Town & School Facilities Study Bolton, CT

Architectural Design Services

January 21, 2024

FRIAR ARCHITECTURE INC.

ARCHITECTURE + INTERIOR DESIGN + MASTER PLANNING

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FRIAR
architecture
interior design
planning

January 21, 2025

Kathy McCavanagh
Selectman's Office
Town of Bolton
222 Bolton Center Road
Bolton, CT 06043

Re: Town of Bolton - Municipal & School Facilities Assessment

Ladies & Gentlemen:

By selecting Friar Architecture for the Municipal & School Facilities Assessment, you will benefit from a dedicated team with over 50 years of experience. We understand, based on the project outline in your RFP, that you require a thorough evaluation and report on municipal and school buildings. We are eager to become part of your team as you move forward, providing the insights needed to guide your decisions for the future, especially as your community's needs evolve. Our experienced team is ready to support your mission to effectively manage your facilities and resources with a comprehensive, well-informed approach.

Related Experience

Friar Architecture is particularly well-positioned for this project, having authored the previous report in 2000. Additionally, our project team has successfully completed similar work for municipalities across the state. To ensure we align with your goals, we will take the time to fully understand your project objectives. Our evaluation and the resulting reports will serve as a valuable tool in shaping the future needs and physical requirements of your facilities. Specific examples of related work include:

- ***Bolton - Town Facilities Survey***
- *Berlin - Town & School Facilities Condition Assessment (Town Hall, Police Station, Library, Schools)*
- *Manchester - Fire Department Buildings Existing Conditions Study, Public Library*
- *Newington - Town Facilities Study (55 Town & School Buildings)*
- *Southbury - Facilities Conditions Assessment (5 Town Buildings, 3 Historic Properties, 4 Maintenance Buildings)*

Catering to Your Needs

Our philosophy focuses on creating a successful collaboration with you, the client. Our website, www.friar.com, allows you access to a customized portal for your project – such as programming data, a contact list, meeting minutes, cost estimates, etc. This information is only available to those parties involved that you authorize. We will approach the project with a full understanding of your unique and specific goals through open communications with you and others involved.

Project Management

You will find that the experienced team we have assembled will remain consistent from project initiation through completion, which promotes adherence to the design intent, schedule and budget. Friar maintains regular communication between the disciplines. When you raise questions or concerns, knowledgeable team members will offer their varied experience and areas of competence to respond in a conscientious, timely manner.

Our team is excited about the opportunity to work with you and other stakeholders on this important project for the Town of Bolton. We acknowledge receipt of Addendum #1, which we have read and understand. If you have any questions regarding our submission, please do not hesitate to contact me.

Yours truly,

Michael A. Sorano, AIA
President & Primary Contact
Friar Architecture Inc., 21 Talcott Notch Road, Farmington, Connecticut 06032
Phone: 860.678.1291 ext. 102 Email: mas@friar.com Website: friar.com

Proposed Scope of Work

The Friar team will assist the Town of Bolton to develop a plan that creates the greatest utilization of the current Town buildings, including an assessment of future needs for the Town.

The facilities to be included are:

- Town Hall
- Senior Center
- Meeting Rooms A and B
- Bolton Center School*
- Bolton High School*
- Bentley Memorial Library
- Fire Station

**Current and projected student populations for a minimum of five years shall be included in both school assessments.*

The following are to be included individually as alternates:

- Town Garage
- Buildings and Grounds Garage
- Community Voice Channel
- Herrick Park
- Indian Notch Park
- Resident Trooper Office
- Heritage Farm

Project Approach

Assessment / Existing Conditions

Our team will:

- Review available data to determine audit / inventory needs
- Evaluate conditions of the existing facility / grounds
- Determine the building's / site's overall functionality
- Identify space utilization and adjacencies
- Identify the actions necessary to avoid or reduce current and future capital costs
- Identify structural limitations and deficiencies
- Determine applicable code compliance requirements
- Determine those portions of the facility that require significant renovation

As a result, we will develop a thorough evaluation report that will serve as an excellent decision-making tool for the Town. The report will:

- Recommend replacement / upgrades to existing building systems
- Provide information regarding useful life / best value / energy efficiency / eligible reimbursement
- Identify needs to make each building fully available to specialized student needs
- Determine buildings best equipped to serve specialized student population
- Document recommendations for improvements while allowing the building to be in full compliance with safety, security, and accessibility

Recommend necessary alteration options to maximize eligibility reimbursement.

Knowledge of Codes

The existing conditions report will document the current conditions of the site components and determine applicable code compliance requirements. Specifically, compliance with the International Building Code (IBC), National Fire Protection Association (NFPA) and Americans with Disabilities Act (ADA) codes / regulations will be addressed.

The report will provide an overview of the survey results. Graphs will represent current conditions and photographs will be provided for reference. We will provide a preliminary estimate. The result of this study and subsequent written report will be an extremely helpful decision-making tool as you proceed with the project.

Facilities Condition & Master Plan Reports

Facilities Conditions Reports

Our Facilities Condition Assessment Reports identify the actions necessary to avoid or reduce current and future capital costs. We provide detailed descriptions of the physical condition of each building, along with options/ preliminary solutions to address program and other facility needs. These evaluations serve as an excellent decision-making tool for the client's key stakeholders. They form a basis for developing bid-ready projects, following additional analysis and full-scope professional design services.

Tasks are prioritized, costs of repairs are estimated, and schedules are generated for replacement of large-cost items. Supporting documentation is typically provided in two formats:

- Short-term maintenance and upgrade needs over the next 3-5 years, which include a schedule and opinions of probable construction costs for each individual task. Projected construction costs are based on present-day dollars and do not include soft costs, fees, contingencies, or escalation.
- Comprehensive building-by-building renovation costs, which represent addressing identified tasks and bringing each building, in its present configuration, into compliance with current applicable codes. Proposed schedules for each individual task over the next 10-20 years are then generated based upon priority. An opinion of probable project costs to undertake all recommended work is provided. Anticipated project costs are based on current dollars and do not include escalation.

By not including escalation costs in the estimates, this information can be used by the Town in future years to produce budgets and to plan deferred maintenance and major facility improvements. By prioritizing projects and applying current market projections, the cost information provided can be updated at a later time, if needed.

Capital Improvement / Master Plan

Our Capital Improvement / Master Plan report provides a thorough report of the facilities' existing conditions and needs, and further explains the objectives and criteria that frame the perspective in which ideas are evaluated and decisions are made to develop comprehensive, long-range plans. This information assists in developing multiple plan options that are presented as a series of inclusive building projects over a set timeline, usually 5 - 20 years.

The written report will include the following areas:

- Identify / advise on the buildings including renovation / demolition
- Provide parking and traffic flow assessment
- Create a long-term parking plan including the pedestrian center, zoned parking, public walkways, courtyards, and out door spaces
- Provide a long-range plan addressing / identifying needs and priorities
- Present a preliminary phasing plan

Cost estimates.

Each project is prioritized based on the needs of the program and facility and is plotted on a timeline. A comprehensive opinion of probable project costs is then generated to correspond with the timeline. This estimate includes all projected soft costs, escalation costs, and projected grant funding. Life cycle cost estimates evaluate the depreciation and/or pay-back schedules of individual building systems.

The result of this written report will be an extremely helpful decision-making tool as you proceed forward.

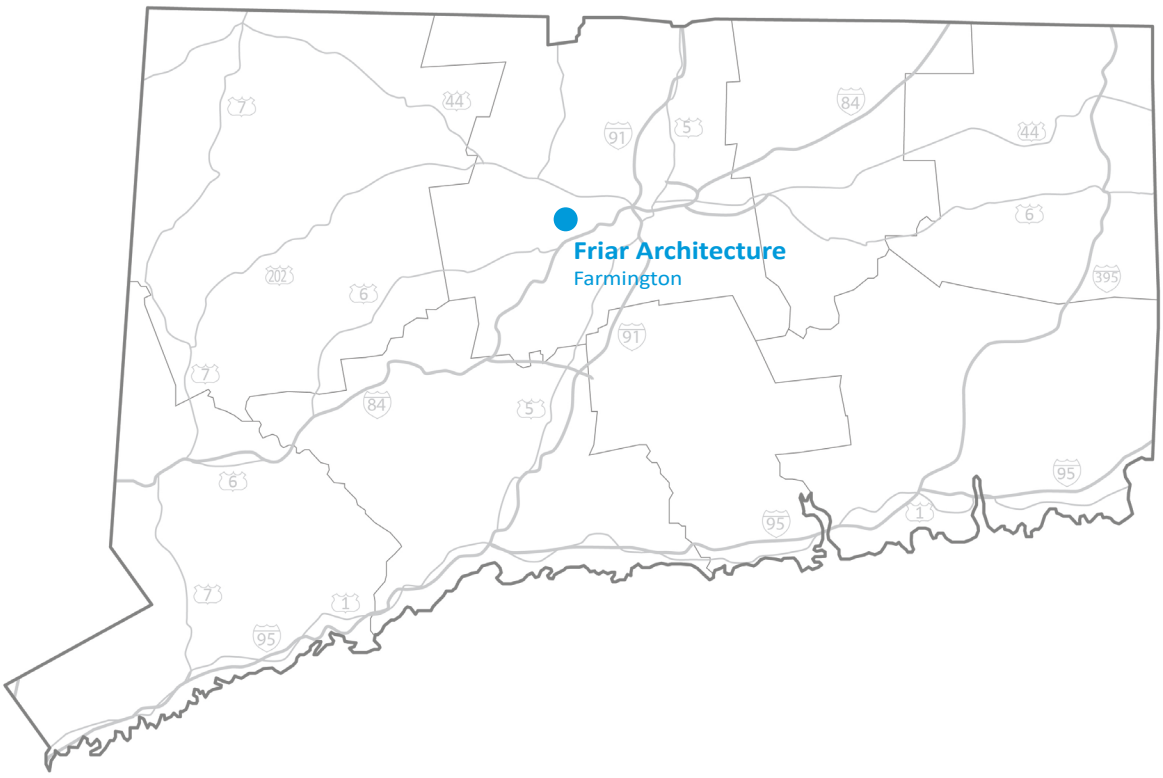
Firm Information

2019 Emerging Professional Friendly Firm—AIA New England
2017 Exemplar: Innovative Office Space— Hartford Business Journal

Friar's experience ranges from studies to multi-million dollar new and renovated structures. Our in-house team members—with over 170 years of combined experience—have worked together on numerous projects, including those with our proposed consultants. We are a certified Small Business Enterprise with licensed architects, registered interior designers and two building officials on staff.

