPOR RECOVERY TESTING REQUIREMENTS FOR THE POLICE HEADQUARTERS GASOLINE PUMP STATION.**

**** THE MOTION PASSED UNANIMOUSLY.**

ADJOURNMENT

**** MS. AYERS MOVED TO ADJOURN.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 8:25 P.M.

Respectfully Submitted

Ian A. Soltes

Telesco Secretarial Services



CITY OF NORWALK
Alan Lo, Buildings and Facilities Manager
alo@norwalkct.org P: 203-854-7877
Norwalk City Hall
125 East Avenue, PO Box 5125
Norwalk, CT 06856-5125

TO: LAND USE & BUILDING MANAGEMENT COMMITTEE
FROM: ALAN LO, BUILDINGS AND FACILITIES MANAGER *al*
RE: **SOUTH NORWALK ELEMENTARY SCHOOL – CONSTRUCTION
MANAGEMENT SERVICES**
DATE: SEPTEMBER 29, 2022

Proceeding with the implementation of the approval South Norwalk Elementary School project, the City has acquired the property and selected an architectural firm for the design of the new school. Recently, the City issued a RFQ/P from Construction Management firms (CM) to provide preconstruction phase services to assist the design team in the development of plans and specifications. Preconstruction services include cost estimates at various phases of design, value engineering assessment, constructability review, project scheduling, preparation of construction bid package and administration of the bid process. CM's efforts during preconstruction phase are essential in controlling costs and maintaining project schedule. Upon receipt of the trade contractors' bids, the CM will proceed with Scope Review with the apparent low bidders to confirm their understanding of the project scope and their corresponding bid prices. The CM will, thereafter, prepare a contract price which is commonly known as Guaranteed Maximum Price (GMP) for Common Council approval. The GMP will consist of four components:

- Total of all trade contractors' bids
- General Condition costs which include CM staffing, insurance, bonding, construction trailer, job safety monitoring, certified payroll managing services, utility costs during construction, etc.
- CM Construction Contingency
- CM Fee

On August 5, 2022 the City issued a RFQ for Construction Management Services. The City received seven responses to the RFQ from the following firms: Bizmark Construction, Downes Construction, Newfield Construction, O&G Industries / AP Construction (JV), Skanska USA, The Morganti Group and Turner Construction.

The selection committee, consisting of Sharon Connors (Norwalk Purchasing Agent), Councilman Thomas Livingston, Councilman Greg Burnett, Board of Education Member Diana Carpio, Assistant Superintendent Sandra Faioes, Director of School Facilities Bill Hodel and myself,

reviewed the responses and short listed the following firms to be interviewed: Turner Construction, O&G / AP Construction (Joint Venture), Newfield Construction and Downes Construction. Of the four firms interviewed, an RFP was issued to three of the firms.

See interview and proposal summary below:

Firm	Interview Rank	Preconstruction Phase Services	CM Fee Rate	General Conditions Fees
Newfield Construction	1	\$98,000	1.25%	\$1,989,552
Downes Construction	3	\$124,835	1.20%	\$2,512,386
Turner Construction	2	\$168,525	1.83%	\$2,822,872

Attached is excerpt from Newfield Construction’s proposal and a summary sheet of the various components of the proposals from the three shortlisted firms. The selection committee evaluated each firm’s qualifications, quality of their interviews and fee proposals in detail to reach a final recommendation. Based on all available information, the selection committee recommends Newfield Construction as the most responsible, responsive respondent.

ACTION REQUESTED:

Authorize the Mayor, Harry W. Rilling, to execute an agreement with Newfield Construction Group, LLC to provide Construction Management Services for the South Norwalk Elementary School project. Terms of the agreement shall include the following:

- a. Preconstruction Phase Services for a total not to exceed \$98,000.00**
- b. CM Fee rate of 1.25% (% of total trade bids).**
- c. Projected General Conditions Fees of \$1,989,552.00**
- d. CM Contingency at 1.5% (% of total trade bids)**

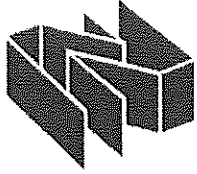
Following the bidding process, a Guaranteed Maximum Price (GMP) will be submitted to Common Council for final approval. Acct. #09225010 5777 C0808.

