BONDING COMMITTEE REPORT

December 2018

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1. OVERVIEW

The Board of Selectmen established the Bonding Committee in December of 2016 with the purpose of identifying and reviewing large capital projects and to consider the funding of them through the issuance of Town Bonds. The Committee used the 2014 Capital Advisory Report plus requests from the Boards of Education (BOE) and Selectmen (BOS) as a beginning point for their study.

The Board of Education was asked to identify items that it would like to see considered by the Committee. The following items were submitted at the January 12, 2017 Bonding Committee Meeting:

Allgrove School

1. Roof replacement
2. Upgrading the current 400-amp electric service to 600-amp
3. Ductless air conditioning of classrooms.
4. Lower parking lot drainage and repaving *(later identified by the BOE as a 2019 Capital Project, approved at the June 20, 2018 Town Meeting and completed in August 2018)*

Middle/High School

1. Roof replacement
2. Replacement of pneumatic HVAC controls with electronic controls *(later identified as a FY2018-19 Capital Project and approved at Town Meeting in November 7, 2018).*
3. Emergency Generator *(identified by the First Selectman which would allow the MS/HS to be the Town's Emergency Shelter when needed. The Town will look for grants or capital to address this need in the future).*
4. High School Backstop/Netting – *(the BOE chair suggested that this be a potential capital project in the future and not an item for the Bonding Committee consideration)*

The Board of Selectmen identified a comprehensive and consistent road maintenance program and replacement of town roofs that had reached the end of expected lifespan as items to be considered by the Committee.

The Bonding Committee reviewed and evaluated the BOE and BOS recommendations, examined data (road evaluation and roof analysis) walked the MS/HS roofs and in May of 2017 narrowed the scope of a potential infrastructure project to:

1. Town Building Roofs – roof replacement at the Public Safety, Town Hall, Senior Community Center and Ambulance Buildings. At a later date, the South End Fire House roof was added to the potential project list due to premature shingle failures.
2. School Roofs – roof replacement at Allgrove Elementary School and the Middle/High School.
3. Allgrove School – adding ductless air conditioning to the classrooms and upgrading the power service to the school.
4. Roads – comprehensive and consistent road maintenance/repaving project for town roads rated poor to fair.

Input from the Bond Attorney, Bond Consultant, Town Engineer, DPW Supervisor, Maintenance Supervisor and a School Roof Specialist was utilized along with the Capital Advisory Report and the Road Survey.

COMMITTEE MEMBERS

First Selectman Jim Hayden, Chair
Rick Granger, Member at Large
John Ziobro, Board of Selectmen
Jim Velleman, Member at Large
Tim Butler, Member at Large
Bob Ravens-Seger, Board of Education
Mark Porter, Board of Finance
Mike Paulus, Member at Large

2. METHODOLOGY OF STUDY

The initial phase of the committee inquiry focused on gathering information from the Department of Public Works for roads and the School District and Building Maintenance Departments for roof requirements.

Roofs
The committee conducted on site roof inspections of the school roofs along with engaging a third-party inspection of all town and school roofs. The BOE and BOS agreed to share the cost of a consultant who specializes in school roofs and school reimbursements. Roger LaFleur from PMResources LLC was retained in June of 2018.

Roads
The 2014 Road Condition spreadsheet identified in the Capital Needs Study was updated by the DPW Supervisor and the Town Engineer. Research was done regarding the anticipated life cycle of roads, using a chip seal program for maintenance and identifying current and proposed road specifications. All thirty-seven miles of town roads were rated from poor to very good. A visual inspection of failed roads and drainage was completed by the DPW Supervisor, Town Engineer and First Selectman.

Allgrove School
The committee researched the cost of adding ductless air conditioning to the classrooms and cafeteria at Allgrove. The Board of Education commissioned an engineering study to evaluate power needs at the school if air conditioning were to be added. The engineering study should be completed by the end of December 2018.

3. SCHOOL AND TOWN ROOFS

Following on from the Capital Advisory report prepared in May of 2014 & subsequent updates by the Public Buildings Supervisor, the Bonding Committee undertook a review of the condition of roofs on town buildings with the goal of determining which roofs were at or near-term replacement and quantifying the associated costs.

The following table outlines an inventory of the major town buildings with an assessment of the current roof condition:

FACILITY	AGE OF EXISTING ROOF	CONDITION OF EXISTING ROOF
TOWN BUILDINGS		
SENIOR / COMMUNITY CENTER	ORIGINAL - 1991	AT END OF SERVICE LIFE
PUBLIC SAFETY	ORIGINAL - 1991	AT END OF SERVICE LIFE
SOUTH END FIRE HOUSE	REPLACED AT 2003 RENOVATION	PREMATURE SHINGLE FAILURE
TOWN HALL	ESTIMATED AT 29 YEARS	APPROACHING END OF SERVICE LIFE
AMBULANCE	ESTIMATED AT 29 YEARS	APPROACHING END OF SERVICE LIFE
LIBRARY	2001	MANY YEARS OF SERVICE LIFE REMAINING
DPW GARAGE	1998	MANY YEARS OF SERVICE LIFE REMAINING
EG FARMS REC CENTER	2008	MANY YEARS OF SERVICE LIFE REMAINING
P&R HOUSE	2008	MANY YEARS OF SERVICE LIFE REMAINING
SCHOOLS		
MIDDLE & HIGH SCHOOLS	REPLACED – 1987, 1992	AT END OF SERVICE LIFE
ALLGROVE SCHOOL	REPLACED - 1992	APPROACHING END OF SERVICE LIFE
SEYMOUR SCHOOL	2012	MANY YEARS OF SERVICE LIFE REMAINING

Given this assessment the committee determined that (7) of the (12) facilities have the need for near term roof replacements. Through the Boards of Selectman and Education the committee engaged the services of PM Resources, LLC to assist with the development of scopes of work for the various roofs along with preliminary cost estimates for each.

While the cost for replacement of the non-education building roofs will need to be funded completely with town tax dollars, the school roof replacements will qualify for partial state reimbursement. As part of PM Resources services, they also provided guidance on the requirements and procedures necessary to qualify for the partial state reimbursement.

While certain facilities may only require a straight forward removal of the existing roofing surface & reinstallation of a new one, others require additional ancillary work that will need to be incorporated as part of the roof replacement.

The following chart outlines the facilities in need of near-term roof replacements along with the expected ancillary work:

FACILITY	CONDITION OF EXISTING ROOF	ANCILLARY WORK REQUIRED
SENIOR / COMMUNITY CENTER	AT END OF SERVICE LIFE	INTEGRATED GUTTER FAILURES - REQUIRES NEW FASCIA / GUTTER DESIGN, REMOVAL & REINSTALLTION OF SOLAR PANELS
PUBLIC SAFETY	AT END OF SERVICE LIFE	INTEGRATED GUTTER FAILURES - REQUIRES NEW FASCIA / GUTTER DESIGN, REMOVAL & REINSTALLTION OF SOLAR PANELS
SOUTH END FIRE HOUSE	PREMATURE SHINGLE FAILURE	VERIFY ADEQUATE ATTIC VENTILATION
TOWN HALL	APPROACHING END OF SERVICE LIFE	POTENTIAL UNDERLAYMENT REPLACEMENT
AMBULANCE	APPROACHING END OF SERVICE LIFE	
MIDDLE & HIGH SCHOOLS	AT END OF SERVICE LIFE	PARAPET WALL REPAIRS
ALLGROVE SCHOOL	APPROACHING END OF SERVICE LIFE	

In an effort to develop preliminary cost estimates for the purpose of bringing this proposed project before the town PM Resources engaged the services of The Garland Company (*Appendix A*). The following table is a summary of those estimates:

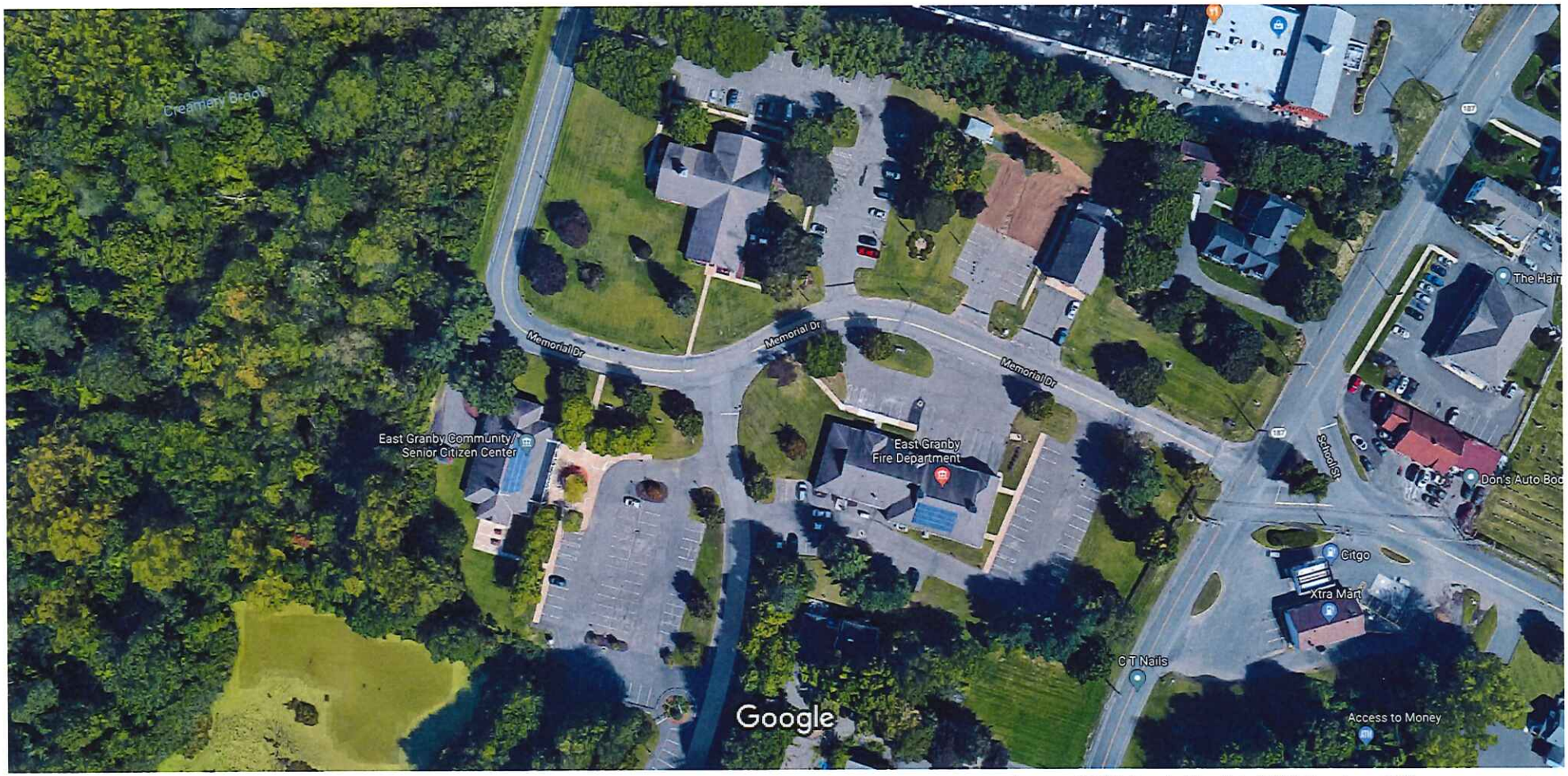
FACILITY	PRELIMINARY COST ESTIMATE*	ESTIMATED STATE REIMBURSEMENT	ESTIMATED NET COST TO TOWN	
SENIOR / COMMUNITY CENTER **	$93,000	$0	$93,000	
PUBLIC SAFETY **	$120,000	$0	$120,000	
SOUTH END FIRE HOUSE	$40,000	$0	$40,000	
TOWN HALL	$90,000	$0	$90,000	
AMBULANCE	$38,000	$0	$38,000	
MIDDLE & HIGH SCHOOLS	$2,520,000	($1,151,800)	$1,368,200	
ALLGROVE SCHOOL	$950,000	($434,200)	$ 515,800	
TOTAL	$3,851,000	($1,586,000)	$2,265,000	

Footnotes:
*Estimates are rounded up to the nearest dollar
**Senior Community Center includes $6,000 for solar panel removal and Public Safety includes $7,000 for solar panel removal.

The next step in this process, and one that is a requirement to secure state reimbursement for the school roof replacements, is for the Town to solicit for and engage architectural design services to develop a detailed scope of work and prepare the required contract documents that will enable the town to solicit competitive bids for rood replacements. PM Resources LLC, has prepared a Request for Proposal (RFP) which was published in late November. The School/Town Building Committee will review the proposals and award the contract in mid-December. Attached in *(Appendix B)* is the Request for Qualifications & Proposals.

Preliminary cost estimates include construction cost, architect/engineering services, project management and contingency.

Google Maps Town Hall, Ambulance Building, Public Safety, Senior Community Building

