



SPECIAL BOARD OF EDUCATION MEETING

Wednesday, May 31, 2023 6:00 PM

MEETING ONLINE-ZOOM Please use the link below to join the webinar:

<https://glastonburyus->

[org.zoom.us/j/86906828095?pwd=SWt6dTFOeE14SjBxTU5UWkRvSzVDUT09](https://glastonburyus-org.zoom.us/j/86906828095?pwd=SWt6dTFOeE14SjBxTU5UWkRvSzVDUT09)

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312 626 6799 or +1 669 900 6833 , or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 869 0682 8095

1. Call to Order
2. Information Session for Public Comment on Items Pertaining to the Call
3. Business Requiring Action
 - A. Approval of Supplemental Funding for Naubuc Second Floor Project
 - B. Approval of Funding for Strength and Conditioning Facility
4. Adjournment
 - A. Please note: It is possible that the Board of Education may go into Executive Session

How to Participate in Board of Education Meeting Public Comments

At this time, there are two options for participating in public comment during Board of Education meetings.:

1) In-Person Comment.

The Board sets aside thirty (30) minutes for public comments. Comments are limited to 3 minutes per speaker and a person may speak only once. Each speaker must start by stating their name and address. There will be a sign-up sheet in the back of the room. In-person meetings are held in the Town Hall Town Council Chambers, 2155 Main Street, Glastonbury, unless otherwise noted on the [Board of Education Meeting webpage](#) and the Board Meeting agenda.

2) Written Comment.

Use the form below to submit a written comment before 12 noon on the meeting day. Written comments are attached to the BOE Meeting Agenda.

[Public Comments for Glastonbury Board of Education Meeting](#)

**GLASTONBURY BOARD OF EDUCATION
EXECUTIVE SUMMARY REPORT FORM**

Title of Report: Bid #862-23 Naubuc School Alterations State School Project #054-0099 A/CV

Board Meeting Date: May 31, 2023

Action:

Report: X

Information:

Discussion:

This report is for the purpose of informing the Board of the bid results for the construction project previously design and approved by the Board.

A total of (11) general contractors attended a mandatory Pre-Bid Conference on April 18, 2023 showing interest in bidding the project. On May 24, 2023 eight (8) general contractors submitted sealed bids in accordance to bid requirements set forth by the Town/BOE bidding policy. Below are the bid results.

After review and evaluation of the submitted bids, the accepted bid was from BRD Builders out of Hartford, CT in the amount of \$3,211,800. The acceptance is based on the lowest responsible and qualified bidder definition under the bid policy. This contractor has the qualifications and demonstrated ability to perform the scope of work as defined within the contract documents (plans and specifications) designed by Silver Petrucelli Architects/Engineers (SPA). More specifically, SPA has direct experience with this contractor on a project currently underway in Colchester, CT. A new senior center, being built ground up in the amount of \$9M. Additional project experience is also present in their qualification statement. This contractor has been in business for 23 years as a commercial contractor and holds a Major Contractor License with the State of CT. Along with their bid they have provided all the necessary forms, financial and bonding capacity as required by Town bid policy. SPA supports the recommendation to award.

The project will be funded through the previously approved CIP funds by the Town.

| Bidder | Bid Value | % > Low |
|------------------------|------------------|-------------------|
| BRD Builders | \$ 3,211,800 | - |
| Montagno Construction | \$ 3,335,000 | 104% |
| WJ Mountford | \$ 3,420,000 | 106% |
| Sarazin GC | \$ 3,444,000 | 107% |
| Nosal Builders | \$ 3,544,000 | 110% |
| Diversity Construction | \$ 3,636,000 | 113% |
| CT Carpentry | \$ 3,751,980 | 117% |
| A. Secondino & Sons | \$ 3,855,949 | 120% |

Submitted By: Al Costa

Reviewed By: Alan Bookman

**GLASTONBURY BOARD OF EDUCATION
EXECUTIVE SUMMARY REPORT FORM**

Title of Report: Funding for Add Alternates for Naubuc Second Floor Project

Board Meeting Date: May 31, 2023

Action: X Report: Information: Discussion:

In addition to the Naubuc project, we requested three bids to add to the project from BRD Builders. Those bids are \$230,000 for custom cabinets for the classrooms, \$85,000 for interactive monitors in each room, and \$210,000 to replace the elevator. It makes sense to do these three add alternates at the same time as all the other work is being done on the second floor. Also, these three bids were most reasonable for this work.

In addition, we will need to include \$160,000 for contingency.

With additional funding available this year in special education and in health benefits, we expect to have between \$500,000 and \$600,000 available to put in the 1% fund for these add alternates. The remaining funds needed are available from the technology budget next year, since they budgeted for doing the technology in Naubuc. Thus, we expect to cover the costs of the add alternates without affected the \$1.6 million presently in the Non-Lapsing (1%) Fund.

Submitted By: Alan Bookman

**GLASTONBURY BOARD OF EDUCATION
EXECUTIVE SUMMARY REPORT FORM**

Title of Report: Funding for Strength and Conditioning Facility

Board Meeting Date: May 31, 2023

Action: X Report: Information: Discussion:

There is presently \$1,627,991 in the 1% fund that has not been spent. This does not include the maintenance fund for Eastbury. In the 2023-2024 Board Approved Budget Book, a number of expenditures were listed for use of these funds. The chiller installation at Nayaug and various door replacements have been funded in the 2022-2023 budget. The Naubuc elevator and Naubuc asbestos removal will be paid for from the Naubuc project. Roof repairs, some carpeting and some sidewalks will be done from the operating budget for 2023-2024. Athletic Storage Expansion will be considered at a future time.

Expected costs for the Strength and Conditioning Facility are expected as follows:

- \$1.2 million for the project
- \$50,000 for design
- \$60,000 for contingency

The expected costs of \$1,310,000 is over \$300,000 below the present funding available in the 1% fund.

With these facts, we recommend paying for the Strength and Conditioning Facility from the funds presently in the Non-Lapsing (1%) Fund.