Location & Contact

We are located off Route 4 in Farmington, minutes away from I-84 East and West, Route 9 North and South, I-91 North and South, and Route 72 East and West. As a result, we are readily available for site visits and meetings with representatives on this project with minimal travel time.



Primary Contact

Michael A. Sorano
President

Phone: 860.678.1291 ext-102
Email: mas@friar.com

Website: www.friar.com

Address

Friar Architecture Inc.
21 Talcott Notch Road, Farmington, CT 06032
This is our primary location and only office.

Table of Organization

Michael Sorano, AIA
President

Robert Roach, AIA
Vice President

Bryce Sens, AIA
Associate Principal

Keith Picz
Associate Principal / Business Manager

Cristin Auten, NCIDQ, IIDA
Associate / Sr. Interior Designer

Scott Mitchell, AIA
Project Manager / Building Official

Paul Hohenthal
Project Manager

Jamie Young
Project Manager

James Wilson
Construction Administrator / Building Official

Michael Memmott
Project Manager

Dan Dryzgula
Project Manager

Bryan Hurlburt
Architectural Project Leader

Robyn Kahn
Architectural Project Leader

Jose Ramos
BIM / CAD Coordinator

Nicole McDermott
Designer

Dana Fluder
Administrative / Marketing Assistant

Elena Lang
Architectural Designer

Full Time Staff: 16 Licensed Professionals: 6

Licensure & Certification

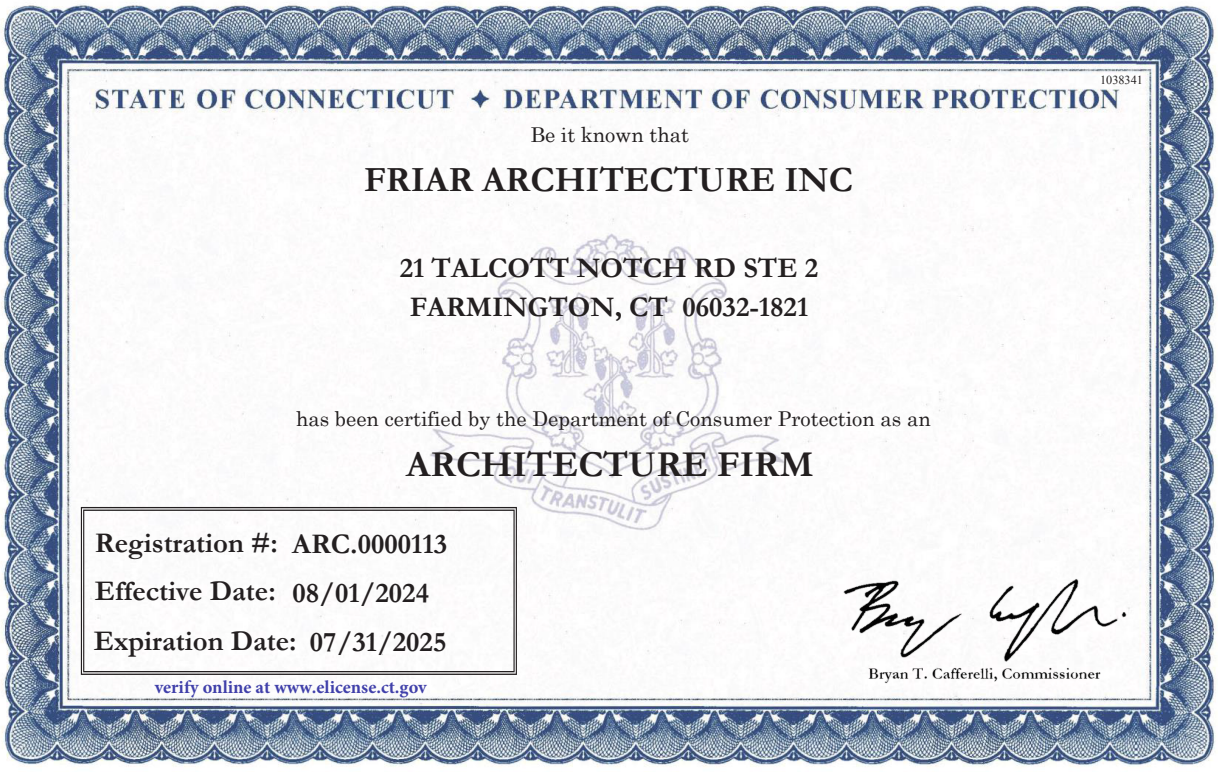
Founded in 1974, Friar first became licensed as an architecture corporation in 1983 under the name Handler & Friar Associates, Inc. The firm has been licensed under its current name since 2017. Friar Architecture and/or staff members hold licenses throughout the Northeast.

Licensure

Friar Architecture Inc.
State of CT: Licensed Architecture Corporation
License: #ARC.00001133
Expires: 07.31.2025

Certification

State of CT | Department of Administrative Services
Supplier Diversity Program
Certified Small Business Enterprise
Expires: 4.21.2026



1038341

STATE OF CONNECTICUT ✦ DEPARTMENT OF CONSUMER PROTECTION

Be it known that

FRIAR ARCHITECTURE INC

21 TALCOTT NOTCH RD STE 2
FARMINGTON, CT 06032-1821

has been certified by the Department of Consumer Protection as an

ARCHITECTURE FIRM

Registration #: ARC.0000113
Effective Date: 08/01/2024
Expiration Date: 07/31/2025

verify online at www.elicense.ct.gov

Bryan T. Cafferelli, Commissioner

Why Friar?

Our mission is simple: we are a dedicated team that is committed to creating responsive solutions, memorable places, and lasting business relationships.

We Understand

At Friar, we understand the needs of our clients, including code, technology, security, program, and high performance building requirements. We offer a proven ability to cover a diverse range of topics and presentation styles to suit various audiences and gain approvals for our clients' projects. Our staff of licensed professionals and experienced designers provide the full range of architectural, master planning, interior design, and landscape design services.

With a strong track record, we regularly exceed our client's expectations. Experience in assisting our clients throughout the design, approval, and construction processes has led to our extensive portfolio, made up of hundreds of successful small to multi-million dollar projects and repeat clients.

We Respond

Our team translates the client's program and goals into an effective design. We focus on providing safe access to buildings through maximizing traffic circulation and creating organized parking. We develop solutions that work in harmony with the surrounding buildings and landscape. Embracing the opportunity to produce a unique building identity, we emphasize existing features or develop a strong focal point. For renovations / additions, we respect fundamental architectural detailing and blend new features with the existing aesthetics.

We use function, value, and efficiency to form the basis of our designs, selecting materials and systems with concern for the environment and minimizing both maintenance and operating expenses. Our goal is to develop an understanding of the client and end users, reflecting their needs within our design.

We Care

At Friar, we listen before we act, and approach every project with sensitivity to the individual needs of each of our clients. The project team maintains open communications with all parties involved, and the firm's principals remain available throughout each project.

We are committed to achieving the goals of every client. Along the way, we solve problems and provide answers to any questions raised. Additionally, we conduct a thorough review of documents to promote accuracy and consistency prior to the construction phase.

Working closely with the client and the constructor, we promote safety and minimize disruption to ongoing building activities during construction. Our dedicated team focuses on achieving successful projects that lead to enthusiastic and prideful clients.

Experience

Municipalities

Town of Berlin

- Town & School Facilities Condition Assessment (Town Hall, Police Station, Library, Four Schools, Six Maintenance Complex)

Town of Bolton

- Town Facilities Survey
- Elementary School Masonry Study

City of Danbury

- Fire Department Headquarters Existing Condition Assessment & Master

Town of East Hampton

- Existing Conditions & Infrastructure Replacement Needs
- Facilities Study of Town Schools

Town of Manchester

- Manchester Housing Authority Existing Conditions Assessments & Master Plan
- Public Works Facility ADA Evaluation & Master Plan
- Water & Sewer Department Facility Evaluation
- Fire Department Buildings Existing Conditions Study
- Manchester Public Library

Town of Newington

- Facilities Management Services

Town of Rocky Hill

- Senior Center Feasibility Study

Town of Southbury

- Facilities Conditions Assessment (5 Town Buildings, 3 Historic Properties, 4 Maintenance Buildings)
- Facilities Study of Town Schools

School Systems

Ashford Public Schools

- Limited Existing Conditions Facilities Survey

Canton Public Schools

- Facilities Survey

Chaplin Public Schools

- Parish Hill Middle School Study

CREC Schools

- High School Site Selection Study (2 properties)
- Expansion Feasibility Study (3 existing schools)

Farmington Public Schools

- Elementary & Middle School Code Analysis and Building & Grounds Survey

Lebanon Public Schools

- Elementary & Middle School Studies

Middletown Public Schools

- Snow Elementary School Feasibility Study
- Wesley Elementary School Feasibility Study

New Britain Public Schools

- Existing Conditions & Master Plan

New Hartford Schools

- K-12 School Feasibility Study

New London Public Schools

- Schools Master Plan
- Bennie Dover Jackson Existing Conditions Study

City of New London

- New ISAAC Charter School Feasibility Study

Portland Public Schools

- Schools Master Plan
- Valley View School, Gildersleeve School, Brownstone Intermediate School, & Portland Middle School

Region 12 Schools

- Burnham Elementary School, Booth Free School, & Washington Primary School Existing Conditions Assessment & Feasibility Study

Rocky Hill Public Schools

- Long Range Plan Feasibility Study (5 Schools)

Scotland Public Schools

- Elementary School Facility Study

Simsbury Public Schools

- New High School Feasibility Study

South Windsor Public Schools

- Elementary Schools Existing Conditions & Master Plan (5 Schools)

Bolton Town & Public Schools Facilities Study

Bolton, Connecticut

Friar performed a Facility and Space Utilization Study and report with recommendations for improvements at Town owned and operated facilities. This study included architectural, interior, landscape architecture, civil, structural and MEP system assessments, as well as Code and ADA Compliance analyses. The report also included the estimated costs of recommended work.

Town and School facilities included in the study:

- Town Hall
- Center School
- Bolton High School
- Firehouse
- Herrick Park
- Bentley Memorial Library
- New Town Garage
- Notch Road Municipal Center / Senior Center
- Old Town Garage
- Rose Farm
- Indian Notch Park

Completion Date

2000

Services Provided

Architecture

Client

Town of Bolton

Reference

Jim Rupert
Town Administrator
860-649-8066 x 6115

Berlin Town & Public Schools Facilities Study & Master Plan

Berlin, Connecticut

This assessment identified the condition of selected school and municipal facilities; documented deferred maintenance needs, code compliance issues and potential hazards; and, assessed depreciation and replacement schedules for the respective building systems. Full reports on each building provided recommendations, a remedial work schedule based upon priority, and associated opinions of probable costs.