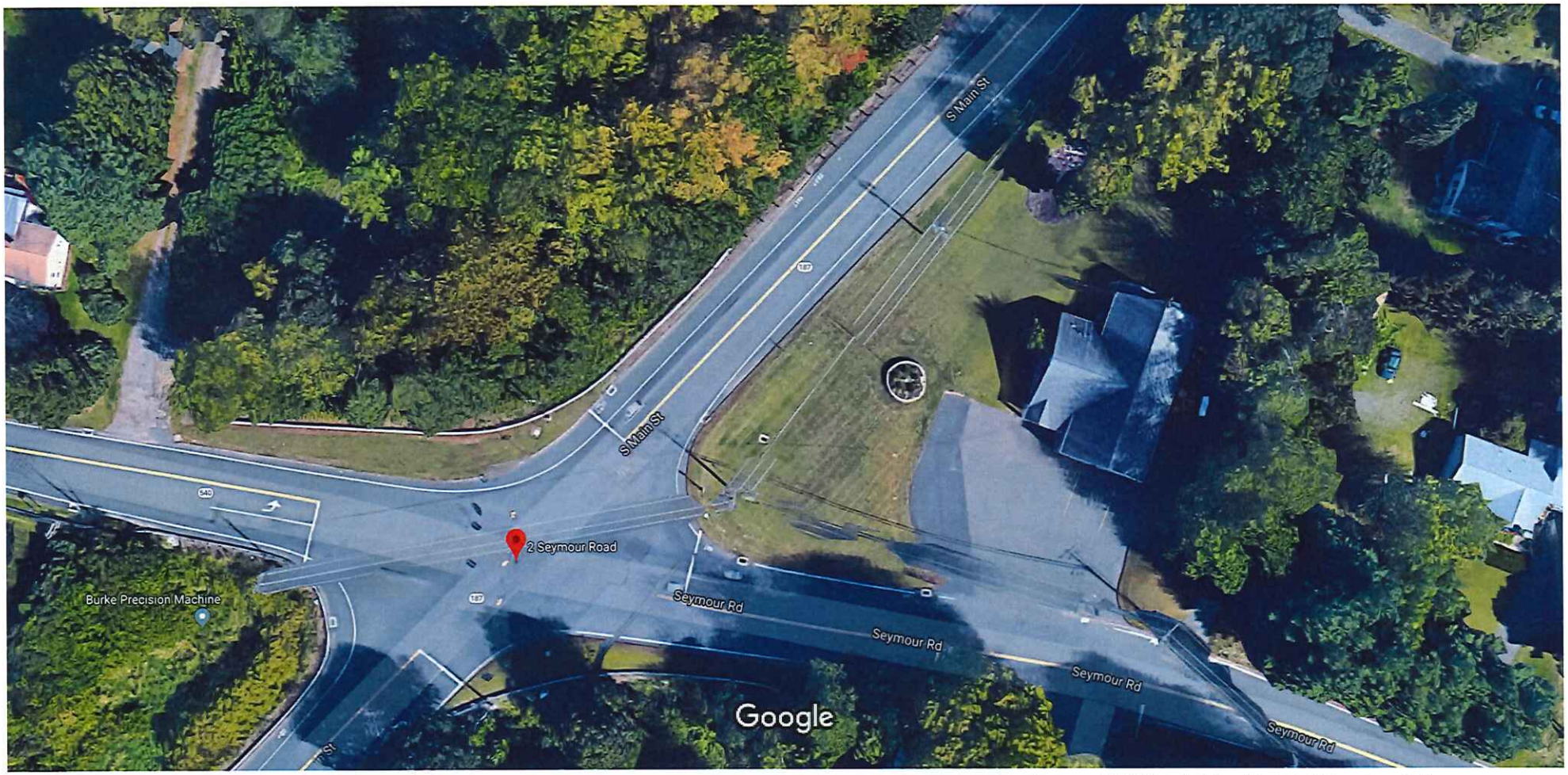


Imagery ©2018 Google, Map data ©2018 Google 50 ft

Google Maps

2 Seymour Rd

South End Fire House



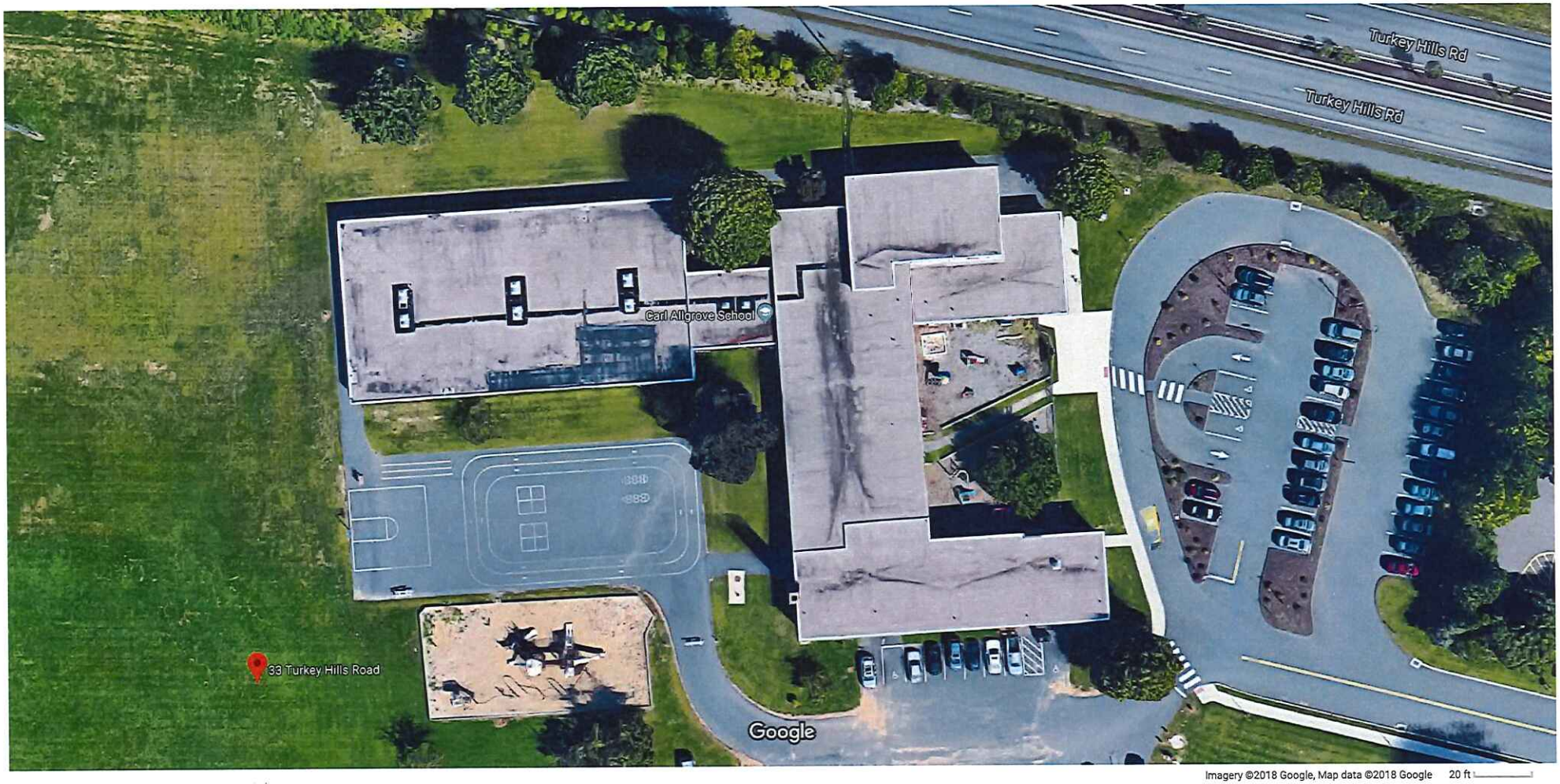
Imagery ©2018 Google, Map data ©2018 Google 20 ft

Google Maps 95 S Main St

Middle Senior High School

Imagery ©2018 Google, Map data ©2018 Google 50 ft

Google Maps 33 Turkey Hills Rd
Allgrove Elementary School



4. ROADS

The Department of Public Works Supervisor and the Town Engineer have reviewed the town roads within East Granby and classified them into multiple categories to obtain an understanding of the road conditions and has presented them to the Committee (*Appendix C*). As part of a potential bonding referendum, the town will ask to bond funding to repave the roads within the Poor, Poor/Fair and Fair categories. The repaving of these roads will also include the replacement or resetting of storm catch basin frame and grates, storm manhole frame and covers, sanitary manhole frame and covers, storm outlet structures and bituminous curbing.

Roads rated as poor have lost their profile and have numerous potholes, loose pavement, many spots repaved and are in serious need of replacement. Roads rated as fair are coming towards the end of their useful life with serious "spidering" of cracks and distressed pavement. Some roads rated as fair/good are candidates for chip sealing to extend the life of the roads.

In order to develop a cost estimate for the Road Maintenance and Resurfacing Project, the Committee used the following estimate for the scope of work required:

- Pulverize 15% of the town roads and reuse the bituminous pavement as base. Install new compacted aggregate base and new bituminous pavement
- Chip seal 15% of the town roads. Chip sealing is a stone/tar process and could be used on cross roads such as East Street, Wolcott, Floydville Road etc.
- Mill and overlay 70% of the town roads

The committee recommends that the repavement and repairs be done over a five-year period. The committee did not factor in an escalator to account for inflation over this five-year period. In addition to the roadway resurfacing, the Committee recommends incorporating two additional Department of Public Works (DPW) projects within the scope of this bonding:

- Repair and repaving of the Town Hall Campus roads and parking lots
- The Floydville Bridge deck was replaced in 2008 and is in good condition. However, CT DOT inspections at the Floydville Bridge have identified scour damage which needs to be repaired. Scour damage is caused by the flow of the water and current underneath the river bank. The Town has applied for and received a State Bridge Grant which will reimburse the town 50% of the total repair cost. These funds will address the embankment and not the bridge itself. We anticipate that the Town share of the cost to be in the $150,000 range.

Estimated costs are based on addressing poor, poor/fair and fair roads. The estimated cost will be approximately $6.7 million for the town road repairs, $200,000 for Town Campus road and parking lot repaving and $150,000 for repair of scour adjacent to the Floydville Road Bridge for an estimated cost to the town of approximately $7,078,000. It is important to note that these estimates are based on the current "snapshot" of conditions and costs and are to be used as a guide.

5. ALLGROVE ELECTRICAL & AIR CONDITIONING

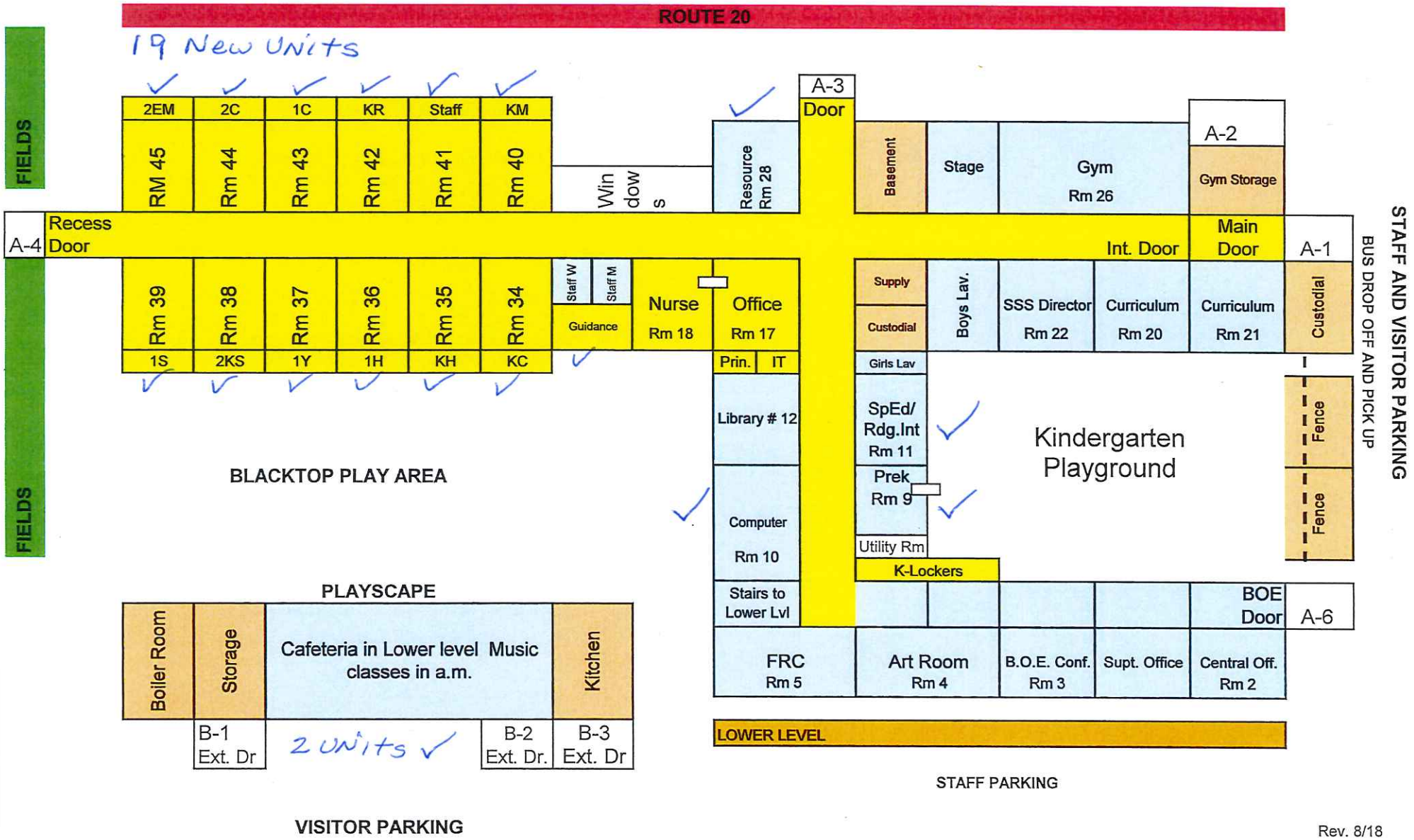
In discussions with the Bonding Committee, the Board of Education (BOE) identified air conditioning the classrooms at Allgrove Elementary School as a priority. The BOE has commissioned an electrical engineer to determine if the current 400-amp service to the building will support the addition of 19 ductless air conditioning/heat pump units. The BOE has not received the engineering assessment at the present time. The Allgrove/Seymour Building Committee looked at an electrical upgrade to the building several years ago and estimated at the time that it would cost between $75,000 to $100,000 to change from a 400-amp service to 600-amp service.