Submitted By: Alan Bookman

Capital Improvement Projects (CIP) Form

November 14, 2022

Overview

| | |
|-----------------------|-------------------------------------------------------------------------------------|
| Department: | Board of Education |
| Project Title: | Glastonbury High School - A/E Design/Construction Athletic Weight Training Facility |
| Priority: | 1 |



Project Description and Status

Silver/Petrucci & Associates (SP+A) was retained to provide an architectural and engineering study for Glastonbury High School, evaluating the feasibility of constructing a new, 3,000 square foot weight training facility. The new weight training facility is intended to be a stand-alone structure, constructed in the location of the existing high school practice field, adjacent to the tennis courts and across the parking lot from the field house. The location of the proposed facility was purposeful due to the proximity to existing gas, water, and electric utilities, in an effort to limit site development costs. In order to create a campus feel and maintain standards for the Town and the School District of Glastonbury, it is proposed to construct the new weight facility in a style and with materials consistent with the new field house. As part of this study, SP+A reviewed existing construction documents of the field house.

Additionally, SP+A retained the services of a geotechnical engineer to examine the existing soil conditions in the anticipated area of new construction. Down to Earth, Consulting LLC, was retained to perform site borings and the analysis said borings. To summarize the geotechnical findings, the results were positive, with the majority of borings indicating 24-48” depth of topsoil and fill. One boring at the southwest corner of the proposed building footprint indicated deeper depths of fill. While this is not a significant concern for the proposed facility, the variation in fill depth would be concerning if the location of the weight facility were to change. In the event that the location or size of the facility were to be significantly altered, SP+A recommends that additional soil investigations take place to confirm the viability of the new or expanded site. As stated previously, this is not recommended as the costs for site development and extension of site utilities, would increase exponentially.

Estimated Capital Costs

| 2023 Budget | 2024 | 2025 | 2026 | 2027 | Future | Total |
|-------------|-------------|------|------|------|--------|-------------|
| - | \$1,200,000 | - | - | - | - | \$1,200,000 |

Estimated Operating Budget Requirements

No additional maintenance costs anticipated.

Glastonbury Public Schools

**Glastonbury High School
New Weight Training Facility**

**330 Hubbard Street
Glastonbury, CT 06033**

September 9, 2022

Prepared by:



architects | engineers | interior designers

Silver, Petrucelli & Associates, Inc.
3190 Whitney Avenue | Hamden CT 06518
One Post Hill Place | New London CT 06320

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Section I – Introduction

Silver/Petrucci & Associates (SP+A) was retained by Glastonbury Public Schools (GPS) to provide an architectural and engineering study for Glastonbury High School, evaluating the feasibility of constructing a new, 3,000 square foot weight training facility. The new weight training facility is intended to be a stand-alone structure, constructed in the location of the existing high school practice field, adjacent to the tennis courts and across the parking lot from the field house. The location of the proposed facility was chosen due to its proximity to existing gas, water, and electric utilities, in an effort to limit site development costs.



In order to create a campus feel and maintain a set of standards for Glastonbury athletics, GPS intends to construct the new weight facility in a style and with materials consistent with the new field house. As part of this study, SP+A reviewed existing construction documents of the field house, and the findings have been incorporated into the narratives, imagery, and estimates included within this report.

Additionally, SP+A was asked to retain the services of a geotechnical engineer to examine the existing soil conditions in the anticipated area of new construction. Down to Earth, Consulting LLC, was retained to perform site borings, and the results/logs of said borings have been included in Section V of this report. To summarize the geotechnical findings, the results were positive, with the majority of borings indicating 24-48” depth of topsoil and fill. One boring at the southwest corner of the proposed building footprint indicated deeper depths of fill. While this is not a significant concern for the proposed facility, the variation in fill depth would be concerning if the location of the weight facility were to change. In the event that the location or size of the facility were to be significantly altered, SP+A recommends that additional soil investigations take place to confirm the viability of the new or expanded site.

Section II – System Narratives

Site

Site work for the new weight facility will consist primarily of extending or tapping into nearby utility connections (water, sewer, gas, and electric) that are currently routed to the field house. This will involve excavation, trenching and fill, through both soil and paving. The individual systems and proposed solutions are all discussed in more detail within the mechanical, electrical, and plumbing narratives.

In addition to the utility work, removal of existing unsuitable soil and replacement with structural fill and gravel will be necessary, in limited depths, at the location of the new building footings and slab. New site paving will consist of bituminous concrete, extending from the existing access road at the north end of the parking lot, to the new building entrances and exits. Roof drains and sanitary will be routed below grade and tied into existing, nearby sewer systems.

Refer to S1 – Proposed Site Plan in Section III of this report for locations and extent of building footprint and paving.

Structural

The primary structure of the new weight facility will consist of exterior bearing walls, with wood attic/roof trusses. Bearing walls will be located above cast in place concrete frost walls with formed concrete footings on structural fill and gravel.

A portion of the roof/attic trusses will be designed to allow for a mechanical attic space within the structure of the truss. A plywood floor will be installed over the bottom chord of these trusses in order to create a platform for servicing the mechanical equipment. This mechanical attic will be located above the locker and toilet rooms.

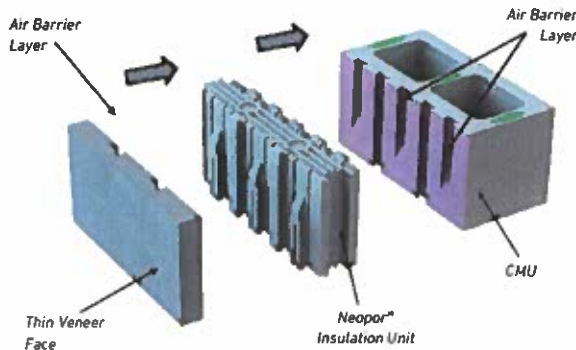
Architectural

The architectural systems and finishes for the new facility will be in line with the recently completed field house, in order to maintain the campus feel and standards established for Glastonbury athletics. The proposed finishes include concrete masonry unit (CMU) exterior veneer with either CMU or cold formed metal framed CFMF back up bearing walls and interior partitions. Although CMU is more costly than CFMF, the lifespan and durability of CMU far exceeds what can be achieved with a gypsum/sheetrock finish. Due to the high abuse use of the proposed facility, we would strongly recommend consideration of CMU for all bearing walls and interior partitions.