Recommendations for each facility consisted of:

- Short-term maintenance and upgrades required within the initial 3 to 5 years
- A comprehensive and prioritized building upgrade to address identified issues and bring each building, in its present configuration, into compliance with current applicable codes over a 10-year timeframe.
- This information provided the Town and Board of Education with a guide for producing budgets and master planning of deferred maintenance and major facility improvements over the next 10 years.

Existing conditions study of **507,105 square feet** within:

- Griswold Elementary School
- Hubbard Elementary School
- Willard Elementary School
- McGee Middle School
- Town Hall
- Police Station
- Town Library
- 6 maintenance complex buildings

Originally Constructed: 1955-1969

Completion Date

2013

Services Provided

Architecture

Client

Town of Berlin

Reference

Doug Solek
Facilities Superintendent
860.828.7029
dsolek@town.berlin.ct.us

Town of Newington Facilities Study

Newington, CT

Friar performed an Existing Conditions assessment and report with recommendations for improvements at all Town owned and operated facilities and parks. This study included architectural, interior, landscape architecture, civil, structural and MEP system assessments at 55 Town and School buildings including:

- American Legion
- Elementary, Middle and High Schools
- Emergency Medical Services
- Fire Company 1, 2, 3, 4 & 5
- Highway Garage Facilities
- Indian Hill Country Club
- Town Library
- Parks & Recreation
- Police Department
- Senior Center

Size

997,000 sf

Completion Date

2020

Services Provided

Architecture, Interior Design, Landscape Architecture

Client

Town of Newington

Reference

Joe Salamone
Director of Facilities Management
860.665.8579
jsalamone@newingtonct.gov

Manchester Fire Department Facilities Needs Assessment

Manchester, Connecticut

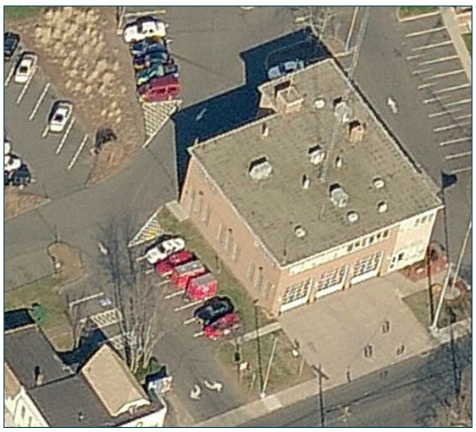
This study consisted of a comprehensive assessment of existing conditions at each facility and the budgetary costs associated with facility improvements to maintain the integrity, comfort and appearance of the facilities over the next twenty years, including: upgrades, repairs and replacement of major components and finishes.

Scope of work included: Site Conditions, Building Envelope, Interior Facility Conditions, Code Compliance, HVAC / Mechanical Systems, Electrical Systems, Plumbing Systems & Fire Protection System

The completed report included detailed findings on the conditions of each facility with photographs and annotated floor plans, recommended and prioritized building improvements, and Opinions of Probable Costs for the recommended work for Stations #1, 2, 3, 4, & 5.

Existing conditions study of over 46,000 square feet.

Originally Constructed: 1964-1991



Completion Date

2016

Services Provided

Architecture, Code Compliance Review, Master Planning, Interiors Analysis

Client

Town of Manchester

Reference

Christopher Till
860.647.3145
CTill@manchesterct.gov

Manchester Library Feasibility Study

Manchester, Connecticut

Professional design services for the Manchester Public Library project 21/22-36. This included a Study for the possible new main public facility, including preparation of conceptual site designs, parking plans, building plans and statements of a range of probable costs for potential development at five identified sites. After initial analysis and review with the stakeholders, this was narrowed to three viable sites.

Friar engaged HBM Architects to address the anticipated design elements identified by the Town, including but not limited to:

- Sensitivity to library design in relation to the proposed sites.
- An analysis of Main Street's historic downtown facades.
- Developing massing and exterior expressions that complement the Main Street context while incorporating modern features
- Program development that optimizes capacity and incorporates technological adaptations with an eye toward future growth.
- Developing flexible, efficient, and imaginative spaces that serve and enhance the building program.
- Integrating sustainable building principles.

This study also included a Code Analysis and Building & Grounds Survey of the existing Mary Cheney Public Library by Friar which illustrated the facility challenges facing the Town now and in the near future, a comprehensive view of the range of possible options with cost implications, and a means to reach consensus on the best possible solution to those challenges.

The study supported a successful referendum and we are currently under construction.

Completion Date

2022

Services Provided

Architecture, MEP Engineering, Site

Client

Town of Manchester

Reference

Steve Stephanou
General Manager
860.647.5235

Southbury Facilities Condition Assessment

Southbury, Connecticut

The required assessment identified conditions of selected municipal facilities and historic properties. Deferred maintenance needs, code compliance issues and potential hazards were documented.

Reports for each building provided recommendations, a prioritized remedial work schedule and associated opinions of probable costs. The following approaches were considered:

- Work prioritized based upon individual needs
- Work consolidated by scope and then prioritized for completion
- Comprehensive, stand-alone projects identified and prioritized based upon overall scope.

The resulting information provided the Town with reliable options for producing budgets and planning facility improvements over the next 10 to 15 years.

Evaluation of 106,000 square feet:

- 5 Town buildings
- 3 historic properties
- 4 maintenance buildings

Completion Date

2014

Services Provided

Architecture

Client

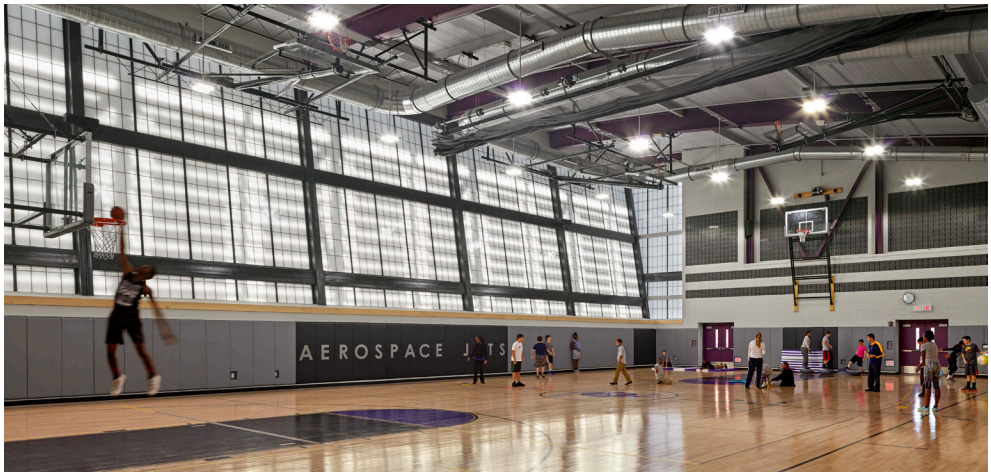
Town of Southbury

Reference

Carol S. Hubert
203.262.0647
Select2@southbury-ct.gov

CREC—Academy of Aerospace & Engineering, *Windsor, CT*
Photo Credit: Robert Benson

Key Staff & Resumes



2016 Citation: Combined Level School—ASU Architectural Portfolio
2016 Building Merit Award—Associated General Contractors of Connecticut
2016 Exemplar: Architecture—Boston Society for Architects ABX Photo Exhibit
2016 Exemplar: Interiors—Boston Society for Architects ABX Photo Exhibit

Firm Principals & Project Team

Robert Roach, AIA
Vice President

Michael Sorano, AIA
President

Bryce Sens, AIA
Associate Principal

President Michael Sorano, Vice President Robert Roach and Associate Principal Bryce Sens, all licensed Architects, guide Friar Architecture Inc. in meeting our clients' facilities needs throughout the Northeast Region.

Friar In-House Project Team

Friar's project team has the comprehensive analysis and design capabilities to ensure all aspects of the project are complete from concept and design to construction and commissioning. This experienced team will remain consistent from project initiation through completion, which promotes adherence to the design intent, schedule and budget.

Michael A. Sorano, AIA
President / Project Principal

Paul E. Hohenthal
Project Manager

Michael P. Memmott
Project Manager

Bryan K. Hurlburt
Architectural Project Leader

Cristin M. Auten, NCIDQ, IIDA
Associate / Senior Interior Designer

Nicole T. McDermott, Assoc. IIDA
Designer

Sub-Consultants

We propose to work with the following consultants for this project. All the firms proposed on our team are trusted consultants that Friar has established long-term relationships with and has successfully worked with in the past.

MEP & FP Engineer
Consulting Engineering Services, Inc.
811 Middle Street
Middletown, CT 06457

Site & Civil Engineer
Alfred Benesch & Company
120 Hebron Avenue, 2nd Floor
Glastonbury, CT 06033

Michael A. Sorano, AIA

President

Experience

32 years

Time with Friar

22 years

Employment Status

Full Time

Education

Bachelor of Architecture
New York Institute of Technology, 1991

Professional Registration

Registered Architect: CT #9866, MA

Registered Interior Designer: CT #3442

Memberships & Certifications

AIA Member
Former DAS Certified Building Official
NCARB Certified
NCARB & Ace Mentor
National Fire Protection Association (NFPA)

Mike's creativity and experience form the backbone of his leadership approach to design. He guides the project team with his design talents, self confidence and positive attitude. He is an approachable leader with a self-deprecating humor, both of which encourage the open exchange of ideas, enthusiasm and engagement of team members in developing design concepts and solving issues.

Relevant Project Experience

East Hampton Town & School Existing Conditions Facilities Study
Bennie Dover Jackson Middle School Study, New London
Harbor School Feasibility Study, New London
Rocky Hill Public Schools Long Range Study & Master Plan
Willington Public Schools Study
Windham Schools Facilities Survey & Master Plan
CREC Schools—Feasibility Studies of 3 Existing Schools & 2 New Sites
Carmen Arace School, Bloomfield
C.B. Jennings Elementary School, New London
Science & Technology Magnet High School of Southeastern CT, New London
CREC—Aerospace Elementary School, Rocky Hill
Rocky Hill High School, Renovate as New
Carrington & Wendell Cross Elementary Schools, Waterbury
CREC—Academy of Aerospace & Engineering, Windsor

"Very few people can stay as optimistic and excited about a project as Mike can, especially in dealing with the challenges of designing schools."