The Board of Education solicited three bids for the ductless units so as to develop a budget for the project *(Appendix D)*. The purchase and installation of the units is estimated to be $130,000. The units would be for 12 classrooms, 2 for the cafeteria, 1 for pre-k, 1 for guidance office, and 1 for the special education room. These estimates do not include additional wiring (100 ft is included) which could be needed depending on how far away the electrical panel is from the classroom. It is anticipated that there would be enough funding in the electrical upgrade to handle the additional cost. The gym and hallways will not be air conditioned.

While initial pricing has been for a ductless system, this would not preclude a Building Committee from evaluating roof top units and choosing that option if it was cost effective and more energy efficient.

Estimated cost for the electrical upgrade and air conditioning is $250,000. As of November 15, 2018, this is a planning number that could increase or decrease depending on the results of the engineering study and subsequent quotes from electricians. The engineering study should be submitted to the BOE by the end of December 2018.

Allgrove School Floor Plan
2018-2019



Rev. 8/18

6. BONDING INFORMATION

Bonding information is being worked on by our law firm Robinson Cole and our Bond Consultant Dennis Dix. If a bond issue were to be passed by the taxpayers at Town Meeting/Referendum, the Town would issue bonds through the financial markets.

The Town traditionally has issued Bond Anticipation Notes (BANS) prior to completing a project and then issued 15-year or 20-year bonds. The Board of Finance and Board of Selectmen would decide what to bring to the town for its vote.

7. CLOSING OBSERVATIONS

The Bonding Committee understands that it's research and recommendations, if implemented by the taxpayers, represents a significant investment in the Town's Infrastructure. Please note that these are estimates based on research conducted by the Committee during 2018.

Roofs - $3.9 million total project cost with anticipated State reimbursement for the school roofs of $1.6 million for a net cost to the town of $2.3 million.

- The Middle/High School roof is failing in several areas and there are active leaks that have been temporarily repaired.
- Allgrove School roof is at the end of its serviceable life and also has had leaks repaired.
- The town roofs that were identified, range from twenty-seven to twenty-nine years of age and are worn and weathered and near failure. The exception to this is the South End Fire Department roof which is sixteen-years old with premature shingle failure that is not covered under warranty.
- It does not appear that roof damage was caused by the May 2018 hail storm but the Town has engaged a roofer to evaluate the roofs to see if there may be an insurance claim. Pending the report, it does not appear that storm damage was an issue.

Roads - $7.1 million to repair and maintain 23 miles of roads rated as poor, poor/fair and fair; repave the town campus parking lots and to provide the town match for a state grant to address scour at the Floydville Bridge.

- The Town has traditionally funded road maintenance through the Capital Non-Recurring Fund and the funding has not kept up with the deterioration of the roads. Capital dollars for roads have averaged $150,000 per year which has not allowed the Town to have a consistent, comprehensive, and effective road program.
- The difficult weather of the past several winters with freeze/thaw has moved good roads into fair and fair roads to being rated as poor.
- The Committee anticipates that the work would be completed over a five-year period.
- Estimating road costs for five years out is a difficult process. Costs can change or some roads may deteriorate at a higher rate. A five-year escalator adjusting for inflation was not part of the calculation.
- Please note that the Road Replacement Matrix is a guide and should be taken as such.
- As noted on page 9, $150,000 has been allocated as the town share to remediate river scour at the Floydville Bridge.
- Repair and repaving of the Town Campus parking lots is also included in the project estimated as $200,000.

The Committee recommends that the Board of Selectmen and Board of Finance factor in the future cost of an ongoing road maintenance program when developing the operating and capital budgets moving forward to prevent the town from having to play "catch up" on the roads after this project is completed in 2023.

Air Conditioning/Electric Service Upgrade - $250,000 to add air conditioning units to Allgrove and to upgrade the electric service to the building. While initial pricing has been for a ductless system, this would not preclude the School/Town Building Committee from evaluating roof top units and choosing that option if it was cost effective and more energy efficient.

The 2012 Elementary School Building Committee was able to complete more work at Allgrove School than originally thought (i.e. removal and replacement of asbestos floor tile, bathroom upgrade, electric panel rebalancing, dehumidification, electronic heating controls, new windows). Air conditioning would be the last piece of major improvements that the town has made to Allgrove since 2012.

Anticipated Total Expenditure - $11.3 million minus anticipated State reimbursement of $1.6 million equals a net $9.7 million cost to the town.

Bonding Committee Next Steps

- Bonding Committee Informational Meeting for residents on December 13, 2018 and presentation of the report to the Boards of Education, Finance and Selectmen.

Potential Next Steps for Boards of Education, Finance, Selectmen,

- Board of Finance reviews information and the financial impact.
- Board of Education considers and acts on the School Roof Project and Grant Application.
- Board of Selectmen decide whether to bring a bonding proposal to the town in late January/early February 2019.

8. ANTICIPATED TIMELINE

These projections are based on town funding authorizations occurring in January/February of 2019. This represents a tight but realistic timeline, however, there could be issues based around committee/boards meeting schedules.

Building Committee
The Board of Selectmen appointed a School/Town Building Committee in December of 2018. The Building Committee is necessary to begin architectural design and to be able to receive State reimbursement of approximately 45% for the School Roofs in the event of the Town authorizing the bonding project. Please note that road maintenance, town roofs replacement, air conditioning and electrical service upgrade will not receive State funding.

School Roof Project

Develop Grant application (ED049)	November through December
Advertise for architect	Early November 2018
Bid opening of architect	Mid - November 2018
Scope review of low bidders (architects)	Late - November 2018
Architect signs contract	Mid - December 2018
Construction documents completed	January 2019
Town Meeting and Referendum on Bond Issue	January/February 2019
Submit SCG049	January 2019
Receive State funding authorization for the State's share	February 2018
Receive all local board approvals for construction documents	Mid - February 2019
Submit (ED042), State review of construction documents	Mid - February 2019
Attend Pre-bid Conformance Review with the State	Late February 2019
Receive OSC&GR authorization to "go out to bid"	Early March 2019
Advertise for roofing contractors	Early March 2019
Bid opening of roofing contractors	Mid - March 2019
Scope review of low bidders (contractors)	Mid - March 2019
Roofing contractor signs contract	April 2019
Roof construction commences	June 20, 2018/ end of school
Roof construction complete	August 26, 2019
Roof close-out (financials)	October 30, 2019
Final audit (ED049F)	March 30, 2020

Town Roof Project
Architectural design has been funded by a Capital Appropriation and will be completed in early 2019. If project funding is approved by the Town, we would go out to bid in the Spring of 2019. Depending on the timing of the project, five town roofs would be completed in 2019/2020.

Road Maintenance – 2019 through 2023
Road work would be staggered over a five-year period averaging approximately four miles of road maintenance per year.

Allgrove Elementary School

A study of the electric needs of the school is being conducted by DiBattisto Associates in December. Their study will indicate if the electric service needs to be upgraded to accept ductless or rooftop air conditioning units which would be installed. The timeline will be determined by the Building Committee but the Bonding Committee is hopeful that work would start in 2019 or 2020.

9. APPENDIX

Appendix A – Preliminary Roof Budget

Appendix B – Request for Proposal information for solicitation of bids for architectural services.

Appendix C – Road Replacement Matrix

Appendix D – Budget information for air conditioning units at Allgrove

APPENDIX A

THE GARLAND COMPANY, INC.

HIGH PERFORMANCE ROOFING AND FLOORING SYSTEMS

3800 EAST 91ST. STREET • CLEVELAND, OHIO 44105-2197
PHONE: (216) 641-7500 • FAX: (216) 641-0633
NATIONWIDE: 1-800-321-9336

since 1895

Tim Mulcahy
71 Lake St.
South Windsor, CT. 06074
Phone: 860-798-4095

8/24/2018

RE: Budget Estimate Revision – School Roof Replacement Projects & Municipal Building Roof Replacement Projects

Roger,

After our meeting to inspect the school and municipal building roofs with Architect Tom Hibbard of Hibbard and Rosa Architects I have made the following revisions and additions to the budget estimates that were originally developed. The revisions include addressing the wall issues on the High School/Middle School. The additions include budget estimates for the 4 municipal building that are being considered for shingle replacement and fascia repair.

HIGH SCHOOL – MIDDLE SCHOOL – 76, 300 sq. ft.

Cost Estimates:

Construction Cost:	76,300 sq. ft. x $29.00 =	$2,212,700
Architect/Engineering Services	(2.0% of Const. Cost) =	$ 44,250
Project Management	(3.5% of Const. Cost) =	$ 77,500
Contingency	(5% of Const. Cost) =	$ 110,635

Gross Total	$2,445,085
State Reimbursement	- $1,117,648 (45.71%)
Net Total	$1,327,437

Wall Repair Cost Estimate (2 options):

Metal Wall Panel	3,000 sq. ft. x $25.00 = $ 75,000
Re-Point & Coat	3,000 sq. ft. x $50.00 = $150,000 (prevailing wage)
	3,000 sq. ft. x $33.00 = $99,000 (non- prevailing wage)

Notes:

If wall panel application is selected it would have to be performed as part of the roof replacement project because it is integral to the installation of the new roof and flashing system.

If the re-pointing/coating option is selected it could be done as a stand-alone project. If it is handled as a stand-alone project the cost would potentially be less because it may fall below the $100,000 threshold for prevailing wage. Additional consideration should be given to the re-pointing/coating option is that it will require maintenance and upkeep as it ages whereas the wall panel option is a maintenance free option that provides a permanent solution. The wall panel option would also be incorporated into the roof system warranty.