In order to provide the most economical solution for the exterior wall system, which would include CMU veneer, insulation and vapor barriers consistent with building and energy code requirements, and interior CMU, we recommend consideration of an insulated concrete masonry system, such as InsulTech (or approved equal). These systems include all required exterior wall components in one, preassembled masonry unit which considerably reduces labor cost and

construction time, by eliminating the need for multiple, coordinated trades. An alternative to the insulated masonry system would be conventional construction consisting of a back up 8" CMU wall, air/vapor barrier, rigid insulation, air space, and split face veneer masonry with stainless steel anchors. Our cost analysis indicates that both systems would be comparable in construction cost, with the major benefit of the insulated masonry system being reduced construction time.

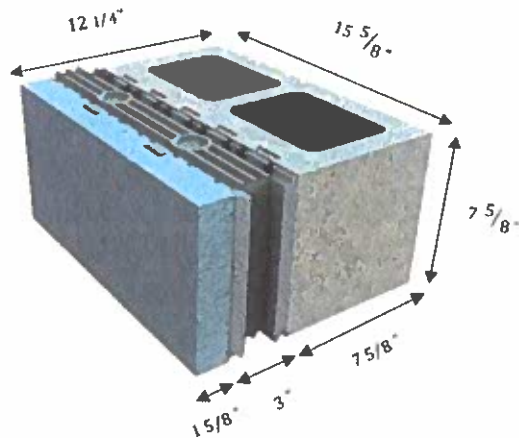
08 INSULTECH™ SYSTEM INSTALL GUIDE



Single Pass Base Course units are assembled with a Double application of liquid applied air barrier on to the vertical keyway face of the CMU backup and top 2 inches of the horizontal keyway face. Single pass base units are identified with spray paint marks on the web.

The following image shows the over-all dimensions of the InsulTech™ wall assembly for the 8" deep CMU block (which will be used for the upcoming details):

Dimensions for the optional InsulTech™ wall assemblies in Full Height (8" high) at 6", 8", 10", and 12" nominal depths, and Half Height (4" high) at 8" nominal depth can be found in Section 5.6.



Additional exterior finishes will consist of hollow metal doors and frames with transoms, fiber cement trim, aluminum gutters and downspouts, and architectural asphalt shingles. Extruded aluminum louvers will be provided in the gable ends of the roof/attic structure to allow for fresh air intake and exhaust of mechanical units.

Interior finishes consist of painted partitions (CMU recommended), resilient base, rubber sports floor (weight room only), epoxy flooring, and painted gypsum ceilings in the locker and toilet rooms. The ceiling space above the weight room will be open to the truss structure above.

Material, manufacturer, and color selections will remain consistent with the field house.

In order to maintain consistency with the field house, and to maximize usable, interior wall space for locker cubbies and weight equipment, exterior wall openings for natural daylight have been limited to the transoms above doors. One alternative solution for introducing natural daylight into the weight training facility without significantly compromising usable wall space or cost,

would be the use of tubular light wells (Solatube or equal). Light wells capture and deliver variable amounts of natural light during the day, and are equipped with LED light kits to produce lighting during dark or night hours. The LED function eliminates duplicity of installing traditional light fixtures in addition to the light wells, and increases the systems ability to maintain proper, and consistent light levels.

In recent years, some manufacturers of tubular light well systems have offered SEED (Sustainable Energy for Economic Development) program incentives, including offering up to (4) light wells at no cost to the end user. SP+A has been successful in obtaining SEED incentives in the past and if desirable, will work with the Town of Glastonbury to confirm what SEED incentives are available for the weight room project.

Discover the technology that changed daylighting.

Capture
Raybender® Technology
 A patented daylight-capturing dome lens that:
 - Redirects low-angle sunlight
 - Rejects overpowering summer sunlight
 - Provides consistent daylighting through the year

LightTracker™ Reflector
 An innovative in-dome reflector that:
 - Redirects low-angle winter sunlight
 - Increases light input for greater light output
 - Delivers unsurpassed year-round performance

Transfer
SpectraLight® Infinity
 Tubing made of the world's most reflective material that:
 - Offers the highest Specular Reflectivity up to 99.7%
 - Provides the purest color rendition possible so colors are truer and brighter
 - Long tube runs possible, including multistory and 90 degree turns with minimal light loss

Deliver
Optical Lenses
 New DaylightShaping™ Lens Technology
 - Ability to direct light distribution for different visual effects
 - Provide superior visual comfort

Daylight Dimmer
 Adjusts daylight levels at the touch of a button

Thermal Control
INFRAREDUCTION™ Technology
 A technology integrated into SpectraLight® Infinity tubing that uses a proprietary process to filter out infrared wavelengths and minimize solar heat gain

Thermal Insulation Panel
 Provides unmatched thermal performance. Two climate controlled discs and a thermal break prevent conductive and convective heat transfer

Integration
Integrated LED Light Kit
 Allows integration of traditional light for a cleaner ceiling appearance and nighttime illumination from a single fixture

Mechanical

The facility will be heated and ventilated, but cooling is not being considered. The heating units will be natural gas-fired horizontal furnaces with indirect combustion coils located above the ceilings with supply ductwork to distribute air to the spaces in each zone. Two zones are envisioned at this time, and each zone will have its own thermostat. Outside air will be introduced through sidewall louvers or intake hoods into the return side of the furnace and will cycle open/closed depending on occupancy. A rooftop exhaust fan will provide relief for both systems.

Separate exhaust fans will be provided for each toilet/locker room, sized for the number of fixtures being utilized.

No complex automation (i.e., Building Management Control System) will be necessary for the limited and non-complex nature of the systems in the building.

Airflow rates will meet the CT State Mechanical Code and efficiencies of the equipment will meet the CT State Energy Conservation Code.

The vestibule will be served with a cabinet unit heater.

Plumbing

The facility houses two toilet/locker rooms and a janitor's closet requiring plumbing fixtures. The Boy's Toilet will have a urinal and a water closet, while the Girl's Toilet will have two water closets. One of each of these types of fixtures will be mounted according to ADA requirements. All will be equipped with low-flow, battery operated flushometer valves.

Each Toilet room will be equipped with a floor drain and a wall mounted hose bibb for maintenance and cleanup purposes. Each will also be furnished with two lavatories and faucets with one being ADA accessible. Both will have exposed piping covered by protective insulation.