Paul E. Hohenthal

Project Manager

Experience

31 years

Time with Friar

31 years

Employment Status

Full Time

Education

Bachelor of Science in Design
Clemson University, 1993

Memberships & Certifications

Moisture Problems in Concrete Slab
Financial Planning, Technology in the Classroom & Laboratory ADA Compliance
PSMJ Resources, Inc., Project Managers Boot Camp
CAD Proficient
ADA Training

Paul's expertise lies in his technical knowledge, design ability and competency in working through all phases of a project. He is involved in production, quality control and public relations on a daily basis for the various projects assigned to him. Paul puts his focused, calm approach to use in meeting project goals, demonstrating his attention to detail and ability to work well with others.

Relevant Project Experience

Berlin Town & Public Schools Facilities Study & Master Plan
Manchester Fire Department Study
Bristol Fire House Re-Roof & Headquarters Study
Canton Public Schools Facilities Study
CREC Schools—Feasibility Studies of 3 Existing Schools & 2 New Sites
ECSU, WCSU & CCSU Facilities Studies
Farmington Public Schools Feasibility Study & Master Plan
Rocky Hill Public Schools Long Range Study & Master Plan
Sherman School Facility Study & Renovations
South Windsor Elementary Schools Master Plan
Southbury Facilities Condition Assessment
Windham School Facilities Survey & Master Plan
Wolcott Schools Facilities Condition Assessment
Hartford Seminary Existing Condition Assessment & Master Plan, Hartford

"Paul's key assets are his experience and knowledge. With his refreshingly calm demeanor, he doesn't let the ups and downs of a project affect his work or positive attitude."

Michael P. Memmott

Project Manager

Experience

19 years

Time with Friar

5 years

Employment Status

Full Time

Education

Master of Architecture
Norwich University, 2005

Bachelor of Science in Architectural Studies
Norwich University, 2004

Studies in Architectural Design
Norwalk Community College, 2001

Mike is a very detail-oriented person who always has his clients' and firm's best interests in mind while performing his job. He is involved with all phases of planning, design, and documentation, as well as bidding and construction administration. Mike can be counted upon for his timeliness, accuracy, and thoroughness on the project deliverable. Mike has a solid understanding of the balance between design and construction. His consistent work ethic and job prioritization makes working with him easy. He never wavers from his role and never backs down from issues that he believes are in the best interest of the owner.

Relevant Project Experience

Northeast Middle School Improvements, Bristol
Cheshire Public Schools Entryway Improvements
Windham High School, Renovate as New

Other Experience

Board of Education Relocation, Darien
Coventry Public Schools Roof & Chimney Replacement
Stamford High School Culinary Room Renovations
Wethersfield High School, Renovate as New & Addition
Stamford Fire House Renovations
Scalzi Park New Bathroom Facilities, Stamford
Compo Beach Bathroom Facility, Westport
Blue Back Square Condominiums, West Hartford

"With Mike, you know what to expect and what he expects of you."

Bryan K. Hurlburt

Architectural Project Leader

Experience

4 years

Time with Friar

4 years

Employment Status

Full Time

Education

Master of Architecture
University of Hartford, 2020

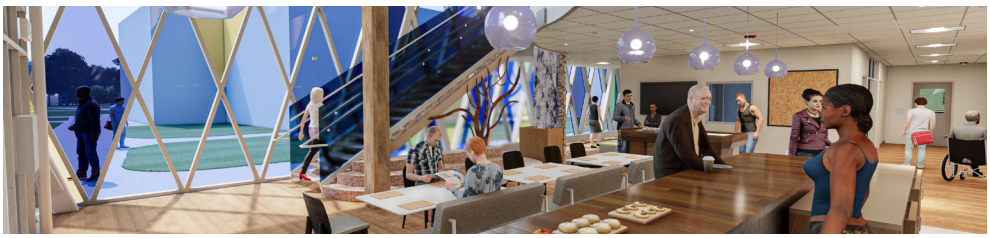
Bachelor of Science in Architectural Engineering Technology
University of Hartford, 2019

Bryan works with the firm's project teams to evaluate existing conditions, develop base plans and create project documents, utilizing AutoCAD, Revit and other software products. He participates in design sessions, providing input and conducting research as needed.

Relevant Project Experience

Portland Town & School Study
Manchester Library Facility Study
Bridgeport North Branch Library Roof Replacement
Danbury Career Academy
Ellsworth Avenue Elementary School Annex, Danbury
Windham High School, Renovate as New
Grove School Student Activities Center, Madison
Gallo Ice Arena, Bourne, MA
Johnson & Wales: Snowden Hall Roof Replacement
Bridgeport Wonderland of Ice Roof Replacement
Gilead Hill Elementary School Roof Replacement, Hebron
Hebron Elementary School Roof Replacement

"Through the design process and communication, I believe we can supply comprehensive solutions that are both functional and exciting to experience."



Cristin M. Auten, NCIDQ, IIDA

Associate / Senior Interior Designer

Experience

20 years

Time with Friar

19 years

Employment Status

Full Time

Education

Bachelor of Science in Interior Design, *Endicott College, 2004*

Professional Registration

Registered Interior Designer:
CT #3728
NCIDQ Certificate: #023433

Memberships & Certifications

Professional Member of International Interior Design Association (IIDA)

Specializing in K-12 Education Design, Cristin holds great expertise in designing 21st Century Learning Environments. Her knowledge and experience allow her to elevate the functionality of traditional schools, creating modern, flexible spaces that adapt to change as curriculum and teaching methods do. With a particular interest in Universal Design, Cristin strives to design interior environments so that they are accessible and inclusive to all building users. Cristin also has experience in designing corporate environments and uses her knowledge of wayfinding and branding strategies to create eye catching spaces. Cristin continues to increase her knowledge and skills through attendance at trade shows and participation in CEUs. Cristin completes full-service interior design services including development of educational specifications, performing facilities assessments, design programming, space planning, finish selections, construction documents, furniture/fixture/equipment package specifications, bidding and procurement, construction administration, project management, mentoring, and marketing. Cristin's outstanding ability to listen to a client's needs and turn them into a design reality make her an asset to our team.

Relevant Project Experience

Farmington Public Schools Feasibility Study & Master Plan
Sherman School Facility Study
Berlin Town Hall Signage
The Village for Families & Children, Hartford
The Village South, Hartford
KIDSAFE CT, Vernon
Jewish Community Center, Community Services Building, West Hartford

"What I find exciting about Interior Design is the ability to positively impact a user's experience through the built interior environment."

Nicole McDermott, Associate IIDA

Designer

Experience

5 years

Time with Friar

5 years

Employment Status

Full Time

Education

Bachelor of Fine Arts in Interior & Spatial Design
Business Minor
Sage College of Albany, 2019

Memberships & Certifications

Associate IIDA Member

Nicole is currently studying for the NCIDQ examinations and is eager to acquire her Interior Design license. She plans to pursue further qualifications in the future because she believes that expanding her understanding of the built environment would help her design better spaces for the end user. She feels this is one of the most important things she can do as a designer. Nicole's recent work experience in K-12 schools, as well as some corporate work, has provided her with a wealth of knowledge that she applies to numerous aspects of commercial design. Her willingness to learn and keep improving her skills derives from her enthusiasm for interior design.

Relevant Project Experience

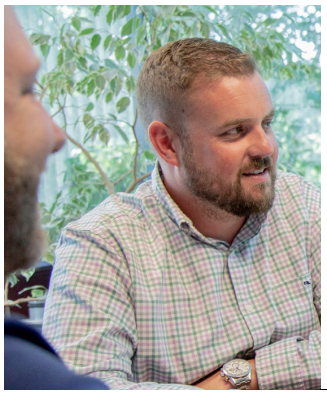
The Village for Families & Children, Hartford
Danbury Career Academy
Wendell Cross Elementary School, Waterbury
Windham High School, Renovate as New, Willimantic
CREC Swift Factory
CREC Roger Wolcott
Grove School Student Activities Center, Madison
SAIA Freight Building

"Interior Design will always be about the way people function and feel in a space. With an unsinkable passion, I strive to enhance the lives of others through creative and thoughtful designs that inspire and support those experiencing the environment."

Consulting Engineering Services, Inc.

MEP & FP Engineering

Firm Profile



SERVICES
Mechanical
Electrical
Plumbing
Fire Protection
LEED + Net Zero Design
Commissioning

MARKETS
Academic
Civic
Healthcare
Hospitality
Workplace
Multifamily Housing
Private Residences

SIZE
183 Employees
17 LEED AP
9 HERS, 9 MCPPO

OFFICE LOCATIONS
Colorado
Connecticut
Florida
Massachusetts
Montana
New Hampshire
New York
Texas

ceseng.com

About CES

Founded in 1994, CES is a mechanical, electrical, plumbing, and fire protection engineering and commissioning firm with 180+ employees in eight national offices. CES specializes in the design of custom building systems for projects across the United States. For over 25 years, our firm has participated in facility assessments and analysis, master planning, complex renovations, and new construction projects. Nearly all of our projects invite the possibility of sustainable design elements - from the incorporation of high performance building design to LEED certification and Net Zero buildings.

Critical Thinkers | Problem Solvers

As engineers, we are critical thinkers and problem solvers. We come about it naturally and we are drawn to situations where we can use our innate problem solving skills. We like to take things apart to figure out how they work and then put them back together just for fun so we can learn from the process.

We approach projects the same way: take the time to listen and learn first, apply lessons learned and experience from past projects and offer a solution. If that doesn't work we reconsider, rethink, re-engineer. We are engineers and solution providers by nature.