ALLGROVE – 30,660 sq. ft.

Cost Estimates:

Construction Cost:	30,660 sq. ft. x $28.00	= $858,480
Architect/Engineering Services	(2.0% of Const. Cost)	= $ 17,170
Project Management	(3.5% of Const. Cost)	=$ 30,046
Contingency	(5% of Const. Cost)	=$ 42,925
	Gross Total	$948,621
	State Reimbursement	- $433,615 (45.71%)
	Net Total	$515,006

Notes:

Due to the fact that the Board of Education offices are located in Allgrove School the state reimbursement rate will be slightly altered. The area that Board of Education occupies will only qualify for 50% of the town's reimbursement rate. Due to the fact that I do not have the square footage of the space occupied I did not include the adjustment to the original budget.

SENIOR CENTER – 7,550 sq. ft.

Cost Estimates:

Construction Cost: Shingles/Fascia	6,900 sq. ft. x $8.72	= $56,580
Construction Cost: Low Slope	650 sq. ft. x $35.00	= $22,750
Architect/Engineering Services	(2% of Const. Cost)	= $1,585
Project Management	(3% of Const. Cost	= $2,430
Contingency	(5% of Const. Cost)	= $3,970
	Net Total	$87,315

Note: Budget estimate does not include removal and re-installation of solar panels, and is non-prevailing wage

PUBLIC SAFETY – 11,842 sq. ft.

Cost Estimates:

Construction Cost: Shingles/Fascia	11,842 sq. ft. x $8.72 =	$103,260
Architect/Engineering Services	(2% of Const. Cost) =	$2,065
Project Management	(3% of Const. Cost) =	$3,150
Contingency	(5% of Const. Cost) =	$5,163
	Net Total	$113,638

Note: Budget estimate does not include removal and re-installation of solar panels.

TOWN HALL – 9,374 sq. ft.

Cost Estimates:

Construction Cost: Shingles/Fascia/Ventilation	9,374 sq. ft. x $8.72 =	$81,741
Architect/Engineering Services	(2% of Const. Cost) =	$1,634
Project Management	(3% of Const. Cost) =	$2,500
Contingency	(5% of Const. Cost) =	$4,088
	Net Total	$89,963

FIRE DEPARTMENT STATION 2 – 4,578 sq. ft.

Cost Estimates:

Construction Cost: Shingles/Fascia	4,578 sq. ft. x $8.72 =	$39,920
Architect/Engineering Services	(2% of Const. Cost) =	$800
Project Management	(3% of Const. Cost) =	$1,200
Contingency	(5% of Const. Cost) =	$2,000
	Net Total	$43,920

Note: Due to size and cost this budget estimate was calculated with non- prevailing wage rates.

AMBULANCE BUILDING – 4,100 sq. ft.

Cost Estimates:

Construction Cost: Shingles/Fascia	4,100 sq. ft. x $7.22 = $29,602
Architect/Engineering Services	(2% of Const. Cost) = $ 600
Project Management	(3% of Const. Cost) = $ 800
Contingency	(5% of Const. Cost) = $ 1,450
	Net Total $32,452

If the Town opts for replacing the soffits, facias and gutters with Azak add an additional $6,000
Note: Due to size and cost this budget estimate was calculated with non- prevailing wage rates.

Please do not hesitate to contact me if you have any questions or concerns regarding this information.

Sincerely,

Tim Mulcahy
Territory Manager

Please do not hesitate to contact me if you have any questions or concerns regarding this information.

Sincerely,

Tim Mulcahy
Territory Manager

APPENDIX B

Legal Notice

INVITATION TO BID

TOWN OF EAST GRANBY
ROOF REPLACEMENT PROJECT FOR SCHOOLS AND MUNICIPAL BUILDINGS

INVITATION TO SUBMIT

The Town of East Granby, is seeking an Architectural firm to provide design services for the preparation of plans and construction documents for the roof replacement of two (2) schools. The Allgrove School located at 33 Turkey Hills Road, East Granby CT 06026 and East Granby Middle-High School located at 95 South Main Street, East Granby CT 06026. Both schools will be submitting grant applications to the Department of Administrative Services with the intention of securing a partial grant from the Office of School Construction and Grants Review (OSC&GR).
In addition to the two school roof projects the Town is including 5 municipal buildings for new roofs and, in some instances, repairs to the soffits, facias and gutters. The municipal projects are not eligible for grants and will be fully paid for from town funds.
Proposals should be addressed and delivered to:

Attn: James Hayden, First Selectman
Town of East Granby,
9 Center Street
East Granby, CT 06026

All Proposals shall be delivered by: 2:00 p.m. Wednesday, November 28, 2018

For all questions please contact Roger LaFleur at 860-485-8879 or PMResourcesllc@att.net.

Please visit East Granby Public School's web page @ www.eastgranby.k12.ct.us for RFP, sample contract, and forms. This information can also be accessed on the town website www.eastgranbyct.org

All bidders to reference and reflect in pricing all sections of the contract.

Each bidder must submit with this bid form, local references showing (2) similar projects preferably of equal size and price.

All bid questions are to be submitted no later than Monday, November 26, 2018.

A mandatory pre-bid site visit is scheduled for Monday November 19, 2018 at 2:00 pm at Town Hall parking lot.

Qualifying bids will meet all requirements of "the contract". Qualifying bid pricing will reflect all contract requirements. Bids not meeting the requirements in the RFP will be immediately disqualified.

- 2 hard copies must be submitted.

The Town of East Granby reserves the right to accept or reject any or all bids; to waive any informalities, or; to accept or reject any bid deemed in the best interests of the Town of East Granby.

No bid shall be withdrawn for a period of ninety (90) days.

REQUEST FOR QUALIFICATIONS/PROPOSALS

for

Architectural Design Services
for
East Granby Public Schools & Municipal Buildings Roof Projects

Issue date: November 12, 2018

QUESTIONS: Contact Program Manager, Roger LaFleur, in writing by email at pmresourcesllc@att.net
No questions will be accepted after Monday November 26, 2018

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INVITATION TO SUBMIT

The Town of East Granby, is seeking an Architectural firm to provide design services for the preparation of plans and construction documents for the roof replacement of two (2) schools. The Allgrove School located at 33 Turkey Hills Road, East Granby CT 06026 and East Granby Middle-High School located at 95 South Main Street, East Granby CT 06026. Both schools will be submitting grant applications to the Department of Administrative Services with the intention of securing a partial grant from the Office of School Construction and Grants Review (OSC&GR). In addition to the two school roof projects the Town is including 5 municipal buildings for new roofs and, in some instances, repairs to the soffits, facias and gutters. The municipal projects are not eligible for grants and will be fully paid for from town funds.
Proposals should be addressed and delivered to:

Attn: James Hayden, First Selectman
Town of East Granby,
9 Center Street
East Granby, CT 06026

All Proposals shall be delivered by: 2:00 p.m. Wednesday, November 28, 2018

PROJECT DESCRIPTION - SCOPE OF SERVICE

- **The Allgrove School**

  On approximately 30,660 sq. ft. design a new roofing system(s): Proposed System: A two-ply modified bitumen roof system with stone gravel set in hot-applied asphalt at a minimum slope of ¼" inch per ft. including related flashings and all other necessary components. Design new internal roof drains where necessary to accommodate ¼" per ft. slope requirement including all existing roof drain bowls and design new drains (secondary) as needed.

- **East Granby Middle-High School**
  On approximately 76,300 sq. ft. design a new roofing system(s): Proposed System: A two-ply modified bitumen roof system set in hot-applied asphalt at a minimum slope of ¼" inch per ft. including related flashings and all other necessary components. Design new internal roof drains where necessary to accommodate ¼" per ft. slope requirement including all existing roof drain bowls and design new drains (secondary) as needed. In addition to the roof there is a section of wall that requires structural reinforcement.

NOTE: The East Granby School Building Committee may, at its own discretion, may proceed with design services only and defer construction until funding is secure. Therefore, interested proposers should note the Bid Form and submit pricing based on the following:

A. Phase (A) - Preliminary services which will include design only and
B. Phase (B) - Contract Administration throughout construction.

Services to be included are as follows;

1. Assess the structural condition of the roof and verify that it is structurally sound under current code requirements
2. The development of complete plans and specifications for a new roof for each building.
3. Full representation through the Office of School Construction & Grants Review process for the two school roofs.
4. Participation in the roofing contractor scope review and selection process.
5. The hiring of any consultants required to complete the job and review of all submittals.
6. The on-going inspection of the roof as the installation progresses to ensure compliance with the specifications;
7. The review of all invoices for accuracy prior to submission to the client;
8. The development of the punch list and
9. Final inspection and acceptance of the project as complete.

Municipal Buildings

- **Senior Center – 7,550 sq. ft.**
- **Public Safety – 11,842 sq. ft.**
- **Town Hall – 9,374 sq. ft.**
- **Fire Department Station 2 – 4,578 sq. ft.**
- **Ambulance Building – 4,100 sq. ft.**

The municipal buildings are located in close proximity to the Town Hall and the intention is to specify the same style of roofing for each of the 5 buildings. The buildings are typical sloped roofs with architectural style fiberglass shingles. Special attention is to be directed to the soffit/facia and gutter systems.

Project Deliverables

- Drawings, specifications, and any associated technical data (calculations, suggested manufacturers' products, photographs, etc.) complete and ready for bidding.
- A proposed schedule for achieving the design goals within the master schedule proposed by the Town.