The janitor's closet will be provided with a floor mounted, molded stone mop basin, with a wall mounted manual-operated faucet; vacuum breaker; bucket hook; hose connection and hose; and stainless steel wall protection plates.

All fixtures will be low flow per the CT State Energy Conservation Code, and all insulation required will be in accordance with the same.

A new 4" sanitary line will be run to the nearby sanitary street main with a new connection. Sanitary and vent piping will be cast iron, using hub and spigot joints above ground and mechanical joints below-ground.

A new 2" water line will be run to the building from the adjacent street main with a new meter located and sized in accordance with the local water authority. The water line shall be Type L copper above ground with certified lead-free soldered joints or press fit fittings. Water lines

below grade are recommended to be PVC or Polyethylene with a street shutoff and the tie-in point.

Lavatories and the mop sink will be served by point of use water heaters set for the flow required at the faucet it serves. Hot water will be delivered instantaneously at the temperature ranges acceptable to the CT State Energy Conservation Code.

All traps that require priming will be served by fixture mounted trap primers.

A new gas main to the building will be requested as well as a required relocation of the existing gas main that runs within the proposed footprint of the weight facility. This will be coordinated with the local gas authority.

Electrical

The following sample specification is formatted to describe extent of electrical work, including scope, materials, and methods.

1.1 GENERAL

- A. Architect's General Conditions are a part of this Division. All work shall be done in strict accordance with the latest applicable issue of the National Electrical Code, the International Energy Conservation Code, the State of Connecticut Building Code, the Connecticut Fire Safety Code, local Codes and utility company requirements. All equipment is to be UL approved. The Contractor shall bear the cost of all fees, permits, licenses and taxes. Utility company charges for the permanent electric service shall be included in the Contractor's Bid.
- B. Contractor shall be responsible for any signed and sealed drawings required by the local officials for permit.
- C. The Contractor shall provide a guarantee covering all material and workmanship for one (1) year following the date of acceptance, except that all LED lighting shall be guaranteed for a period of five (5) years.
- D. Upon completion of the project, Contractor shall fully instruct the Owner in the operation, adjustment and maintenance of all equipment and systems furnished.
- E. Contractor shall provide Owner with three (3) sets of complete maintenance and operating instructions, and technical data, in booklet form, of all equipment and devices furnished in Contract, including as-built drawings for the project
- F. All equipment and products shall be installed in accordance with the manufacturer's instructions and recommendations.

1.2 SCOPE OF WORK

- A. The Contractor shall furnish and install a complete electrical system for the new facility which includes, but is not limited to: underground conduit for electrical power and communication services; Eversource approved in-line meter socket with 200A main breaker and ground; main distribution panel, 200A, 30 circuit, main lug; light fixtures; exit signs; switches, receptacles, motor starters, disconnect switches, conduit and branch wiring; wiring of all HVAC and plumbing related equipment; wiring of all Owner furnished equipment; emergency lighting battery packs to serve all egress paths; fire alarm system with initiating and notification appliances; telephone/data system; and all other items and equipment as specified.
- B. Provide 200 ampere, 240/120 volt, 1-phase electric service. Meter shall be located on the building exterior and panel in the storage room. Provide 3 feet clear in front of all electrical equipment. Panel shall be provided with a minimum 20% spare breaker space. The estimate allows for this new dedicated service to the building because it appears to be less expensive than running power from the athletic building.
- C. Provide power for mechanical equipment as defined in mechanical scope. Coordinate with mechanical contractor for division of responsibility for disconnects, starters, controls, etc.
- D. Provide emergency lighting battery packs in normal fixtures. Emergency lighting coverage shall be provided in all paths of egress in the bathrooms, lockers, weight room, vestibule, and outside each required egress door. 10 interior and 3 exterior units are assumed in the estimate.
- E. Provide polycarbonate LED type exit signs marking the location of and path two all required egress doors where more than one path of egress is required. Provide combination signs or separate signs with the international symbol of accessibility at each egress door leading directly to grade. Exit signs shall be wired to the normal lighting circuit for each area. 3 signs are carried in the estimate.
- F. Provide convenience duplex receptacles throughout the facility as required to serve the anticipated use but a minimum of one receptacle in every room. All receptacles in the bathrooms and locker rooms shall be GFCI type. Provide one service receptacle in the area of all mechanical equipment with weatherproof/GFCI in outdoor locations. Circuits shall be wired with no more than 7 outlets per 20 ampere circuit.
- G. Provide surface and pendant mounted, linear LED fixtures throughout the facility. The weight room fixtures will be a pendant mount style similar to those used in the athletic building. Utility spaces will utilize surface mounted lensed LED fixtures.
- H. Provide wall mounted full cutoff LED fixtures at each man doors and at a few other points around the building perimeter. Exterior lights at the egress doors will have remote battery packs for emergency lighting. All exterior lighting shall be wired through a combination of photocell and timeclock. 7 fixtures are included in the estimate.
- I. Provide wall switches and motion sensors for control of light fixtures in all areas. Dimming can be provided in the weight room if that function is desired.
- J. Provide a complete fire alarm system for the facility with manual pull stations at all egress doors, smoke detection throughout (to match what was done at the athletic facility) and ADA compliant notification throughout. Extension of the fire alarm system in the Athletic Building could be further investigated but is likely to be more expensive.

- K. The desired level of coverage for telephone, data network, security and public address coverage should be further investigated. The current estimate allows for a wireless network connection to the athletic facility in order to eliminate the need for trenching between the buildings. This would enable telephone and network connectivity at the building but would not extend public address or security coverage.
- L. The electrical system shall be complete in all respects, tested, approved and ready for the beneficial use of the Owner.