FEE PROPOSAL COMPARISON

DATED: 9/28/2022

Project 4223A - Construction Management Services for South Norwalk Elementary School

	Newfield Construction Group, LLC	Downes Construction Company	Turner Construction Company
Contact	Brian Ouellette, President	David Patrick, President	Joe Dilorio
Phone	860-944-6759	860-229-3755	203-712-6070
Email	brian@newfieldconstruction.com	dpatrick@downesco.com	jdilorio@tcco.com
Address	Hartford, CT	New Britain, CT	Shelton, CT
Anticipated Total GMP Fee (Precon Fee + CM Fee + GC Fees)	\$ 2,636,925	\$ 3,164,620	\$ 3,795,680
	<i>Delto</i> \$ 527,694		
Exceptions/Qualifications			
As noted in RFP response	None	None	1) Our proposal is based on mutually agreeable contract terms
Proposed Fees	<i>Note: Bold indicates values included in Total Fee</i>		
A. Preconstruction Phase Services Fees	\$ 98,000	\$ 124,835	\$ 168,525
B. CM Fees	1.25%	1.20%	1.83%
Calculated CM Fee based on \$43,949,876 Construction Cost	\$ 549,373.45	\$ 527,398.51	\$ 804,282.73
C. General Condition Fees - TOTAL OF EXHIBIT A & EXHIBIT B	\$ 1,989,552	\$ 2,512,386	\$ 2,822,872
Exhibit A - General Conditions and Reimbursibles	\$ 805,114	\$ 804,931	\$ 1,130,232
Exhibit B - Staffing Matrix	\$ 1,184,438	\$ 1,707,455	\$ 1,692,640
D. General Conditions Monthly Adjustment	\$ 55,000	\$ 110,940	\$ 110,000
E. CM Insurance Rate (\$ per \$1,000)	0.730%	0.650%	1.100%
F. CM Payment & Performance Bond Rate (\$ per \$1,000)	0.720%	0.683%	0.820%
Project Team Members (Hourly Rates)	<i>Note: Bold indicates full-time staff</i>		
Project Executive	\$ 145	\$ 165	\$ 190
Project Manager	\$ 125	\$ 125	\$ 155
Gen. Superintendent	\$ 130	\$ 120	\$ 135
Project Superintendent	\$ 75	\$ 115	Not Provided
Sr. Project Engineer	\$ 105	\$ 100	\$ 110
Project Engineer	Not Provided	\$ 100	Not Provided
Safety Manager	\$ 115	\$ 150	\$ 110
MEP Manager/Supt.	Not Provided	Not Provided	\$ 95
Project Accountant	Not Provided	\$ 100	\$ 80
Other - BIM Coordinator	Not Provided	\$ 150	\$ 80
Other - Certified Payroll Processing	Not Provided	\$ 100	Not Provided
Other - Schedule Manager	Not Provided	\$ 150	\$ 80
Other - Budget Engineer	Not Provided	Not Provided	\$ 80
Addenda	9/23/2022	9/26/2022	9/26/2022
RFP Addendum			
Exhibits			
Exhibit A - General Conditions and Reimbursibles	Included Breakdown	Included Breakdown	Not Provided
Exhibit B - Staffing Matrix			
Preconstruction Phase Staff Hours	1,071	1,053	1,398
Preconstruction Phase Staff Lump Sum Fee	\$ 98,000	\$ 124,835	\$ 168,525
Construction Phase Staff Hours	10,706	14,636	13,811
Construction Phase Staff Lump Sum Fee	\$ 1,184,438	\$ 1,707,455	\$ 1,692,640