The architect is expected to be present for some or all of the meetings which may need to be conducted with user groups, either at the Architect's office, Town of East Granby, on site, or elsewhere (unlimited).

TIMELINE OF THE RFP PROCESS

The following timeline will be followed:

o Issue RFP	Monday, November 12, 2018
o Mandatory Site Visit	Monday, November 19, 2018, 2:00 p.m. Meet at Town Hall parking lot
o Final Questions	Monday, November 26, 2018
o RFP bid date from qualified firms	Wednesday, November 28, 2018, 2:00 p.m.
o Scope Review	Thursday, November 29, 2018
o Firm selection	November 29, 2018 or soon thereafter

INSURANCE REQUIREMENTS

All contractors and vendors are required to provide proof of the required insurance coverage before entering the premises or commencing any work at the East Granby Public Schools. Contractors and vendors must obtain, at their own expense, all the insurance required here from an insurance company A.M. Best rated as "A-VII" or better, and acceptable evidence of such insurance must be properly furnished to, and approved by, the Town of East Granby.

All subcontractors are subject to the same requirements. It is the responsibility of the primary contractor or vendor to obtain acceptable evidence of insurance from subcontractors.

The Town of East Granby also requires that they be named as an additional insured on your general liability policy(ies). Your general liability policy must be specifically endorsed with ISO Endorsement CG 20 10 (or equivalent) *or* ISO Endorsement CG 20 26 (or equivalent), *and* ISO Endorsement CG 20 37 (or equivalent). Where these forms require a description of locations or projects, enter "East Granby locations or projects." These form numbers must be specifically referenced on the certificate of insurance, and copies of these endorsements naming the Town of East Granby as additional insured must be furnished with the required certificate of insurance. If your insurance company uses a different form to provide the Town of East Granby with additional insured status on your policies, copies must be provided in advance with the insurance certificate for review and approval by the Town.

The amounts of insurance available to the Town as additional insured must be equal to the full policy limits carried by the contractor or vendor, including primary and excess (umbrella) liability policies or the amounts specified below, whichever is greater. Coverage provided under excess or umbrella policies must be at least as broad as that found in required underlying policies. All coverage must be primary and noncontributory as to the Town of East Granby.

The proper name for the entity to be named as additional insured is: "The Town of East Granby, and/or related or affiliated entities."

Evidence of compliance with these requirements is with the ACCORD form 25, "Certificate of Liability Insurance", plus copies of any required additional insured endorsements. Certificates should be sent to: **James Hayden, First Selectman**
Town of East Granby,
9 Center Street
East Granby, CT 06026

Current insurance certificates must be furnished to the Town at all times. Replacement certificates must be furnished ten (10) days *prior to the expiration or replacement* of referenced policies.

The Town of East Granby reserves the right to make commercially reasonable changes in these requirements during the term of any work or project.

Commercial General Liability	$1,000,000 per occurrence/ $2,000,000 aggregate bodily injury/property damage $1,000,000 Personal and Advertising Injury $2,000,000 Products-Completed operations aggregate The CGL policy must include coverage for: • liability from premises and operations. • liability from products or completed operations. • liability from actions of independent contractors. • liability assumed by contract.
Conditions	All coverage provided to the Town of East Granby under this section must be primary and non-contributory with any other insurance available to the Town of East Granby. the Town of East Granby must be specifically named as "additional insured" on your CGL policy with ISO form CG 20 10 or CG 20 26 or equivalent acceptable to the Town of East Granby. the Town of East Granby must *also* be named as "additional insured" for Products/Completed Operations on your CGL policy with form CG 20 37 or equivalent acceptable to the Town of East Granby. Any Aggregate limit must apply per job/project. Products/completed operations must be carried for 2 years after completion of job/acceptance by owner.
Automobile Liability	$1,000,000 each accident $2,000,000 aggregate for bodily injury/property damage, including hired owned &non-owned vehicles. Limits carried must be sufficient to satisfy required underlying limits for the umbrella policy (see below).

Umbrella Liability	$5,000,000 Limits must be excess over underlying limits described above. All coverage provided to the Town of East Granby under this section must be at least as broad as that found in the underlying policies, and must be primary and non-contributory with any other insurance available to the Town of East Granby.
Workers' Compensation	Liability meeting statutory limits mandated by the state and Federal laws with minimum limits of: $500,000 each accident for bodily injury by accident $500,000 each employee for bodily injury by disease $500,000 policy limit for bodily injury by disease Limits carried must be sufficient to satisfy required underlying limits for the umbrella policy (see below).
Employers Liability	$500,000 each accident Limits carried must be sufficient to satisfy required underlying limits for the umbrella policy (see below).
Professional Liability	$2,000,000 per occurrence/ $5,000,000 aggregate. Maximum deductible $100,000. Extended reporting period for (6) years following termination of this agreement.

MINIMUM QUALIFICATIONS

The minimum requirements for qualification are as follows:

- A minimum of 2 school roof project managed through the Dept. of Construction Services, Office of School Construction and Grants Review within the last 3 years.
- Attendance at the November 19, 2018 2:00 p.m. mandatory site visit

WRITTEN PROPOSAL

The written proposal is due Thursday, November 28, 2018, 2:00 p.m. Firms are required to submit three (3) hardcopies and one (1) electronic copy of their proposal to:

Attn: James Hayden, First Selectman
Town of East Granby,
9 Center Street
East Granby, CT 06026

Submissions are to be clearly identified with the title; ***the Town of East Granby Roof Design Proposal.*** **Attention: James Hayden, First Selectman**

GENERAL TERMS AND CONDITIONS

A prospective respondent must be willing to adhere to the following terms and conditions and by submitting a proposal hereby accepts and will comply with them in their response to this Request for Proposal.

1. **Acceptance or Rejection by The Town of East Granby**– East Granby reserves the right to accept and/or reject any or all proposals submitted for consideration to serve the best interests of the Town of East Granby. Respondents whose proposals are not accepted will be notified in writing.

2. **Ownership of Documents** – All proposals submitted in response to this RFP are to be the sole property of the Town of East Granby and subject to the provisions of Section 1-19 of the Connecticut General Statutes (re: Freedom of Information).

3. **Ownership of Subsequent Products** – Any product, whether acceptable or unacceptable, developed under a contract awarded as a result of this RFP is to be the sole property of the Town of East Granby unless stated otherwise in the RFP or contract.

4. **Timing and Sequence** – Timing and sequence of events resulting from this RFP will ultimately be determined by the Town of East Granby.

5. **Oral Agreements** – Any alleged oral agreement or arrangement made by a respondent with any agency or employee will be superseded by the written agreement.

6. **Amending or Canceling Requests** – The Town of East Granby reserves the right to amend or cancel this RFP prior to the due date and time, if it is in the best interest of the Town of East Granby to do so.

7. **Rejection for Default or Misrepresentation** – The Town of East Granby reserves the right to reject the proposal of the consultant that is in default of any prior contract or for misrepresentation.

8. **Clerical Errors in Awards** – The Town of East Granby reserves the right to correct inaccurate awards resulting from its clerical errors

9. **Rejection of Submission** – Submissions will be rejected in whole or in part if they limit or modify any of the terms and conditions and/or specifications of the RFP.

10. **Changes to Submissions**– No additions or changes to the original RFP will be allowed after submittal.

11. **Contract Requirements** – A formal agreement will be entered into with the firm selected. The contents of the proposal submitted by the successful respondent and the RFP will become part of any contract award.

12. **Rights Reserved to East Granby**– the Town of East Granby reserves the right to award in part, to reject any and all proposals, in whole or in part, and to waive technical

defects, irregularities and omissions if, in its judgment, the best interests of the Town will be served.

13. **Withdrawal of Submission** – Negligence on the part of the respondent in preparing the RFP confers no right of withdrawal after the time fixed for the acceptance of the submission.

14. **Assigning, Transferring of Agreement** – The successful respondent is prohibited from assigning, transferring, conveying, subletting or otherwise disposing of the agreement, its rights, title or interest therein or its power to execute such agreement to any other person, company, or corporation without the prior consent and approval in writing by East Granby.

15. **Cost of Preparing RFP** – The Town of East Granby shall not be responsible for any expenses incurred by the organization in preparing and submitting an RFP. An RFP shall provide a straightforward, concise delineation of the firm's capabilities to satisfy the requirements of this request. Emphasis should be on completeness and clarity of content.

16. **Definition of Terms** – For the purpose of this RFP, whenever the word "respondent" appears, it shall refer to "Architect" and whenever the word "Architect" appears, it shall refer to "respondent.

FEE PROPOSAL & BID FORM

Firms must acknowledge that the costs of items listed below are included in their base fee by the **proposed principle** initialing the service in the column provided. If an item is not initialed it will be considered not included in the base fee therefore the committee will consider the fee proposal non-responsive and the firm may not be considered for the project.

SERVICES	Breakout costs	COSTS INCLUDED Initial
Mechanical and Electrical engineering	Incl.	
Structural engineering	Incl.	
As-designed record drawings	Incl.	
As-constructed record drawings	Incl.	
Coordination of Owner's consultants, as necessary	Incl.	
Insurance limits as described in the RFP.	Incl.	