1.3 WIRING METHODS

- A. Electrical Metallic Tubing (EMT) shall be used for feeders run above ground and all exposed branch circuit and communication wiring including all exposed runs in areas with no ceiling.
- B. Polyvinyl chloride (PVC) conduit may be used for underground power and telephone wiring except as specifically otherwise noted.
- C. Type MC Metal-Clad cable may be used for branch wiring concealed above ceilings and in walls. Maximum length of MC cable to lights in exposed locations shall be 5 feet. The MC cable shall be constructed of galvanized steel or aluminum armor outer covering with type THHN/THWN insulated conductors and internal insulated copper equipment ground conductor. All cables shall be rigidly supported from the building structure at least four (4') foot on center and run in lines parallel or perpendicular to building structural members. No cable shall rest on the ceiling structure.
- D. Flexible Metallic Conduit (FMC) or liquidtight flexible metallic conduit (LFMC) shall be used for connections to vibrating equipment.
- E. Wire #10 AWG and smaller shall be solid conductor with THWN / THHN insulation as required. Size #8 and larger shall be stranded conductor with Type THWN / THHN insulation, unless otherwise indicated. Minimum size wire for light and power circuits shall be #12. All conductors shall be soft-annealed copper. The Contractor shall include a green ground conductor for all circuits; the use of the conduit system or cable covering as the sole means of grounding will not be permitted.
- F. All conduits and wiring shall be run inside walls where possible. All exposed conduits shall be run neatly in lines parallel or perpendicular to building walls. All splices shall be made with listed spring connectors. Entire wiring system shall be grounded as mentioned above. Connections to mechanical equipment shall be in flexible metallic tubing.

Sustainable Design Features

While the mechanical and electrical systems for this facility will be simple in concept, they will be designed with operational efficiency in mind. Highly efficient gas-fired units will provide heating and ventilation of the space. These systems, as well as the required exhaust systems, will be controlled to minimize their energy use based on the operation of the facility. This can be accomplished via a combination of schedule controls and occupancy sensing.

All plumbing fixtures will utilize low flow rates to minimize water use. Given the varying utilization anticipated in this facility, instantaneous water heaters were selected to eliminate the wasted energy of a storage tank.

All interior and exterior lights will utilize highly efficient LED lamps. Tubular light wells are an option to increase energy efficiency through utilization of natural daylight and daylight harvesting technology. Occupancy sensor controls will be used to turn off interior lights in all areas while not in use. Exterior lighting control will use time schedule, motion sensor or both to minimize unnecessary operation while maintaining safety around the building.

The new weight facility will meet or exceed the energy code requirements for exterior envelope R-value. Continuous insulation will be utilized in the walls and on the roof to provide the eliminate thermal bridging and improve efficiency of all systems.

Section III – Proposed Plans and Elevations

The following proposed plans and elevations were developed based on a program and guidance provided by Glastonbury Public Schools. All narratives and estimates within this report reflect the design proposed within the attached plans.



Project Title:
**Glastonbury High School
 New Weight Facility**
 830 Hubbard Street
 Glastonbury, CT 06033



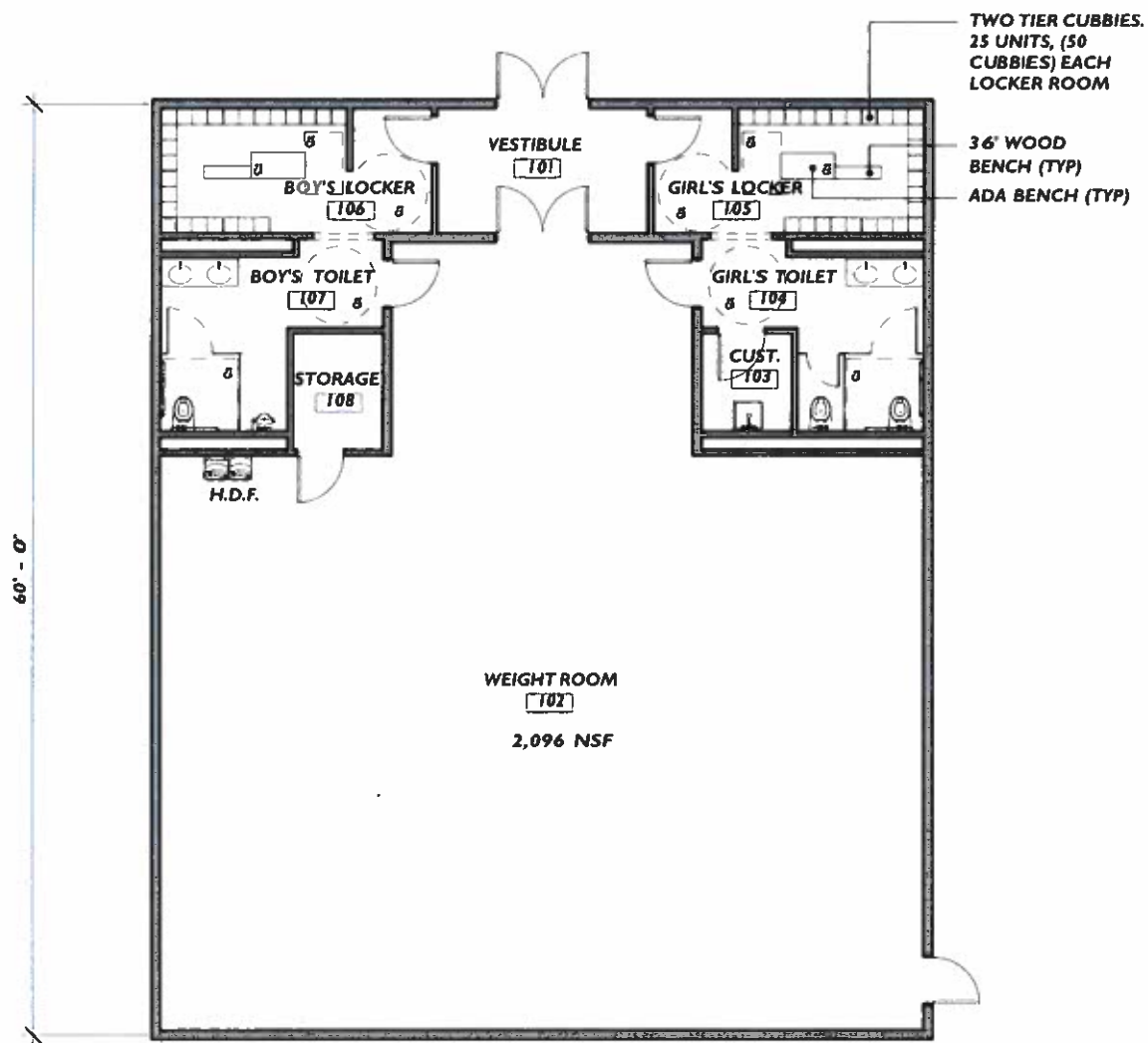
SILVER | PETRICELLI + ASSOCIATES

 Architecture | Approach | Interior | Planning
 75 West Main Street, Glastonbury, CT 06033
 860-834-7888 | www.silverpetricelli.com