Municipal Building Experience

Abington DPW
New Construction
Abington MA

Acton Town Wide
19 Building Study
Acton MA

Agawam Town Hall
Study
Agawam MA

Aquinnah Town Hall
Study + SD
Aquinnah MA

Ashford Town Wide
4 Building Study
Ashford CT

Bedford Town Wide
10 Building Study
Bedford MA

Beeville City Hall
Renovation
Beeville TX

Berlin Community Center
Study
Berlin CT

Bolton Town Hall
Boiler Replacements
Bolton CT

Boxford Town Hall + Library Cx
Renovation + Addition
Boxford MA

Brimfield Town Hall
Renovation + Addition
Brimfield MA

Brimfield Town Wide
6 Building Study
Brimfield MA

Brookfield Town Hall
Fire Alarm System Addition
Brookfield MA

Canton Town Wide
19 Building Study
Canton MA

Cheshire Senior Center
Renovation
Cheshire CT

Chester Town Hall
Renovation
Chester CT

City Hall Plaza
Renovation
Boston MA

Clinton Town Hall
Renovation
Clinton CT

Colchester Town Hall
HVAC Study
Colchester CT

Cromwell Town Hall + Community Center
ADA Upgrades
Cromwell CT

Danbury Town Hall
Signage Addition
Danbury CT

East Haddam Sr. Center
Renovation
East Haddam CT

East Hartford Town Hall
Renovation
East Hartford CT

Edmond Town Hall
Boiler Replacement
Edmond MA

Elwood Community Center
New Construction
West Hartford CT

Farmington Town Hall
Renovation
Farmington CT

Franklin Town Hall
Renovation
Franklin CT

Glastonbury Town Hall
Renovation
Glastonbury CT

Golden Isles Park
New Construction
Hallandale Beach FL

Greenwich Senior Center
Study
Greenwich CT

Haddam Town Wide
4 Building Study
Haddam CT

Hadley Town Wide
7 Building Study
Hadley MA

Hallandale Beach City Hall
Renovation
Hallandale Beach FL

Municipal Building Experience

Hampton Collaborative Community Center
Schematic Design
Hampton NH

Hatfield Town Hall
Study
Hatfield MA

Hebron Municipal Buildings
Site Lighting
Hebron CT

Hicks Memorial Municipal Center Cx
Study + Renovations
Tolland CT

Hill Country Village Town Hall
New Construction
Hill Country Village TX

Hyland Recreation Center
Study
Hartford CT

Killingworth Town Hall
Study
Killingworth CT

Longmeadow Town Wide
15 Building Study + Masterplan
Longmeadow MA

Lyme Town Hall + Library
Study
Lyme CT

Madison Town Wide
18 Building Study
Madison CT

Malden City Hall Cx
Malden MA

Monroe Community Center
Feasibility Study
Monroe CT

Monson Town Hall
New Construction
Monson MA

Nantucket Town Wide
24 Building Study
Nantucket MA

New Britain YWCA
Renovation + Addition
New Britain CT

New Canaan YMCA
Renovation + Addition
New Canaan CT

New Haven City Hall
Data Closets
New Haven CT

Newington DPW Garage
Study
Newington CT

New London Town Wide
16 Building Study
New London CT

New Milford Town Hall
Study + CD
New Milford CT

Newington Town Hall + Sr Center
Schematic Design
Newington CT

Newmarket Town Wide
9 Building Study
Newmarket NH

Newtown Town Wide
3 Building Study
Newtown CT

North Brookfield DPW
Renovation
North Brookfield MA

Oak Bluffs Town Hall
Study + New Construction
Oak Bluffs MA

Oakland Park City Hall
Fitout in Sky Building
Oakland Park FL

Oakland Park DPW
New Construction
Oakland Park FL

Pittsfield State Office Building
Renovation
Pittsfield MA

Rockingham County Complex
HVAC Replacement
Brentwood NH

Rockport Town Wide
27 Building Study + Masterplan
Rockport MA

Salem Old Town Hall
Study
Salem MA

Shelton Town Hall
Renovation
Shelton CT

Sherborn Historical Society Museum
Renovation
Sherborn MA

Municipal Building Experience

Shrewsbury Town Hall
Study + Renovation
Shrewsbury MA

Simsbury Town Hall
Renovation
Simsbury CT

Simsbury Town Wide
66 Building Study + Masterplan
Simsbury CT

Southbury Town Hall
Study
Southbury CT

South Windsor Town Hall
Study
South Windsor CT

Springfield Cyber Security Center
Renovation
Springfield MA

Springfield Forestry Building
Renovation
Springfield MA

Stoughton Town Hall
Study + Renovation
Stoughton MA

Stoughton Town Wide
19 Building Study + Masterplan
Stoughton MA

Suffield Senior Center
Study + Renovation
Suffield CT

Suffield Town Wide
11 Building Study + Masterplan
Suffield CT

Sullivan Senior Center
Study
Torrington CT

Sutton Highway Department
Study
Sutton MA

Taunton City Hall Cx
Renovation + Addition
Taunton MA

Tri County YMCA
Study + Renovation
Southbridge MA

Warren Highway Garage
New Construction
Warren VT

Warren Town Offices
Renovation
Warren CT

Washington Depot Town Hall
Masterplan
Washington CT

Waterbury City Hall Cx
Renovation
Waterbury CT

Wayland MA
Wayland Town Wide
3 Building Study

Westbrook YMCA
Boiler Conversion + Study
Westbrook CT

Westford Town Wide
9 Building Study
Westford MA

Weston Community Center
New Construction
Weston FL

Weston Data Center
Cooling Design
Weston FL

Weston Town Hall
Study
Weston CT

Weston Town Wide
37 Building Study + Masterplan
Weston CT

Weston YMCA
New Construction
Westport CT

Wilmington Town Hall
HVAC Study
Wilmington VT

Windsor Locks Town Hall
Study + Renovation
Windsor Locks CT

Windsor Town Hall + Senior Center
Renovation
Windsor CT

YMCA Hartford
AHU Replacement
Hartford CT

Manchester Public Library

Manchester CT

Scope
Study + New Construction

Size
26,135 sf Existing
75,000 sf Conceptual

Construction Cost
TBD

Services
Mechanical
Electrical
Plumbing
Fire Protection

Completion
Study 2022
Estimated 2025

Main Library Relocation

CES participated in a study evaluating five potential sites and developed conceptual designs for a new construction library to replace Mary Cheney Library, originally erected in 1937 and situated within the Main Street Historic District. Manchester libraries have been consistently ranked among the top four public libraries in the state in terms of annual material loaning and are often ranked first for children's book loans. The town has a population of 59,000.

Following the feasibility study, voters approved $39 million to construct a new 75,000 sf facility on a different site on Main Street by successful referendum in November 2022. The Whiton Library Branch will not undergo any changes during this initiative.

CES is currently providing MEP/FP engineering design services for the new construction project. Our designs encompass innovative plumbing, lighting, and fire protection systems, along with site lighting for the building, parking lot and pedestrian areas. The design also features a 2,000 sf area designated for non-library programming and rentals.

Town of Suffield Facilities + Schools Masterplan

Suffield CT

Scope
Facility Assessment
Masterplan

Size
489,538 sf
4 Schools
7 Municipal Buildings

Services
MEP Systems
Assessments
Masterplan

Completion
2021

Discovering Future Possibilities

CES performed an assessment on the mechanical, electrical, plumbing and fire protection components at eleven town buildings. This in-depth assessment included: analysis of building conditions, sessions with user groups to understand how they use the building, analytics on building utilization and efficiencies, and energy assessments and conceptual planning for the future. This master planning initiative included one high school, elementary school, two middle schools, police department, senior center, town hall, and four fire stations totaling 489,538 sf.

Building	SF
High School	181,000
Spaulding Elementary School	71,720
McAlister Intermediate School	71,925
Middle School	128,233
Police Department	8,955
Fire Department #1	2,800
Fire Department #2	4,100
Fire Department #3	3,388
Fire Department #4	2,427
Senior Center	11,701
Town Hall Annex	3,289

Town of Simsbury Municipal + Schools Study

Simsbury CT

Scope
Study + Masterplan

Size
1,040,000 sf Total

725,000 sf
7 Schools

315,000 sf
52 Municipal Buildings

Services
MEP Systems
Assessments

Completion
2019/2020

A Thorough Basis for Strategic Planning

A comprehensive facility assessment was completed for the town of Simsbury. The existing conditions of 52 municipal buildings and 7 schools were assessed. The study included an existing conditions assessment, 10 year capital improvement, and a maintenance plan. The town is using the report as a strategic planning tool for detecting and prioritizing improvements. At the study's conclusion, the town decided to refresh each of the schools using a neighborhood model, reconfiguring each elementary school as a district PreK-6.

CES provided MEP/FP engineering design services to identify existing HVAC equipment and it's useful life expectancy, detect deficiencies related to life safety systems, codes, envelope, indoor air quality, lighting, and HVAC systems. After the initial assessment, CES provided recommendations on the most economical approach to equipment maintenance and replacement.

Buildings
7 Barns + Sheds, Salt Shed
1 Boat House
2 BOE Building + Grounds Facility
1 Boy Scout Hall
1 Commuter Bus Shelter
9 Garages, Maintenance Buildings
1 Library
5 Memorial Rec Center
2 Park + Golf Maintenance
3 Pavilions + Gazebos
2 Performance Art Center
5 Pump Houses
6 Residential Buildings
1 Senior Center
7 Schools
4 Simsbury Farms Rec Complex
1 Town Hall
1 Water Pollution Control

Latimer Lane Elementary School

Weatogue CT

Scope
Renovate As New
+ Addition

Size
73,600 sf total
48,000 sf Renovation
25,600 sf Addition

Construction Cost
$36.7 million

Services
Mechanical
Electrical
Plumbing
Fire Protection

Completion
2024 est.

Sustainable Details
CT High Performance
Energy Recovery
Chilled Beams
LED Lighting

Elementary School Refresh

CES provided MEP/FP engineering for a Masterplan of Simsbury town facilities that resulted in an Elementary Renewal Program. As part of this program, CES is now providing design services for the renovation and expansion of Latimer Lane Elementary School to accommodate increasing enrollment, currently at 400 students.

Goals of this project include transitioning from a K-6 to a K-5 school, modernizing all building components, improved site circulation and security, strategic layout with community access to core areas, and added outdoor learning areas. Site improvements include improved circulation for parent and bus drop off, secure visitor parking with visibility from administrative areas, and the addition of electric vehicle charging stations.

The school includes numerous sustainable features to enhance energy efficiency including energy recovery systems. Gas fired condensing boilers provide heat. Previously uncooled classrooms are planned with retrofitted chilled beams and air cooled chiller for air conditioning. LED lighting is provided throughout the school. This project conforms to CT High Performance Building Standards.

Previously, in 2021, CES completed a gas fired boiler upgrade project at Latimer Lane School.