Newfield
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225 Newfield Avenue
Hartford, CT 06106
(860) 953-1477
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Newfieldconstruction.com

September 2, 2022

Sharon Conners
City of Norwalk Purchasing Department
125 East Avenue, Room 211
Norwalk, CT 06856-5125

RE: Request for Qualifications to provide Construction Management Services for South Norwalk Elementary School / Project No. 4223

Dear Ms. Conners,

On behalf of Newfield Construction, it is with pleasure that we submit our qualifications to provide construction management services for the above referenced project. We would be honored to have the opportunity to continue working with the City of Norwalk, the Building Committee, Consultants and the school community to bring a new elementary school to the South Norwalk community.

As a leading provider of construction services to public school clients for over 50 years, we understand that the success of each and every project starts during the planning and preconstruction phase. Therefore, we have selected the "**Best Team**" of school construction experts lead by **Stephen Buccheri, LEED AP, Project Executive** and supported by **Michael D'Angelo, LEED AP, Senior Project Manager, Patrick O'Loughlin, Assistant Project Manager, and Steve Khare, LEED AP, Project Superintendent**. Mr. Buccheri will be assisted during preconstruction by **Tom DiMauro, LEED AP, Vice President Pre-construction, Rick Koczera, Chief Estimator** and our team of estimating professionals. Our proposed team has extensive experience working together and have completed several projects similar in nature to the South Norwalk Elementary School project including Jefferson Elementary School.

In his role as Project Executive, Mr. Buccheri will serve as Newfield's project representative. Steve can be reached directly at 860-509-3023 / stevebuccheri@newfieldconstruction.com.

We hope that our response meets with your expectations. Please do not hesitate to contact me should you have any questions or require additional information. We look forward to discussing your project in more detail during the next steps in the selection process.

Sincerely,

Brian Ouellette, LEED AP
President / CEO
860-944-6759
brian@newfieldconstruction.com



Contact Information:

Stephen Buccheri
LEED AP
Project Executive

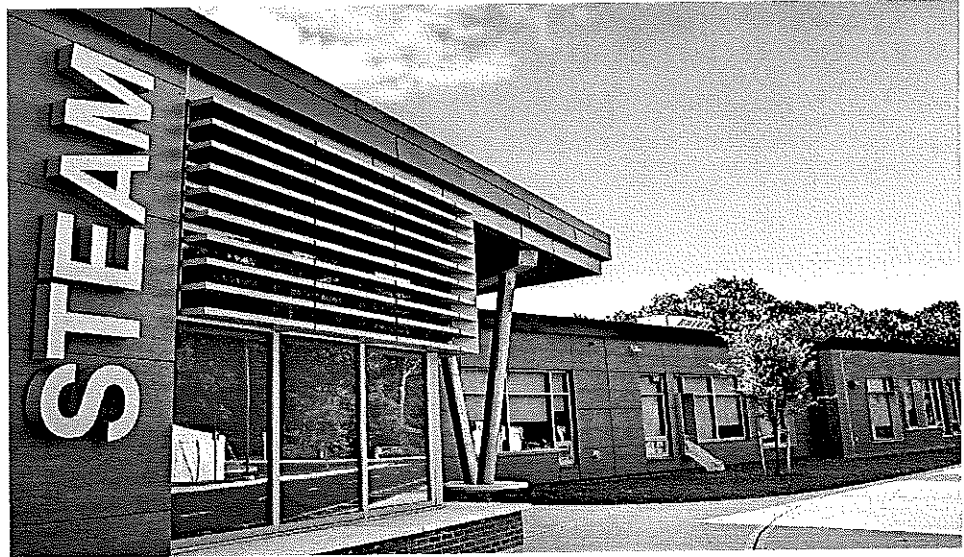
225 Newfield Avenue
Hartford, CT 06106

Phone: (860) 509-3023
Fax: (860) 953-1712

SteveBuccheri@
newfieldconstruction.com

Website Address:
newfieldconstruction.com

EXECUTIVE SUMMARY



Incorporated in the State of Connecticut in 1969, Newfield Construction is a privately held business providing construction services to clients throughout Connecticut and the Northeast. The company prides itself on historical excellence, a keen attention to service, excellent communication skills and a solid reputation within the industry. The Newfield workforce is comprised of accomplished estimators, professional builders and various support staff that have successfully tackled complicated projects. We are a proactive organization that continually seeks out clients and projects that both challenge and inspire us to be the best of the best. We have been providing Pre-construction Consulting, Estimating, Construction Management, General Contracting and Design/Build services to both public and private clients throughout the region for more than 50 years.

PHILOSOPHY

Newfield Construction has successfully grown into one of the Northeast's leading construction services providers by putting our clients first. We take pride in the fact that we strive to work together with our clients to develop a plan to achieve their building goals. The Newfield Construction team will fulfill the needs of your project by utilizing a vast variety of processes including: value engineering/value management, development of multiple phasing plans, project specific safety plans and participation in weekly meetings to keep all vested parties up to date on all aspects of the project.

PROJECT APPROACH

We have proposed a team of knowledgeable and experienced construction experts who will draw upon our firm's recent experiences in Norwalk to compliment and assist the City on this challenging project including:

- Ponus Ridge STEAM Academy - completed September 2020
- Norwalk High School - completed 2019

EXECUTIVE SUMMARY

- Jefferson Elementary School - completed August 2022
- Cranbury Elementary School - completion date July 2024 (est.)
- Chamberlain Elementary School - completion date December 2022 (est.)
- Anna Reynolds Schools - completion date Fall 2023 (est.)

Each individual brings certain strengths that will prove invaluable as the planning continues for this building program. The Newfield team is available and committed to the success of your project.

KEY DIFFERENTIATORS

Experience and Knowledge of Working in City of Norwalk – As mentioned above, Newfield has provided construction management services for numerous school projects in the City, as well as at the Norwalk Fire Department Headquarters and Norwalk Maritime Center.

An Integrated Team – Our proposed team of talented local school construction experts will provide a highly collaborative, hands-on approach bringing added value to your existing team.

Strong Pre-construction Resources – With our exceptional benchmarking tools, public school focused estimators, MEP specialists, constructability review process, pre-planning and comprehensive services all aimed at producing and maintaining a credible budget that incorporates all of the City's goals.

In Depth Knowledge of State and Local Requirements – We have completed numerous school projects in the State of Connecticut and coordinated with the various agencies necessary for a successful project including CT Guidelines for High Performance Buildings.

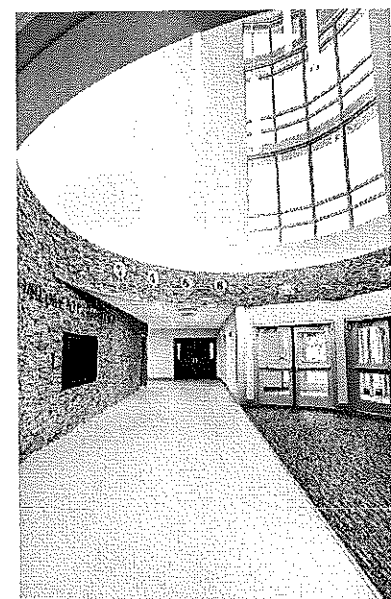
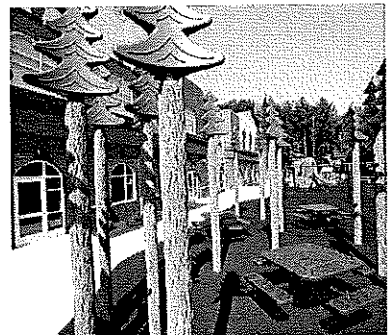
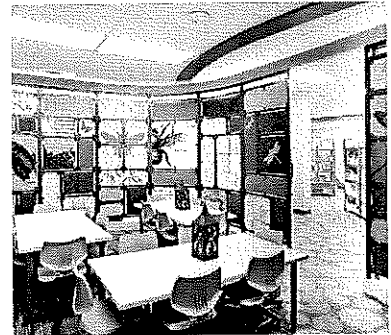
Cost and Schedule Accuracy – We have a proven track record of completing projects we undertake on time and within budget constraints, while maximizing the use of the funds allocated.