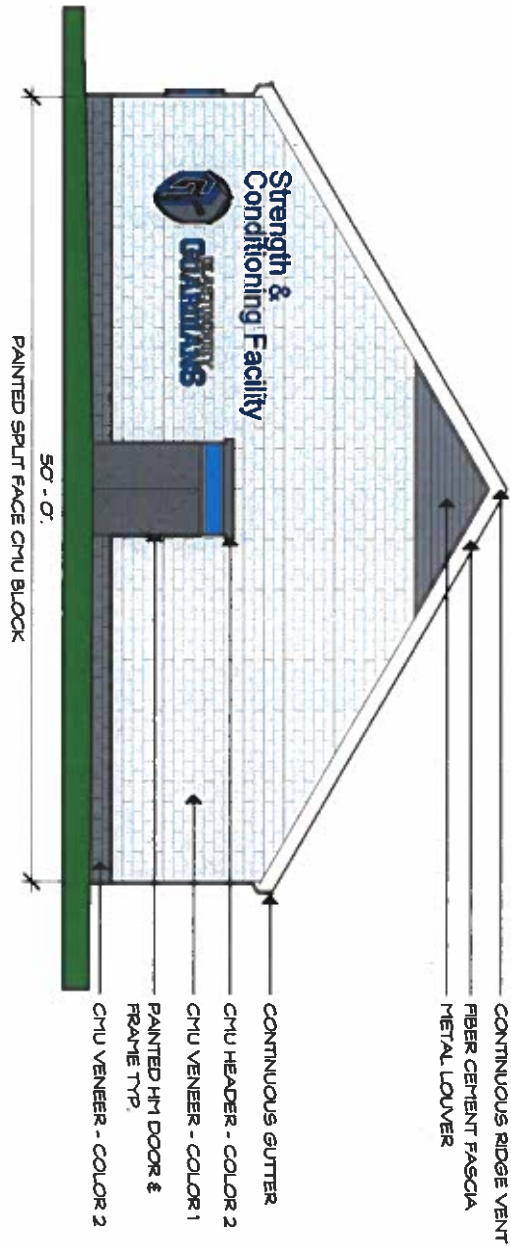
Drawing Title:
**PROPOSED SITE
 PLAN**

Date:
9/15/2022
 Scale:
1" = 30'-0"
 Prepared By:
C. NARDI
 Drawing Number:
22.171

Drawing Number:
S1



PROPOSED FLOOR PLAN
 1/8" = 1'-0" 



Section IV - Estimate

The following estimate was developed in house, with costs indicative of current market conditions. Over the last 18 months, the construction industry has seen significant material and labor price increases due to global supply shortages, labor shortages, and inflation. It is difficult to determine with any accuracy how future construction costs, at the time of bidding, will compare to market costs of today.

Glastonbury Public Schools - GHS New Weight Training Facility
Conceptual Cost Estimate

| Division 26 - Electrical | | | |
|-----------------------------------------------|----|---|-----------------|
| 26 05 09 - Electrical Demolition | LS | 1 | \$0.00 |
| 26 05 19 - Low Voltage Power Conductors | LS | 1 | \$10,000.00 |
| 26 05 33 - Raceway & Boxes | LS | 1 | \$6,200.00 |
| 26 09 23 - Lighting Control Devices | LS | 1 | \$1,500.00 |
| 26 24 16 - Panelboards (One 200A, 30 ckt) | LS | 1 | \$3,000.00 |
| 26 27 26 - Wiring Devices | LS | 1 | \$3,500.00 |
| 26 28 16 - Electrical Service (200A, 1-Phase) | LS | 1 | \$10,000.00 |
| 26 51 19 - LED Interior & Exterior Lighting | LS | 1 | \$19,000.00 |
| 26 52 19 - Emergency & Exit Lighting | LS | 1 | \$3,500.00 |
| Subtotal | | | \$56,700 |

| Division 27 - Communications | | | |
|-------------------------------------|----|---|-----------------|
| 27 15 00 - Wireless Link | LS | 1 | \$3,000.00 |
| 27 51 16 - Network Switch | LS | 1 | \$3,500.00 |
| 27 51 23 - CAT 6 Drops | LS | 1 | \$3,500.00 |
| Subtotal | | | \$10,000 |

| Division 28 - Electronic Safety & Security | | | |
|-------------------------------------------------------|----|---|-----------------|
| 28 31 11 - Fire Alarm System | LS | 1 | \$10,000.00 |
| 28 13 00 - Access Control System | LS | 1 | \$0.00 |
| 28 16 00 - Intrusion Detection System | LS | 1 | \$0.00 |
| 28 23 00 - Video Surveillance System | LS | 1 | \$0.00 |
| Subtotal | | | \$10,000 |

| Division 33 - Sitework | | | |
|-----------------------------------------------------|----|-----|------------------|
| Survey and A-2 As Built | LS | 1 | \$8,500.00 |
| Erosion Control | LS | 1 | \$2,500.00 |
| Site Demolition | LS | 1 | \$2,000.00 |
| Earthwork - Remove topsoil and unsuitables | CY | 640 | \$20.00 |
| Earthwork - Structural Fill | CY | 640 | \$28.00 |
| Crushed Stone | CY | 84 | \$50.00 |
| Bluminous Paving, including subbase | LS | 1 | \$10,000.00 |
| Backfill Footings | CY | 390 | \$40.00 |
| Roof Drains - To Daylight or Storm | LF | 280 | \$40.00 |
| Sanitary Sewer - Drainage and Core to Manhole | LS | 1 | \$15,000.00 |
| Water Service Allowance | LS | 1 | \$1,000.00 |
| Gas Service Utility Allowance | LS | 1 | \$5,000.00 |
| Electrical Service (included in Electrical Section) | LS | 1 | \$0.00 |
| Shot Put Pad, Earthwork, and Fencing | LS | 1 | \$5,000.00 |
| Subtotal | | | \$115,720 |