Ellington Public Schools Study + Masterplan

Ellington CT

Scope
Study + Masterplan

Size
400,000+ sf

Construction Cost
NA

Services
Mechanical
Electrical
Plumbing
Fire Protection

Completion
2018

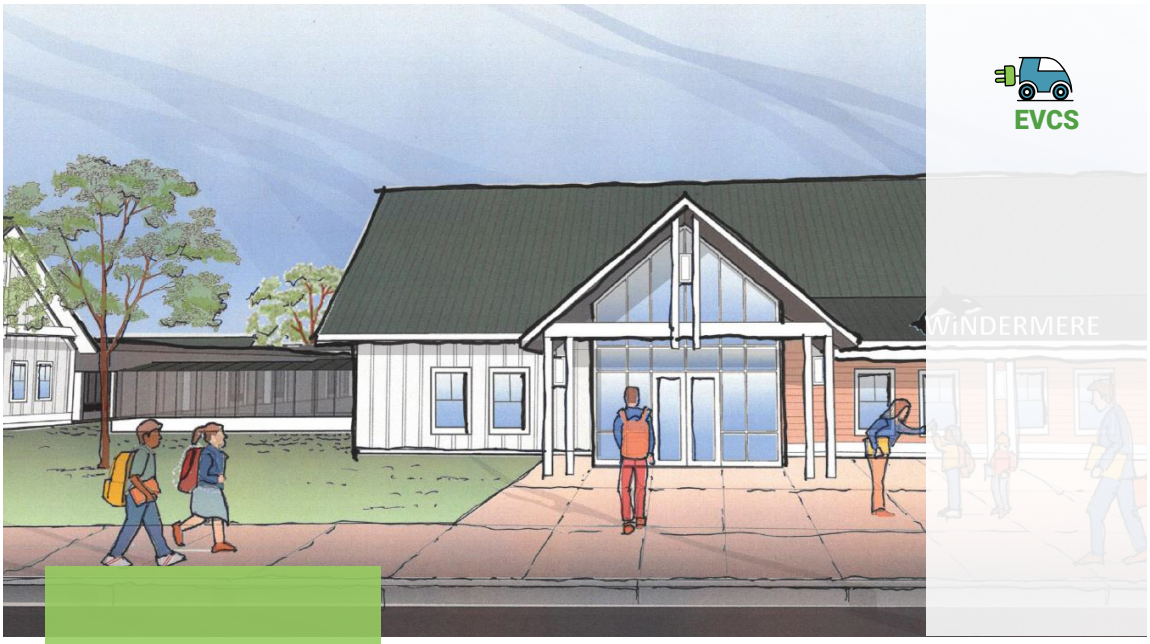
School Facility Improvements

CES performed a facilities assessment and masterplan for Ellington Public Schools. The project consisted of a school comprehensive assessment of five (5) school buildings. The team was responsible for determining the existing condition of the mechanical, plumbing, fire protection, electrical power, lighting and fire alarm systems. The results of this study form the basis for a long term facilities asset management plan. The study included three Elementary, one Middle, and a High School.

Building	SF
Center Elementary School	55,847
Crystal Lake Elementary School	54,395
Ellington High School	149,531
Ellington Middle School	83,021
Windermere Elementary School	85,519

Windermere Elementary School

Ellington CT



Scope
Study,
Renovate As New
+ Addition

Size
80,000 sf Study
58,000 sf Renovation
37,000 sf Addition

Construction Cost
$62 million

Services
Mechanical
Electrical
Plumbing
Fire Protection
IT + Security

Completion
September 2025 est.

Sustainable Features
Chiller Plant
Dedicated Outdoor Air
LED Lighting
Occupancy Sensors

Complete Building Makeover

Originally constructed in 1966, current enrollment (739 students) began to exceed the capacity of the pK-6 school. An existing conditions study found HVAC equipment past its useful life, asbestos, single paned windows, the original roof, and lack of security and parking. The 2002 addition was found to have levels of pyrrhotite at a range consistent with long-term risk for crumbling foundations. Riddled with an aging facility, the town evaluated multiple designs and chose the Renovate to New option. The project is being completed in 4 phases to allow occupancy during construction.

A Building Management System (BMS) controls all mechanical and select electrical equipment and is programmed for occupied/unoccupied cycles for air handling equipment in addition to after hours timing for maximum energy savings. The BMS is user friendly and accessible through mobile devices allowing easy access for facilities personnel.

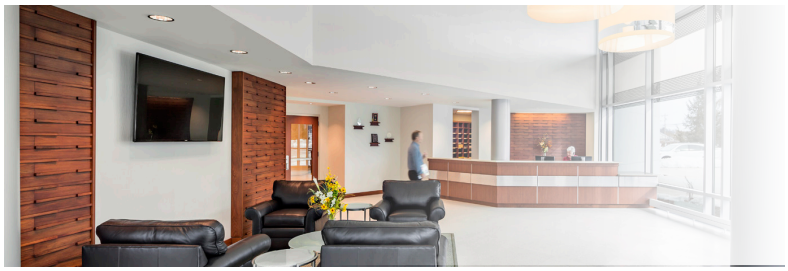
A central heating plant consists of three natural gas fired boilers. Hot water is generated by 2 natural gas fired water heaters with recirculation pumps. Fire protection systems include both sprinklers and dry chemical systems for kitchen areas. A chiller plant consists of 2 200 ton chillers. Outdoor air ventilation is provided through dedicated outdoor air units (DOA).

Electrical systems include 2021 IECC compliant LED lighting with daylighting, occupancy, dimming sensors/controls and plug load controls, IT, and AV systems. Security Systems include both active and passive means to deter breeches in security. A 600 kW diesel fired generator provides full building backup power.

Outdoor areas include a learning space, playground, and parking for 180 plus 8 electric vehicle charging stations.

Douglas Lajoie PE, LEED AP,

Vice President // Principal in Charge



Contact
dlajoie@ceseng.com

Experience
Consulting Engineering Services
1995-present
Prior: 9 years

Education
BS Electrical Engineering
University of New Haven
New Haven CT

Licenses
Professional Engineer
CA CT FL HI LA MD MA MN
NH NY NC RI SC TN VT VA

Memberships
ACE Mentoring Program

Building Commissioning
Association of America (BCXA)

Illuminating Engineering Society of
North America (IESNA)

US Green Building Council
(USGBC)

Certifications
LEED Accredited Professional

MA Certified
OPM/School Project Designer

Doug is a Founding Principal, Vice President and the Chief Operating Officer of CES. Confident, logical, and decisive, he leads the charge for countless projects in our portfolio. Always focused on the big picture, he guides projects in the right direction, providing oversight and ensuring that the detail work of our staff aligns with our client's overall goals. With solar panels in use at his own home, Doug is a huge proponent of sustainability and is knowledgeable about best practices in alternative energy. All this aside, he would really rather be traveling the globe or 100 miles offshore fishing for pelagic species.

RELEVANT PROJECT EXPERIENCE

Berlin Elementary Schools | Berlin CT
Strategic Plan Study

Brookfield Schools | Brookfield CT
416,000 sf | 4 Buildings | Study + Masterplan

Brown Intermediate School | Madison CT
110,000 sf | Conceptual Design, Study + Renovation

Danbury Career Academy | Danbury CT
285,000 sf | Renovation + Addition

Deans Mill Elementary School | Stonington CT
54,625 sf | Renovate as New + New Construction

Ellington Public Schools | Ellington CT
426,000 sf | 5 Buildings Study + Masterplan
343,000 sf | 4 Buildings HVAC Study

Madison Town Municipal Facilities Study | Madison CT
18 Buildings | Municipal Facilities Study

Manchester Public Library | Manchester CT
101,135 sf | New Construction

Mary Cheney Library | Manchester CT
26,135 sf | Study

Mortlake Fire Company | Brooklyn CT
Existing MEP Systems Study

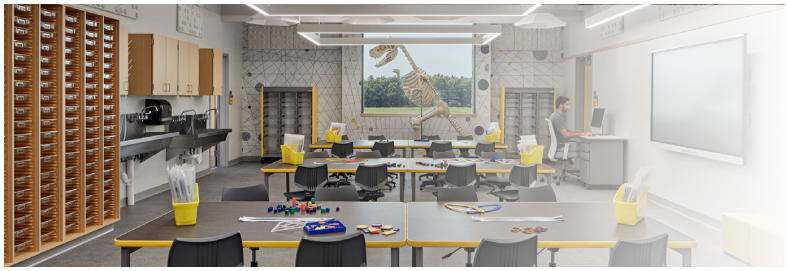
North Stonington Schools | North Stonington CT
6 Buildings | Study

Wendell Cross Elementary School | Waterbury CT
90,000 sf | Renovation + Addition

West Vine Elementary School | Stonington CT
54,600 sf | Renovate as New

Eric Romeo

Associate // Project Manager



Contact
eromeo@ceseng.com

Experience
Consulting Engineering Services
2007-present
Prior: 1 year

Education
University of Hartford
BS Mechanical Engineering
West Hartford CT

Memberships
American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE)

Certifications
MA Certified
OPM/School Project Designer

Stemming from his love of repairing cars, Eric originally intended his degree in Mechanical Engineering to lead him to the automotive industry, instead, his road led to designing building systems. Now a decade veteran at CES, Eric specializes in mechanical, plumbing and fire protection design. Due to his highly detailed nature and organizational skills, Eric often serves as Project Manager for fast-tracked projects with tight deadlines. Eric's hobbies, besides working on cars, include snowboarding and Nissan Xterra off-roading. He is one of four officers for the Northeast Xterra Club.

RELEVANT PROJECT EXPERIENCE

CREC Swift Factory | Hartford CT
10,000 sf | Renovation | Educational space

Danbury Career Academy | Danbury CT
285,000 sf | Renovation + Addition

Ellsworth Avenue School Annex | Danbury CT
14,800 sf | Renovation + Addition

Manchester Public Library | Manchester CT
101,135 sf | New Construction

Mary Cheney Library | Manchester CT
26,135 sf | Study

Ox Ridge Elementary School | Darien CT
83,830 sf | New Construction + Renovation

Portland School District | Portland CT
5 Schools | Masterplan for Modernization

Rockville High School | Vernon CT
15,000 sf | Renovation

Simsbury Town Municipal Facilities Study | Simsbury CT
725,000 sf | 7 Schools | Study + Masterplan
315,000 sf | 52 Buildings | Study + Masterplan

Vernon School District | Vernon CT
350,840 sf | 10 Buildings | Study + Masterplan
335,462 sf | 7 Schools | Ventilation Study + HVAC Grant Application

Wendell Cross Elementary School | Waterbury CT
88,000 sf | Renovation + Addition

Windermere Elementary School | Ellington CT
95,000 sf | Study, Renovate as New + Addition

David Hillburn PE

Senior Mechanical Engineer

Contact
dhillburn@ceseng.com

Experience
Consulting Engineering Services
2019-present
Prior: 12 years

Education
BS Mechanical Engineering
Central CT State University
New Britain CT

Licenses
Professional Engineer
CT

Memberships
American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE)

Certifications
MA Certified
OPM/School Project Designer

Dave is a licensed Mechanical Engineer specializing in HVAC and hydronics. A quintessential optimist and team player, his style is approachable and adaptable. Dave brings understanding of the mitigation of airborne contaminates via HVAC systems. Dave brings a thorough understanding of net zero design strategies along with mitigation of airborne contaminates via HVAC systems. His recent projects include net zero designs of schools along with an ever expanding list of ventilation assessment projects to improve indoor air quality. Dave's biggest professional accomplishment was the instrumental role he played in working to rebuild critical municipal infrastructure after Hurricane Katrina. Watch out Cirque du Soleil, Dave's honed his hacky sac, pogo stick and juggling acts to compete with the best of them!