BID FORM

The Allgrove School

Option A - Roof Design Only, no CA: _____

Option B – Additional fee with CA _____

East Granby Middle-High School

Option A - Roof Design Only, no CA: _____

Option B – Additional fee with CA _____

Municipal Buildings

Option A - Roof Design Only, no CA: _____

Option B – Additional fee with CA _____

Reimbursable Expenses Fixed Fee: **$2,000.00 per school $2,000 for Municipal Buildings or $6,000 total**

Exclusions: Hazardous materials investigations or testing

Firm: _____

Name: _____
(Please Print)

Signature: _____

APPENDIX C

East Granby Road Replacement Matrix

Road	Originally Built / Repaved	Miles	Condition	SF of Bit. Pavement	Number of CBs	Number of Storm MHs	Number of Sanitary MHs	LF of Bit. Curbing	Number of Storm Outlets
Adams Drive	1973/1990's	0.22	poor/fair	32,525	4	0	0	2323	2
Airport Park Road	1989	0.19	fair	28,090	9	0	5	2006	1
Alderman Lane	1994	0.20	fair	29,568	6	1	0	2112	1
Aspen Rise	1991	0.51	poor/fair	75,398	25	0	0	5386	0
Austin Brook	?/crack seal 1996	0.39	good	57,658	14	4	0	4118	4
Bayberry Drive	1961/1995	0.11	poor/fair	16,262	4	0	0	290	0
Bonnieview	1956/2008	0.21	poor/fair	31,046	0	0	0	2218	0
Bradley Park Road	1965/1995	0.52	poor	82,368	23	1	16	5491	2
Brentwood	1997	0.16	poor/fair	23,654	6	1	0	1690	2
Brighton Drive	1997	0.79	fair/good	116,794	30	0	0	8342	2
Broken Arrow Road	1969	0.13	poor	19,219	5	0	0	1373	1
Brownstone Road	1956/NA	0.14	poor	20,698	6	0	0	1478	0
Canterbury Lane	1997	0.09	fair	13,306	4	0	0	950	1
Carriage Lane	1973/2012	0.19	good	28,090	5	0	0	2200	3
Cedar Ridge Road	1962/2012	0.23	good	34,003	4	1	0	2429	1
Center Street	1971/NA	0.13	poor/fair	19,219	4	0	0	1373	1
Chatsworth Court	1997	0.13	fair	19,219	7	0	0	1373	0
Chrismis Tree Lane	1985	0.18	fair	26,611	6	4	0	1901	1
Church Street	1978/2006	0.12	poor	11,405	0	0	1	0	0
Cinnamon Lane	1966/2014	0.07	good	10,349	0	0	0	800	0
Cobblestone	1960/2014	0.10	very good	14,784	2	0	0	0	0
Concord Drive	1973	0.39	poor	57,658	11	0	0	4118	1
Connecticut South Drive	N/A	0.42	poor	62,093	19	0	8	4435	3
Copper Hill Road	1869/2015/2016	0.99	good	146,362	0	0	0	0	0
Copper Hill Terrace	1966/2014	0.19	good	28,090	0	0	0	0	0
Country Club Lane	1987	0.61	fair	90,182	23	1	0	6642	6
Cricket Lane	1955/1980	0.15	poor	22,176	0	0	0	1584	0
Crystal Drive	2003	0.26	fair	38,438	13	0	8	2746	1
East Street	NA/2016	0.92	good	165,158	18	0	6	9715	3
Eastfield Farms Drive	1995	0.16	poor	23,654	9	0	0	1690	1
Floydville Road	1932/2011	0.94	fair/good	138,970	0	0	0	0	0
Gateway Blvd.	1985	0.14	poor	20,698	5	0	4	1478	0
Glen Hollow	1995	0.14	poor	20,698	9	0	0	1478	1
Granbrook Park Road	1960/2013	0.10	good	19,784	0	0	0	0	0
Granger Circle	1979	0.21	poor/fair	31,046	4	2	0	2218	1
Griffin Road	1869/2016	0.74	good	109,402	0	0	0	0	2
Hamilton Road	1963/2016	0.20	poor/fair	29,568	4	0	0	0	0
Harvest Lane	2003	0.12	good	17,741	6	0	4	1267	1
Hazelwood Road	1956/2012	0.31	good	45,830	13	0	0	3274	1
Heather Lane	1956	0.27	poor/fair	39,917	7	1	0	2851	3
Herman Drive	1976/2011	0.06	good	8,870	0	0	0	634	0
High Farms Road	2001	0.19	fair/good	28,090	9	1	0	2006	1
Hillcrest Drive	1966/2010	0.17	fair/good	25,133	0	0	0	500	0
Holcomb Street	1869/2013/2014	2.02	very good	298,637	4	0	0	10665	4
Horseshoe Drive	1973/2014	0.39	very good	57,658	9	0	0	4118	1

East Granby Road Replacement Matrix

Road	Originally Built / Repaved	Miles	Condition	SF of Bit. Pavement	Number of CBs	Number of Storm MHs	Number of Sanitary MHs	LF of Bit. Curbing	Number of Storm Outlets
Huckleberry Drive	1986	0.29	fair	42,874	14	0	0	3062	2
International Drive	1978	0.19	poor	68,218	4	0	3	4013	1
Jefferson Drive	1979	0.24	poor	35,482	7	1	0	2534	1
Kimberly Road	1977/2012	0.61	very good	90,182	15	0	0	6442	12
Kirkstone	1997	0.13	fair/good	19,219	5	2	0	1373	2
Kripes Road	1969/2014/2015	0.37	very good	54,701	1	0	5	3907	0
Larch Drive	1972	0.14	poor	20,698	0	0	0	370	0
Lexington Drive	1973	0.23	poor	34,003	7	0	0	2429	2
Longview Drive	1986	0.16	fair/good	23,654	4	0	0	1800	0
Lordship Road	1976/2011	0.24	good	35,482	0	0	0	0	0
Maize Road	1967	0.17	poor	25,133	2	0	0	1795	0
Melody Lane	1966/2008	0.35	poor	51,744	3	0	0	1850	1
Memorial Drive	1971	0.14	poor	20,698	5	0	4	1478	1
Metacomet Drive	1977	0.52	poor	76,877	25	0	0	5491	2
Miller Road	1955/2008	0.28	fair	41,395	0	0	0	740	0
Mount Vernon Drive	1968	0.22	poor	32,525	12	0	0	2323	1
Newgate Road	1869/2013/2014	2.56	poor/good	378,470	15	0	0	200	5
Nicholson Road	NA /2012	0.73	good	107,923	2	1	3	3800	2
North Road	1869/2018	0.59	Very Good	87,226	3	0	0	1560	1
Nutmeg Road	1966/2014	0.36	very good	53,222	13	0	0	3802	0
Old County Highway	1956/NA	0.28	poor	41,395	1	0	0	0	0
Old County Road	1958/2018	0.35	Very Good	51,744	5	0	0	1848	1
Old Farms Lane	1979	0.13	poor	19,219	4	0	0	1500	2
Old Hartford Avenue	1869/NA	0.43	fair	63,571	3	0	0	0	3
Old Road	1869/NA	0.30	poor/fair	28,512	1	0	0	0	0
Peak Mountain Drive	1977	0.21	poor	31,046	9	0	0	2218	0
Pennywhistle Road	1960	0.19	poor	28,090	4	0	0	2006	1
Peppercorn Lane	1966/2014	0.11	very good	16,262	2	0	0	1250	0
Pinewood Road	NA /2012	0.15	good	22,176	6	1	0	1584	1
Pleasant View Drive	1986	0.16	poor/fair	23,654	4	0	0	1690	0
Pond Lane	1992	0.44	fair	65,050	15	0	0	4646	2
Randall Avenue	1977/2012	0.09	good	13,306	2	0	0	950	2
Ridge Blvd.	1994	0.57	poor/fair	84,269	27	2	0	7000	3
Russell Road	1987	0.73	good	107,923	27	0	2	7709	1
Russelton Avenue	1960/2013	0.07	good	6,653	0	0	0	0	0
Saddle Drive	1973/2012	0.13	good	19,219	4	0	0	1500	1
Sage Lane	1968/2013	0.16	good	23,654	4	0	0	1690	0
School Street	1869/2005	0.47	fair	69,485	0	1	15	1240	0
Seneca Drive	1967	0.29	poor	42,874	8	0	0	3062	1
Seymour Road	1932/NA	0.55	poor	87,120	19	0	0	5808	0
South Grand Street	NA/2017	0.42	good	62,093	2	0	0	0	1
Southwood Lane	1980	0.22	poor	32,525	8	1	0	2323	2
Spoonville Road	1932/NA	1.67	poor	246,893	21	0	0	1100	5
Stark Road	1953/NA	0.37	poor	54,701	23	0	0	3907	1
Sunrise Terrace	NA/NA	0.13	poor	19,219	2	0	0	1373	0

East Granby Road Replacement Matrix

Road	Originally Built / Repaved	Miles	Condition	SF of Bit. Pavement	Number of CBs	Number of Storm MHs	Number of Sanitary MHs	LF of Bit. Curbing	Number of Storm Outlets
Surrey Drive	1973/2012	0.28	good	41,395	7	0	0	3100	1
Sutton Place	1984	0.11	poor/fair	16,262	10	0	0	1162	3
Sweetbriar Road	1956/2008	0.32	poor/fair	47,309	5	0	0	3379	3
Talcott Range Drive	1977	0.18	poor	26,611	3	1	0	1901	1
Trevor Lane	1994	0.28	fair	41,395	10	0	0	2957	2
Tuckahoe Road	1971	0.15	poor	22,176	3	0	0	1584	3
Tunbridge Road	1956/NA	0.20	poor	29,568	4	0	0	2112	1
Tunxis Avenue	1869/2011	0.49	good	72,442	0	0	0	0	0
Valley View Drive	1960/2011 repair	0.11	poor/fair	16,262	1	0	0	300	1
Walnut Drive	NA/NA	0.09	fair	13,306	0	0	0	0	0
Washington Ridge	1978	0.59	poor	87,226	13	0	0	4675	3
Wintergreen Lane	1995	0.15	poor	22,176	6	0	0	1584	1
Wolcott	1869/2011	0.72	fair/good	106,445	0	0	0	0	0
Wyncairne	1989/2013 partial	0.40	poor/fair	59,136	20	1	0	4224	4
Wyncourte	1989	0.11	poor/fair	16,262	3	0	0	1162	1
Wynding Hill Road	1960/2011	0.84	good	124,186	13	0	0	8870	3
Totals for all Roads		**37.06**		**5,538,651**	**763**	**28**	**84**	**249,656**	**139**
Totals for classified as poor, poor/fair and fair		**23.53**	**poor, poor/fair, fair**	**3,048,144**	**542**	**17**	**64**	**151,149**	**87**

Note: Rows highlighted in yellow are classified as poor, poor/fair and fair and are part of the town's proposed repaving program.