Glastonbury Public Schools - GHS New Weight Training Facility
 Conceptual Cost Estimate

| | |
|--------------------------------|--------------------|
| Construction Total | \$1,032,505 |
| Contingency @ 5% | \$51,625 |
| Total Construction Cost | \$1,084,130 |

| | |
|---------------------------------------|----------|
| Construction Cost Per S.F. (3,000 sf) | \$361.38 |
|---------------------------------------|----------|

SOFT COSTS

| | | | |
|-----------------------|----|----|----------|
| A/E Design Fees | | | \$64,207 |
| Printing Allowance | | | \$500 |
| Special Inspections | | | \$2,500 |
| Escalation (2023 Bid) | 5% | | \$43,365 |
| | | 4% | |

| | |
|---------------------------|--------------------|
| TOTAL PROJECT COST | \$1,184,702 |
|---------------------------|--------------------|

| | |
|----------------------------------|----------|
| Project Cost Per S.F. (3,000 sf) | \$394.90 |
|----------------------------------|----------|

EXCLUSIONS

ADDITIONAL UNSUITABLE SOILS (IF FOOTPRINT CHANGES OR RELOCATED)

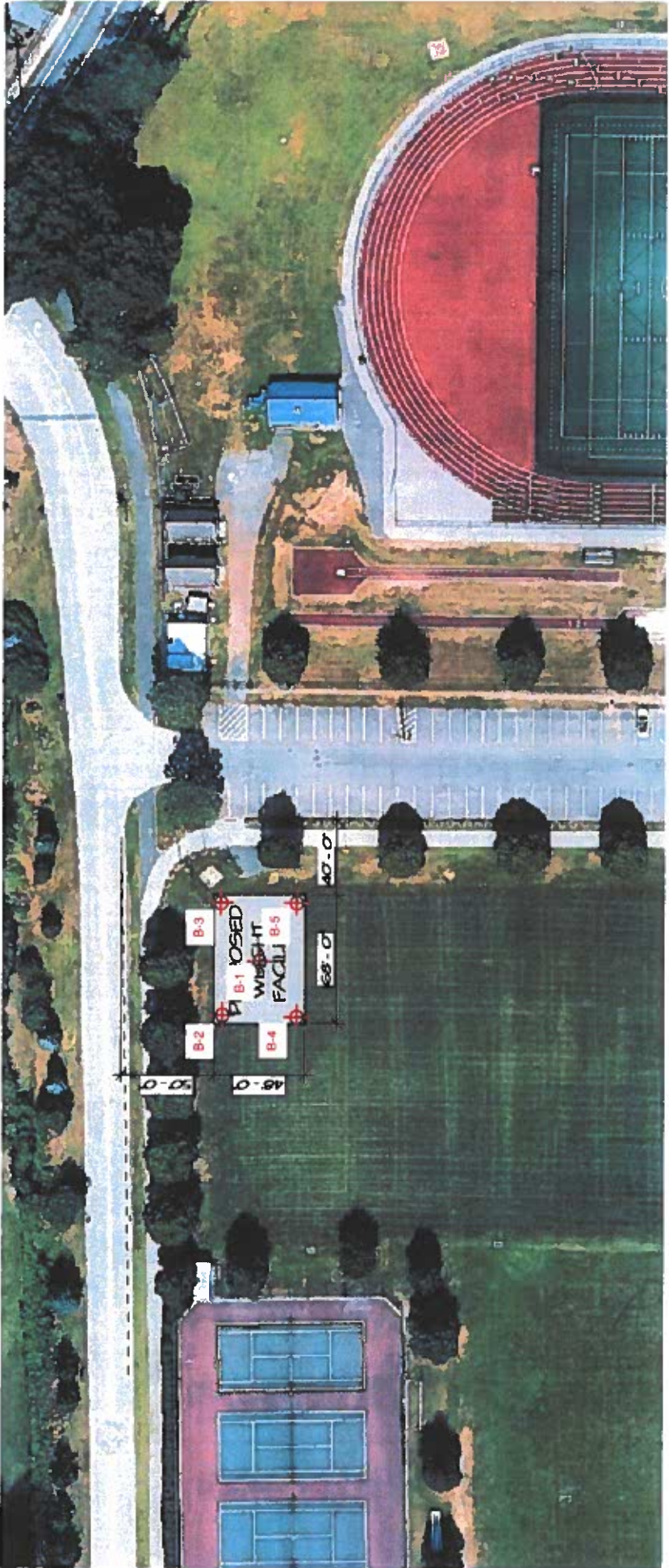
FF&E INCLUDING EXERCISE EQUIPMENT


CM/OPM/CLERK OF THE WORKS

FIRE EXTINGUISHERS BY OWNER

TUBULAR LIGHT WELLS (ADD ALTERNATE)

\$20,000



| | | |
|---------------------------------------------------------------------------------------------------------------------------|--------------------------|-----------------------------|
|  DOWN TO EARTH CONSULTING, LLC | PROJECT | BORING NO. <u>8-2</u> |
| | PROPOSED WEIGHT FACILITY | SHEET <u>1</u> of <u>1</u> |
| | 330 HUBBARD STREET | FILE NO. <u>0276-002.00</u> |
| | GLASTONBURY, CONNECTICUT | CHKD. BY <u>RPJ</u> |

| | |
|-----------------------------------------|--------------------------------------------------------------------|
| Boring Co. <u>General Borings, Inc.</u> | Boring Location <u>See Boring Location Plan</u> |
| Driller <u>John Wyant</u> | Ground Surface El. <u>Not Available</u> Datum <u>Not Available</u> |
| Logged By <u>Mateusz Fekieta</u> | Date Start <u>7/5/2022</u> Date End <u>7/5/2022</u> |

| | | | | |
|-----------------------------------------------------------|--------------------------------------------|------|------------|------------|
| Hammer Type: <u>Automatic Hammer</u> | Groundwater Readings (from ground surface) | | | |
| Sampler Size: <u>1-3/8" I.D. Split Spoon</u> | Date | Time | Depth (ft) | Elev. |
| Type Drill Rig: <u>Dench D-50</u> | <u>7/5/22</u> | | <u>9</u> | |
| Drilling Method: <u>3.25-inch I.D. Hollow-Stem Augers</u> | | | | Wet Sample |