RELEVANT PROJECT EXPERIENCE

Clinton Public Library | Clinton CT
20,000 sf | Existing Condition Study | Office Conversion into Library

CREC Roger Wolcott Early Childhood | Windsor CT
10,000 sf | Study + Renovation

Danbury Career Academy | Danbury CT
285,000 sf | Renovation + Addition

Dodd Middle School | Cheshire CT
Ventilation and Air Conditioning Feasibility Study

Doolittle Elementary School | Cheshire CT
Ventilation and Air Conditioning Feasibility Study

Ellsworth Avenue School Annex | Danbury CT
14,800 sf | Renovation + Addition

Fred D. Wish Museum School | Hartford CT
91,365 sf | Renovate as New

Portland School District | Portland CT
5 Schools | Masterplan for Modernization

Vernon School District | Vernon CT
350,840 sf | 10 Buildings | Study + Masterplan
335,462 sf | 7 Schools | Ventilation Study + HVAC Grant Application

Wendell Cross Elementary School | Waterbury CT
90,000 sf | Renovation + Addition

Woodrow Wilson Recreation Center | Middletown CT
MEP Study and Phased Renovation

Amy Gregory PE

Senior Electrical Engineer

Contact
agregory@ceseng.com

Experience
Consulting Engineering Services
2013-2015, 2022-present
Prior: 8 years

Education
BS Electrical Engineering
University Of Hartford
West Hartford CT

MS Electrical Engineering
University Of Hartford
West Hartford CT

Licenses
Professional Engineer
CT

Memberships
Society of Women Engineers (SWE)

Institute of Electronic and Electrical Engineers (IEEE)

With a Master's degree in Electrical Engineering, and a sincere love of her job, Amy is an ace in her field. Amy tells us she couldn't even imagine working in any other profession. In fact, electrical engineering makes her so happy that if you stick around long enough, you're likely to find her actually dancing at her stand-up desk, donned in noise cancelling headphones, all the while completely immersed in the project du jour. Optimistic, empathetic, and super thorough, Amy is a natural leader and an esteemed mentor around the office. She's great at explaining things and takes the time to make sure she is understood and all questions have been answered. Amy is particularly skilled at coordination of motor circuit equipment and creating notes for non-standard design elements. Her motto: Hakuna Matata.

RELEVANT PROJECT EXPERIENCE

Brown Intermediate School | Madison CT
110,000 sf | Renovation

Bullard Havens Technical High School | Bridgeport CT
214,000 sf | New Construction | Net Zero

Clinton Public Library | Clinton CT
20,000 sf | Existing Condition Study | Office Conversion into Library

CREC Schools | Multiple CT Locations
13 Schools | Facility Assessments

Doolittle Elementary School | Cheshire CT
Ventilation and Air Conditioning Feasibility Study

E.B. Kennelly School | Hartford CT
91,365 sf | Renovate as New

Fred D. Wish Museum School | Hartford CT
91,365 sf | Renovate as New

Rockville High School | Vernon CT
15,000 sf | Renovation

Taunton City Fire Stations | Taunton MA
5 Stations | Existing Conditions Study

Vernon School District | Vernon CT
335,462 sf | 7 Schools | Ventilation Study + HVAC Grant Application

Waterbury Public Schools | Waterbury CT
Elevator Renovation | Bunker Hill + Washington Elementary

West Springfield School District | West Springfield MA
4 School | Physical Condition Assessment

Mckenzie Armington

Plumbing + Fire Protection Engineer

Contact
marmington@ceseng.com

Experience
Consulting Engineering Services
2019-present

Education
BS Mechanical Engineering
Fairfield University
Fairfield CT

MS Mechanical Engineering
Fairfield University
Fairfield CT

Memberships
American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE)

McKenzie wakes up each day eager to find what new challenge the day will hold for her to solve. A skilled Revit and training resource within our office, Kenzie takes the time to explain the inner workings of plumbing systems she's designed and how our systems coordinate with other trades. Her ability to dissect and extrapolate plumbing and fire protection code and design issues and communicate them to her peers is very much appreciated. She's also highly skilled at coordination of MEP systems within tight or unconventional spaces. Fun Fact: Kenzie made it to finalist in an all-women's corn hole tournament

RELEVANT PROJECT EXPERIENCE

Clinton Public Library | Clinton CT
20,000 sf | Existing Condition Study | Office Conversion into Library

CREC Roger Wolcott Early Childhood School | Wolcott CT
10,000 sf | Renovation

CREC Swift Factory | Hartford CT
10,000 sf | Renovation | Head Start Pre-K

Danbury Career Academy | Danbury CT
285,000 sf | Renovation + Addition

DCAMM Springfield State Office Building | Springfield MA
125,000 sf | 18 State Agencies | Historic Facility Assessment

Manchester Public Library | Manchester CT
101,135 sf | New Construction

Rockville High School | Vernon CT
15,000 sf | Renovation

Taunton City Fire Stations | Taunton MA
5 Stations | Existing Conditions Study

Vernon School District | Vernon CT
350,840 sf | 10 Buildings | Study + Masterplan
335,462 sf | 7 Schools | Ventilation Study + HVAC Grant Application

Wendell Cross Elementary School | Waterbury CT
90,000 sf | Renovation + Addition

Windermere Elementary School | Ellington CT
95,000 sf | Study, Renovate as New + Addition

Woodrow Wilson Recreation Center | Middletown CT
MEP Study and Phased Renovation

Licenses

STATE OF CONNECTICUT ✦ DEPARTMENT OF CONSUMER PROTECTION

Be it known that

CONSULTING ENGINEERING SERVICES INC

811 MIDDLE ST
MIDDLETOWN, CT 06457

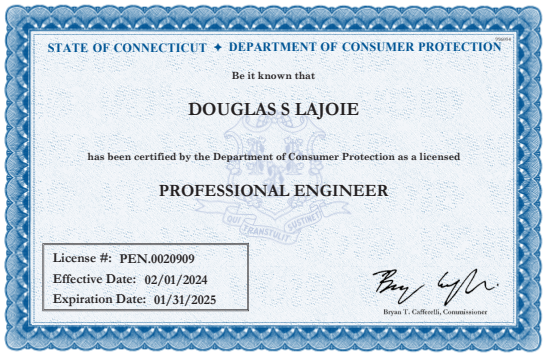
has been certified by the Department of Consumer Protection as a

PROFESSIONAL ENGINEERING FIRM

Registration #: PEC.0000577
Effective Date: 09/28/2024
Expiration Date: 09/27/2025

verify online at www.elicense.ct.gov

Bryan T. Cafferelli, Commissioner



STATE OF CONNECTICUT ✦ DEPARTMENT OF CONSUMER PROTECTION

Be it known that

DOUGLAS S LAJOIE

has been certified by the Department of Consumer Protection as a licensed

PROFESSIONAL ENGINEER

License #: PEN.0020909
Effective Date: 02/01/2024
Expiration Date: 01/31/2025

Bryan T. Cafferelli, Commissioner

STATE OF CONNECTICUT ✦ DEPARTMENT OF CONSUMER PROTECTION

Be it known that

DAVID J HILLBURN

has been certified by the Department of Consumer Protection as a licensed

PROFESSIONAL ENGINEER

License #: PEN.0033707
Effective Date: 02/01/2024
Expiration Date: 01/31/2025

Bryan T. Cafferelli, Commissioner

STATE OF CONNECTICUT ✦ DEPARTMENT OF CONSUMER PROTECTION

Be it known that

AMY J GREGORY

has been certified by the Department of Consumer Protection as a licensed

PROFESSIONAL ENGINEER

License #: PEN.0033402
Effective Date: 02/01/2024
Expiration Date: 01/31/2025

Bryan T. Cafferelli, Commissioner

Alfred Benesch & Company

Site & Civil Engineering

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Alfred Benesch & Company

VALUE FOCUSED.

COMMUNITY MINDED.

QUALITY DRIVEN.

Serving a broad range of markets, Benesch is committed to enhancing infrastructure and communities across the country.

Roads, bridges, schools, parks and airports are just a few examples of where you can find our work. Through planning, engineering and design, we create spaces and provide connections in ways that make a difference. We exercise innovation whenever possible and resist relying on how things have been done before.

Since our founding in 1946, Benesch has grown into a mid-sized firm nimble enough to remain responsive to client needs, yet large enough to offer exceptional bench strength.

Today, we are ranked among the Top 500 Design Firms in the country by Engineering News-Record.

WHAT WE DO

- Site Development
- Land Survey
- Roadway
- Municipal
- Landscape Architecture
- Drainage Design

1,000+ EMPLOYEES | 46 LOCATIONS | 20 STATES | **1 TEAM**

We routinely tap into our firm's high-level expertise to solve project challenges for clients across the country. Each of our offices benefit from the wealth of engineering, design and planning resources of the combined Benesch Team. Through proactive knowledge sharing, state-of-the-art communications technology and work sharing, we turn our nationwide capacity and expertise into high-value solutions for local infrastructure challenges.

www.benesch.com

Manchester Library Feasibility Study

Friar Architecture, Inc.

Key Issues
- Existing condition analysis
- ADA analysis
- Utility analysis

Dates of Service
02/2022 - 06/2022

Project Cost
$6,500 (fee)

Client Reference
Robert Roach, AIA
Vice President
Friar Architecture, Inc.
21 Talcott Notch Road, Suite 2
Farmington, CT 06032
P: 860-678-1291
E: rwr@friar.com

Background: The Manchester, CT public library system has historically ranked in the top four public libraries in Connecticut—in terms of annual loaning of materials, and specifically, children's books. The current public library was built in 1937 and expanded in 1962, and is approximately 26,000 square feet, which is inadequate to meet the needs of the town. A 2003 study indicated a recommended size of approximately 65,000 square feet. The study included analyzing up to five (5) potential sites in town to place the new library.

Scope: Benesch, as subconsultant to Friar Architects, was responsible for performing an existing conditions analysis for the following sites:

- 1941 Main Street (Webster Bank)
- Main and Oak Street (Tong Building)
- 52 East Center Street (Frontier Building)
- 100 North Main Street (Whiton Branch Library)
- Shaw's Supermarket

Our services consisted of the following for each site:

- Site walk to perform conditions assessment of hardscape, softscape, and ADA compliance.
- Interviews with facilities personnel to determine the adequacy of utilities.
- Narrative description of the existing facilities.