HIGH PERFORMANCE BUILDING / LEED CERTIFICATION

EXPERIENCE: Building Better Buildings

Achieving a green building requires a holistic approach to the building's design and construction. From building material and system selections during design, to efficient waste disposal and IAQ planning and management on site, considering both short and long-term aspects will affect your building's impact on the environment.

- Energy and water-saving solutions
- Natural resource conservation and non-toxic material usage
- Using salvaged and/or recycled waste content products
- Promoting materials that contribute to an efficient, safe and healthy building



EXECUTIVE SUMMARY

CT HIGH PERFORMANCE BUILDING STANDARDS PROJECTS

- Smalley Elementary School, New Britain
- Jefferson Elementary School, Norwalk
- Wendell Cross Elementary School, Waterbury
- Moser School, Rocky Hill
- DePaolo Middle School, Southington
- Kennedy Middle School, Southington
- Journalism & Media Magnet Academy High School, Hartford
- CREC Reggio Magnet School for the Arts, Avon
- Seymour Elementary School, East Granby
- Wallace Middle School, Waterbury

SAFETY / CURRENT EMR

Newfield has an unrelenting commitment to the safety of everyone working on, visiting, or passing by a job site. We have a zero tolerance policy for safety infractions and our EMR is .71. Jobsite safety starts with our on-site Project Superintendent, who is trained and certified in all current OSHA and Health and Safety regulations.

Newfield's Project Superintendent will continuously monitor the work practices and actions of on-site trade contractors, delivery persons, visitors, and Newfield staff. Daily hazard analysis reports are completed by each trade contractor and reviewed by our Superintendent. Safety meetings are conducted at least once per week and before any major work activity commences, i.e. excavations, hoisting & rigging, steel erection, building envelope and roofing work, electrical and utility tie-ins, etc.

Newfield requires that any trade contractor working on a Newfield project submits a formal written safety plan prior to starting ANY work on site. We will develop a site-specific safety plan to address issues unique to the South Norwalk Elementary School project including close proximity to residential neighborhoods, street and pedestrian foot traffic, adequate lighting, and securing the jobsite perimeter.

STATE AND LOCAL PERMITTING EXPERIENCE (including OSCG&R)

As a Hartford based firm, Newfield has considerable knowledge and experience working with the various State and Local agencies and procedures involved in Connecticut public construction projects including the Connecticut Office of School Construction Grants & Review.

We have established a good working relationship with the OSCG&R. We understand their process and their regulations, which helps us move through the pre-construction review and approval process very efficiently. During construction, we compile and submit State Change Orders in a timely manner as not to delay final close out and reimbursements to the City. We also work to maximize reimbursements for Owners for their school projects.

In the past 10 years, we have completed over 30 public school projects that have gone through OSCG&R process.

Please refer to the chart below for a list of some of our more recently completed school projects.

Project	Budget	Final Cost	Schedule	Contingency Refund
Jefferson Elementary School	\$23.9M	\$25,924,000	16 months	\$402,000
Smalley Elementary School	\$34M	\$34,085,000	17 months	N/A
Coleytown Middle School	\$27M	\$26,610,000	13 months	\$374,000
Wendell Cross Elementary School	\$40.1M	\$41,900,600	18 months	\$394,000
Moser School	\$48M	\$31,178,066	13 months	\$619,691
Ponus & Nathan Hale Middle Schools	\$15.5M	\$15,200,000	16 months	\$650,000
ACES at Leeder Hill	\$41.4 M	\$40,986,989	20 months	\$1,116,982