| DEPTH | Casing Blows (ft) | SAMPLE INFORMATION | | | | | SAMPLE DESCRIPTION | STRATA |
|-------|-------------------------|--------------------|---------------------|-----------------|-----------------------|--------------------------------------------------------------------------------------------|--------------------|--------|
| | | Type | REC/PEN (Inches) | DEPTH (feet) | BLOWS PER 6 INCHES | Core Time (min./ft) | | |
| 1 | | S-1 | 20/24 | 0 to 2 | 3-5-7-8 | Medium dense, dark brown, fine to coarse SAND and SILT, trace fine Gravel, trace (-) Roots | FILL | |
| 2 | | | | | | | | |
| 3 | | S-2 | 19/24 | 2 to 4 | 11-11-7-10 | Medium dense, red-brown, SILT and fine to medium SAND | SILTY SAND | |
| 4 | | | | | | | | |
| 5 | | | | | | | | |
| 6 | | S-3 | 20/24 | 5 to 7 | 9-12-9-10 | Medium dense, red-brown, fine SAND, some Silt | | |
| 7 | | | | | | | | |
| 8 | | S-4 | 18/24 | 7 to 9 | 10-10-7-7 | Medium dense, reddish brown, fine SAND and SILT, wet | | |
| 9 | | | | | | | | |
| 10 | | | | | | | | |
| 11 | | S-5 | 17/24 | 10 to 12 | 3-4-5-5 | Loose, red-brown, SILT, some fine SAND | | |
| 12 | | | | | | END OF EXPLORATION AT 12 FEET BELOW GROUND SURFACE | | |
| 13 | | | | | | | | |
| 14 | | | | | | | | |
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| SPT N-Values | SPT N-Values | Proportions | SYMBOL KEY |
|---------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 0 to 4 - Very Loose 5 to 10 - Loose 11 to 30 - Medium Dense 31 to 50 - Dense Over 50 - Very Dense | 0 to 2 - Very Soft 3 to 4 - Soft 5 to 8 - Medium Stiff 9 to 15 - Stiff 16 to 30 - Very Stiff Over 30 - Hard | Trace = 0 to 10% Little = 10 to 20% Some = 20 to 35% And = 35 to 50% | 1. S denotes split-barrel sampler 2. ST denotes 3-inch O.D. undisturbed sample. 3. UO denotes 3-inch Osterberg undisturbed sample. 4. PEN denotes penetration length of sampler. 5. REC denotes recovered length of sample 6. SPT denotes Standard Penetration Test. 7. WH denotes weight of hammer 8. WR denotes weight of rods 9. PP denotes Pocket Penetrometer. 10. FVST denotes field vane shear test. 11. RQD denotes Rock Quality Designation. 12. C denotes core run number. |

FIELD NOTES: 1) Stratification lines represent approximate boundaries between soil types, transitions may be gradual.
2) Water level readings have been made at times and under conditions stated, fluctuations may occur due to other factors.



DOWN TO EARTH CONSULTING, LLC

PROJECT

PROPOSED WEIGHT FACILITY

330 HUBBARD STREET

GLASTONBURY, CONNECTICUT

BORING NO. B-4
 SHEET 1 of 1
 FILE NO. 0276-002.00
 CHKD. BY RPJ

Boring Co. General Borings, Inc. Boring Location See Boring Location Plan
 Driller John Wyant Ground Surface El. Not Available Datum Not Available
 Logged By Mateusz Fekieta Date Start 7/5/2022 Date End 7/5/2022

| | | | | | | |
|------------------|-----------------------------------|--------------------------------------------|------|------------|-------|--------------------|
| Hammer Type: | Automatic Hammer | Groundwater Readings (from ground surface) | | | | |
| Sampler Size: | 1-3/8" I.D. Split Spoon | Date | Time | Depth (ft) | Elev. | Stabilization Time |
| Type Drill Rig: | Diensch D-50 | 7/5/22 | - | 10 | - | Wet Sample |
| Drilling Method: | 3 25-inch I.D. Hollow-Stem Augers | 7/5/22 | - | 13 | - | End of Boring |

| DEPTH (ft) | Casing Blows (ft) | SAMPLE INFORMATION | | | | | SAMPLE DESCRIPTION | STRATA |
|------------|-------------------|--------------------|------------------|--------------|--------------------|---------------------|-------------------------------------------------------------------------------------------------|------------|
| | | Type & No. | RECOVERED (feet) | DEPTH (feet) | BLOWS PER 6 INCHES | Core Time (min./ft) | | |
| 1 | | S-1 | 21/24 | 0 to 2 | 3-6-9-13 | | Medium dense, dark brown to red-brown, fine to medium SAND, some to trace Silt, trace (-) Roots | FILL |
| 2 | | | | | | | | |
| 3 | | S-2 | 20/24 | 2 to 4 | 8-11-10-13 | | Medium dense, red-brown, fine to coarse SAND, little Silt, trace fine Gravel | |
| 4 | | | | | | | | SILTY SAND |
| 5 | | | | | | | | |
| 6 | | S-3 | 24/24 | 5 to 7 | 8-7-3-3 | | Loose, Top 12" red-brown, fine SAND, trace Silt; Bottom 12" black-brown, fine SAND and SILT | |
| 7 | | | | | | | | SILTY SAND |
| 8 | | S-4 | 20/24 | 7 to 9 | 5-6-5-6 | | Medium dense, red-brown, fine SAND and SILT | |
| 9 | | | | | | | | |
| 10 | | | | | | | | SILTY SAND |
| 11 | | S-5 | 20/24 | 10 to 12 | 5-5-7-8 | | Medium dense, red-brown, SILT and fine SAND | |
| 12 | | | | | | | | |
| 13 | | | | | | | | SILTY SAND |
| 14 | | | | | | | | |
| 15 | | | | | | | | |
| 16 | | S-6 | 19/24 | 15 to 17 | 2-2-3-2 | | Loose, red-brown, fine SAND, trace Silt | SILTY SAND |
| 17 | | | | | | | | |
| 18 | | | | | | | END OF EXPLORATION AT 17 FEET BELOW GROUND SURFACE | |
| 19 | | | | | | | | SILTY SAND |
| 20 | | | | | | | | |
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| SPT-N Values | SPT-N Values | Proportions | SYMBOL KEY | | |
|---------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
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