Town's Proposed Means of Repaving		SF of Bit. Pavement	Cost of Pavement	Cost of CBs	Cost of Storm MHs	Cost of Sanitary MHs	Cost of Bit. Curbing (including top soil and seed)	Cost of Storm Outlets
Pulverize	15%	457,221.60	**$1,017,064**					
Chip Seal	15%	457,221.60	**$90,377**					
Mill and Overlay	70%	2,133,700.80	**$4,095,565**					
Structures and Curbing				**$375,000**	**$13,600**	**$51,200**	**$1,050,000**	**$34,800**

Estimated Total Cost **$7,078,000**

Note: Total includes $200,000 for Town Campus repaving and $150,000 for Floydville Bridge Scour Remediation. Calculations do not have an inflation escalator built in.

APPENDIX D

Tradesmen of New England LLC

An HVAC Mechanical Services & Controls Contractor
21 East Dudley Town Road, Bloomfield CT 06002
www.TradesmenofNE.com

CT Lic. #S1-393302, CT Lic. #MEC-0001200, MA Lic. #107562

October 5, 2018

David Wing
Facility Manager
Allgrove School
Board of Education at Allgrove School
33 Turkey Hills Rd, P.O. Box 674
East Granby, Connecticut,06026
davew@egtownhall.com
O-(860) 653-6134
C-(860) 508-8935

Re: EG - Allgrove - Ductless Split Cooling, 16 Areas
Proposal: Q-324-081617

Dear David:

Thank you for the opportunity to provide you with this proposal. A detail of this proposed project scope and the project's value are shown below. Please review those confirming they meet your facility's needs, and contact me with any questions.

Project Intent:
This project includes the installation of Daikin ductless split units to provide cooling within 16 areas as follows:

Qty	Area served
1	Rm 9 Pre K
1	Rm 11 Special Ed
1	Rm 19 Guidance
1	Rm 34 Classroom
1	Rm 35 Classroom
1	Rm 36 Classroom
1	Rm 37 Classroom
1	Rm 38 Classroom
1	Rm 39 Classroom
1	Rm 40 Classroom
1	Rm 41 Classroom
1	Rm 42 Classroom
1	Rm 43 Classroom
1	Rm 44 Classroom
1	Rm 45 Classroom
2	Cafeteria (2 indoor heads)
17	

We will install ductless split units outdoor sections on the outside walls. The indoor sections will be mounted up high, just beneath the ceiling. The corresponding outdoor sections will be attached to factory brackets and mounted on the wall, at the same elevation as the existing units. Power will be derived from existing electrical panels and conduit will be run exposed.

Tradesmen of New England LLC

An HVAC Mechanical Services & Controls Contractor
21 East Dudley Town Road, Bloomfield CT 06002
www.TradesmenofNE.com

CT Lic. #S1-393302, CT Lic. #MEC-0001200, MA Lic. #107562

Please note: Electrical capacity has not been determined and as such, this proposal includes 100 feet of linear conduit run per outdoor unit and assumes sufficient power / amperage / electrical panel space exists for this project.

Project Scope:
Furnish and install the following Per Classroom (total 17):

1. Ductless split system indoor evaporator unit, line sets, condensate drain (to outdoors) and controler
2. Ductless Split System outdoor condensing unit, wall bracket and disconnect
3. Interconnecting line sets
4. Interconnecting electrical – control and power
5. Line voltage power wiring (100' linear, as noted above)
6. Start-up

Scheduling Terms:
Our Operations Team will review this Project Proposal once it is booked and contact you for scheduling.

*****BUDGETARY PRICE*****

Total Project Value: **$115,381.50** + 13,600 for 2 units = $128,981

Project Invoicing:

1. Thirty percent (30%) of project full price shall be invoiced upon approval of project.
2. Thirty percent (30%) of project full price shall be invoiced upon deploying of field labor and delivery of major project equipment.
3. Remaining portion of project full price shall be invoiced upon substantial completion of project.
4. Term of payment is 30 days from date of invoice.
5. Contingent upon written account credit approval from TNE Accounting Dept.

Value Proposition:

Clarifications:

- Price does not include the following:
  - Any and all state, city, town or internal client permits unless identified above
  - Any and all engineering expenses unless identified above
  - Cost for off shift work or overtime
  - Delays due to lack of access
  - Asbestos Abatement
  - Additional work not within the body of this proposal
  - Sales tax
- Client to provide reasonable located parking for Trade Vehicles at no cost to TNE
- Price is valid for 30 days
- Proposal is based on your acceptance of the terms set forth on the attached General Terms and Conditions

Customer Acceptance:

Environmental Systems Corporation
INTELLIGENT BUILDING SOLUTIONS

BUILDING AUTOMATION | SECURITY | LIFE SAFETY | ENERGY EFFICIENCY | AUDIO VISUAL | HVAC/ MECHANICAL

October 11, 2018

Dave Wing
Facility Manager
33 Turkey Hills Rd
East Granby, CT 06026

Re: Allgrove School Ductless Split Units Install

Dear Dave,

*Environmental Systems Corporation is pleased to submit this **Budget pricing** for the following.*

Scope of Work:

- Furnish and install (19) new Ductless Split Systems
  - Lennox Units
    - Classrooms 9,11,34,35,36,37,38,39,40,41,42,43,44,45 & Computer Room shall each have the following
      - MPB030S4S-1P Cond unit
      - MWMB030S4-1P Wall evap.
      - 2.5 Ton
      - Heat Pump
      - Full heat capacity @ 47°/ half capacity @15°/ Cut off @ -13°
      - 410A
      - 208/230v
    - Guidance & Resource Office shall each have the followi
      - MPB009S4S-1P Cond unit
      - MWMA009S4-2P Wall evap.
      - 9k
      - Heat Pump
      - Full heat capacity @ 47°/ half capacity @15°/ Cut off @ -13°
      - 410A
      - 208/230v
    - Café shall have (2) two of the following
      - MPB036S4S-1P Cond units
      - MCFA036S4-1P Floor units
      - 3 Ton
      - Full heat capacity @ 47°/ half capacity @15°/ Cut off @ -13°
      - Heat Pump
      - 410A
      - 208/230v
    - Furnish and install new line sets
      - Ran on the exterior of building
      - White or brown line hide
    - Furnish and install new pads and stands on ground
    - Furnish and install new programable T-Stats
  - Furnish and install electrical
    - New whip
    - New disconnect
    - New panels shall be within 80' of units
      - Panels and breakers shall be installed by others
  - Test and startup

The total amount for the above project will be ..... $123,760.00 plus Connecticut Sale Tax if applicable.

Nutmeg Mechanical Services Inc.
130-3 Utopia Rd.
Manchester Ct 06042
Phone 860-643-2042
Fax 860-643-1753

10-22-2018

Town Of East Granby CT
205 Turkey Hills Road
East Granby CT 06026

Re:
Carl Allgrove School
33 Turkey Hills Road
East Granby CT 06026

We are pleased to offer this budget for installing ductless split air conditioning systems at the above mentioned school.

1) Furnish and install 14 Mitsubishi or Carrier 24,000 BTU ductless split air conditioning systems for the classrooms and resource room and computer room.
2) Furnish and install2 Mitsubishi or Carrier 12,000 BTU ductless split air conditioning systems for the special Ed rom and Pre K room 9.
3) Furnish and install 2 Mitsubishi or Carrier 36,000 BTU ductless split air conditioning systems for the lower level cafeteria.
4) All systems will include equipment, wall mounting bracket, refrigerant piping, condensate drain piping, decorative line hide for all piping, remote control for unit operation, and electrical wiring to existing circuit breaker panels.
5) This quote includes all labor, permits, startup and a one year warranty.

Total budget for the above $120,000.00 (BUDGET ONLY)

This quote does not include any stamped drawings if required by the Town, sales and use taxes, prevailing wage rates or any electrical upgrade to the building electrical service.

This quote expires in 30 days.

Thanks for letting Nutmeg Mechanical Services Inc. quote you on this project.

CONTRACT CHANGES

Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders. These alterations are considered change orders and will become an