Forensics Lab Pre-Design/Master Plan

Connecticut Department of Administrative Services (CT DAS) Construction Services

Key Issues

- Delivery of a master plan study within a tight schedule
- Collaboration with multiple state agencies & nationally-recognized forensic architect
- Master planning/feasibility study
- Site evaluation & analysis
- Develop conceptual designs & cost estimates for multiple sites

Dates of Service

2019

Project Cost

$90,000,000 - $124,000,000 (est. construction)

Client Reference

David Barkin, AIA, Chief Architect
P: 860-713-5631
E: david.barkin@ct.gov

Peter McClure, Project Manager
P: 860-713-5715
E: peter.mcclure@ct.gov

CT DAS/Construction Services
450 Columbus Blvd, 12th Floor
North Tower
Hartford, CT 06103

Background: Advances in forensic science have changed the landscape of forensic laboratory facility planning. When the CT DAS Construction Services wanted to transform their aging forensic laboratory into a cutting-edge facility, they turned to Benesch to provide master planning and site feasibility services. Benesch led the project under its on-call contract with CT DAS.

Scope: Project challenges included: ***1)*** delivering a technically sound and concisely written master plan study, which conveyed the complexity of the analysis; and ***2)*** completing the report within a grueling, 7-week time frame to ensure its availability at the onset of the state funding process. The Benesch team responded to these challenges by combining our expertise in site development and building planning to create a master plan study, which serves as a foundational document for the State to pursue funding, design, and construction for a future forensic laboratory, striving for national prominence.

The study involved inventory and analysis of existing conditions, documentation of existing operations, development of a laboratory and site program, conceptual layout and planning for the laboratory, site programs for each of the four sites under consideration, and conceptual cost estimates. Particular attention was paid to facility security, adaptability for future growth, providing an attractive and comfortable work environment, and sensibility to the natural and cultural surroundings. A development schedule, breakdown of building and site costs, and matrices comparing each site and concept plan to programmatic goals was provided to facilitate future decision making.

Conclusions: ***1)*** The existing lab does not meet the State's programmatic needs, necessitating construction of a new facility; ***2)*** Each proposed site offers a wide range of solutions that meet most, but not all, of the lab's programmatic goals; ***3)*** The State must define a suitable level of security for the lab; and ***4)*** The new lab must meet today's functional needs, while remaining adaptable to the needs of the future.

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Glastonbury Police Department Master Plan

Town of Glastonbury, CT

Rendering depicting upgraded site configuration.

Background: Comprised of multiple buildings served by a single, public-access driveway, the Glastonbury Police Department complex's site configuration was inefficient and required redesign. Working with a wide mix of town officials, Benesch developed a site program to meet the diverse needs of the community's stakeholders. Site safety, access, security, parking, recreation, short- and long-term maintenance, and historic character were all factors that weighed heavily on the genesis of this Master Plan.

Scope: Benesch prepared multiple and diverse plan iterations and facilitated their review with officials and stakeholder representatives. Leveraging our technological capabilities, Benesch was able to facilitate numerous formal and informal remote meetings, keeping the project on schedule during the height of the Coronavirus pandemic.

Additional site programming involved design coordination with a proposed photo voltaic (PV) array, which was being performed as a separate, standalone project. While separate, layout and planning for the future master plan improvements required coordination with the array structures. Insightful layout modifications proposed by Benesch for the array layout resulted in cost savings for both projects.

The final plan provides separate police operations and civilian parking areas; provides secure outdoor fenced-in areas; incorporates a solar array into the site; and establishes better separation between pedestrian/recreational uses and police/public works operations all while preserving the historic character of the police station, its site, and its relationship to the Town's historic district.

Completed within two months from the Notice-to-Proceed, the Benesch Master Plan successfully addressed multiple site challenges, meeting the Town's needs in a contextually and cost sensitive manner.

Key Issues

- Delivery of a master plan study within a tight schedule
- Collaboration with diverse group of Town officials and stakeholders
- Develop conceptual designs and cost estimates
- Design coordination with separate PV array project

Dates of Service

03/20-05/20

Project Cost

$2,600,000 (est.construction)

Client Reference

Marshall S. Porter
Chief of Police
Town of Glastonbury
2108 Main Street
Glastonbury, CT 06033
P: 860-652-4202
E: marshall.porter@glastonbury-ct.gov

Existing entrance bordering parking area, existing buildings and recreation areas.

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William Walter, PE, LEED AP

Senior Project Manager

Education
Bachelor of Science - Civil Engineering Worcester Polytechnic Institute

Years of Experience: 25

Registrations and Certifications
Professional Engineer: CT, RI, MA, NY

LEED® Accredited Professional

Will Walter leads the Site Development Group of Benesch's Glastonbury office. He is well versed in all aspects of land development, bringing over twenty-five years of design and project management experience for public and private clients to his work. Key areas of expertise include planning, permitting, site demolition, grading and drainage, utilities, erosion & sediment control, and construction phase services. He is experienced in total site design, which meet criteria and performance standards for numerous local, state, and federal guidelines, including requirements for: local zoning and inland wetlands; state DOT stormwater design; state DEEP stormwater quality and erosion and sediment control; federal NPDES; and LEED requirements.

Will regularly manages complex, multi-disciplined projects, including design and oversight of the entire permitting and design process associated with land development and roadway reconstruction. In addition, he is experienced in the planning and design of municipal facilities, including projects in Glastonbury.

Waterbury Elevator Additions – Waterbury, CT

Project Manager for elevator addition to the Bunker Hill and Washington Schools' elevators. Services included survey, design, permitting, and construction administration; assisted with the site modifications that were part of the project.

East Lyme Public Safety Building – East Lyme, CT

Project Manager: Prepared conceptual and schematic documentation and coordinated with interdisciplinary design team on the renovation of a new building and site to house the East Lyme Public Safety Offices and police impound. The planning phase included coordination with town staff and stakeholders, as well conceptual cost estimating and value engineering. After the planning phase, Benesch prepared construction documents suitable for bidding and construction. Responsibilities included site layout and reconfiguration to meet the town's unique public safety needs, site drainage, lighting, design and detailing of plaza and outdoor gathering spaces, site entrance design, and coordination with other disciplines.

Plymouth Fire Station – Plymouth, CT

Project Manager: Site design for the renovation/addition to the existing fire house in Plymouth, CT included site circulation/parking, grading, drainage, utilities, landscaping, and erosion control. The design included interior vehicle washing, which required a DEEP Vehicle Maintenance Wastewater permit.

Department of Public Works Facility – Canton, CT

Project Manager: Site design for the design of a new DPW facility in Canton, CT included site circulation/parking, grading, drainage, utilities, landscaping, and erosion control. The site, located adjacent to the Farmington River in a FEMA flood hazard area, was designed per local flood ordinance regulations and other town requirements. The design also included a new curb cut onto a state route, requiring a CTDOT encroachment permit.

Nathan Hale-Ray Middle School Conversion and Town Offices – East Haddam, CT

Project Manager: Provided integrated design and permitting of the conversion of a historic school to town offices, from conception through construction closeout. The project included integrated design of the site, including site layout, site circulation, grading and drainage, landscape design, and utilities and erosion control. Permitting included a Special Permit through the Planning & Zoning Commission.

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Science & Technology Magnet School of Southeastern Connecticut, *New London, CT*
Photo Credit: Robert Benson

Fees

2009 Platinum Award Winner—Schooldesigner.com Collabetition
2007 Education Winner, Grand Prize Winner—Starnet Worldwide Design Awards

Cost Proposal

Based on the scope of the services outlined in your Request for Proposals, we propose a fixed fee in the amount of One Hundred Twenty-Seven Thousand dollars ($127,000).

Fee Breakdown

Base Project	**$127,000**
Add Alternates	
Town Garage	$14,500
Buildings & Grounds Garage	$14,500
Community Voice Channel	$11,000
Herrick Park	$35,000
Indian Notch Park	$35,000
Resident Trooper Office	$16,000
Heritage Farm	$35,000

Reimbursable Expenses

We have included an allowance in our base fee in the amount of $500 to cover costs incurred on behalf of this project. Any additional expenses will be charged according to our standard rates, as shown, or at cost plus a 10 percent handling charge (excluding taxes for tax-exempt clients).

Billing Terms

Our standard practice is to invoice for services on a monthly basis according to the level of completion of the project at that time. Invoices are normally issued by the first of each month. Please notify us if a special billing schedule is required for your project for planning and/or approval purposes. Payment is due 30 days from the invoice date. We are prepared to negotiate the fee and scope of our services as reasonable to work within your budget restrictions.

Authorized for up to 60 days by:

1/21/2025

Michael A. Sorano, AIA, President — Date

Current Rates

Current Hourly Billing Rates

Any additional in-house services not included in the owner / architect contract will be negotiated as a separate fixed fee or billed hourly according to our billing rate schedule. We will maintain these hourly billing rates during the course of your project. Any charges, such as surveys, testing fees and additional consultant services that are not included in this proposal will be billed as reimbursable expenses and/or negotiated as needed.

Architectural Fees	Hourly Rate
Principal	$195
Associate Principal	$170
Associate	$150
Senior Project Manager	$135
Project Architect / Project Manager	$120
Architectural Project Leader	$110
Architectural Designer	$100
Intern	$95
AutoCAD Operator	$95

Interior Design Fees	Hourly Rate
Associate	$150
Senior Interior Designer	$135
Interior Design Project Manager	$120
Designer	$95
Intern	$80

Support Personnel Fees	Hourly Rate
Administrative	$85

Current Reimbursable Expense Rates

We will not charge for travel, telephone or mailing costs incurred on behalf of this project. With the exception of the fixed rates listed below for in-house printing, we will invoice for expenses with a 10 percent handling charge. For our exempt clients, any printing costs are billed at cost less taxes.

In-House Printing Charges	Fee
LARGE FORMAT	
Black & White Prints	
24 x 36 Prints of Drawings	$1.20 / sheet
30 x 42 Prints of Drawings	$1.75 / sheet
Color Prints	
24 x 36 Prints of Drawings	$3.00 / sheet
30 x 42 Prints of Drawings	$3.50 / sheet
SMALL FORMAT	
Black & White Prints	
8.5 x 11 copies (plain paper)	$0.10 / sheet
11 x 17 copies (plain paper)	$0.20 / sheet
8.5 11 copies (quality paper)	$0.15 / sheet
11 x 17 copies (quality paper	$0.25 / sheet
Color Prints	
8.5 x 11 copies (plain paper)	$0.30 / sheet
11 x 17 copies (plain paper)	$1.00 / sheet
8.5 11 copies (quality paper)	$0.55 / sheet
11 x 17 copies (quality paper	$1.25 / sheet

Scans & Presentation Boards	Hourly Rate
Scans (large format)	$2.50 / sheet
Foam Presentation Boards	$12.00 / sheet

Travel	Hourly Rate
Mileage	Not to exceed IRS Standard Mileage Rate
Tolls, Meals, Lodging, & Transportation	Cost plus 10% handling Charge