

Submission to the Town of Newtown

**Design-Build Proposal for Building Conservation
Mothballing**

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(Mothballing)
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(under separate cover)
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October 13, 2006

Mr. Herbert C. Rosenthal
First Selectman
Edmond Town Hall
45 Main Street
Newtown, CT 06470

RE: Design/Build Proposal for Building Conservation (Mothballing) Project at
Fairfield Hills (Project)

Dear Herb,

On behalf of O&G Industries, Inc. (O&G) and the entire Design/Build Team, we are pleased to submit this letter and its attached exhibits as our Proposal to the Town of Newtown and to the Fairfield Hills Authority (Authority) for the above noted Project. We have worked in concert with you and the Authority to develop this Proposal for review by the Town. The Design/Build Team consists of O&G (Design-Builder) and Tai Soo Kim Partners (Designer). Given the groundwork done by many during the development of the Fairfield Hills Master Plan, and given the budget and its priorities established early on in the process, we believe that this Proposal is responsive to the needs and desires of the Town and the Authority.

The Proposal includes the following Exhibits for review:

- A. Project Summary
- B. Scope of Work for Building Conservation (Mothballing)
- C. Project Cost Summary
- D. Project Schedule
- E. Agreement Between Owner and Design-Builder (under separate cover)
- F. Plans and Specifications (under separate cover)

Pursuant to the Preliminary Agreement executed between the Town and O&G, and the contemplated Agreement for Design/Build, O&G is proposing to manage the design and construction of the proposed improvements detailed herein within the fixed limit of construction cost established and within the time schedule presented. As agreed, O&G will hold all the design and construction contracts and be responsible for providing all the related services and trade work to the Town. Also as agreed, O&G will generally utilize the Town's procurement procedure for the bidding and awarding of construction contracts.

Since the estimated cost for the Building Conservation (Mothballing) must not exceed the amount of funds allocated to this activity from the Fairfield Hills Development Project Budget, an updated Budget Report presenting line items for all the activities to be funded and implemented at Fairfield Hills shall be provided under separate. In this manner, the Town and the Authority can discuss what affect this Proposal and its costs may have on other contemplated projects.

It is important to note that the costs and schedule presented herein are directly related to the date of authorization to proceed. Considerations for rising construction costs and seasonal activities are imperative. Therefore, we ask that the Town review and respond to the Proposal within thirty (30) days in order to limit necessary modifications to Project costs or schedule.

Thank you for your time and consideration of this matter. Please call me with any questions or concerns (860-485-2137). The Development Team is prepared to provide a presentation of the Proposal and Project components to you and the Authority as soon as possible.

Respectfully submitted,

Jeffrey P. Cugno
Director of Development

Fairfield Hills Development Project, Newtown, CT

Project Summary: Building Conservation Improvements (Mothballing)

A. **Project Component.** The design and implementation of building conservation improvements at certain buildings on the Fairfield Hills Campus.

B. **Sites:** The following building are designated for the subject conservation improvements:

- i. Newtown Hall
- ii. Woodbury Hall
- iii. Stratford Hall
- iv. Washington Square Duplex No. 58
- v. Washington Square Duplex No. 59
- vi. Washington Square Duplex No. 60
- vii. Washington Square Duplex No. 61
- viii. Washington Square Duplex No. 62

C. **Project Cost:** Seven Hundred Eighty Nine Thousand, Eight Hundred Forty Dollars (\$789,840.00), including construction, equipment, design, fees and reimbursables.

D. Project Schedule:	Design Completion:	October 2006
	Start of Construction:	January 2007
	Completion:	March 2007

Scope of Condition Assessment Services for Mothballing Building Conservation

Provide all equipment, material and tools necessary to evaluate structural systems, exterior materials, roofs, gutters, down spouts, attic areas, basements, exterior porches and steps, foundation waterproofing and footing drains. Provide detailed repair, replacement and maintenance procedures sufficient to last 5 years, of the following:

- Moisture control
- Verify integrity of existing roofing components.
- Recommendations for repair, cleaning, replacement of gutter systems and down spouts.
- Verify integrity of building structural components.
- Recommendation of necessary structural bracing (roof, porches, etc.)
- Expose and verify integrity of existing footing drain systems.
- Masonry inspection
- Interior wood moldings, trim, doors etc.
- Recommendation of mold remediation.
- Verify existing security measures are sufficient.
- Recommendation on structural integrity of wood porches and cupolas.
- Verify integrity of existing building foundation waterproofing.
- Design and detail building ventilation system. Included but limited to; air circulation, fan sizing, fan location and quantity, damper sizing and automatic control.
- Maintenance recommendations.
- Periodic inspection recommendations.
- Pest control
- Vegetation control and/or removal.
- Preparation of cost estimates for the repair, replacement and maintenance of various conservation recommendations. (Per building)

10/10/2006

Town Hall and Mothballing
Newtown, CT

Mothballing of Stratford, Newtown and Woodbury.

General notes, all buildings:

1. Field verify all existing conditions.
2. Install intrusion and smoke detectors in all buildings. By Owner.
3. Install all plywood, framing lumber etc. with galvanized deck screws.
4. Open all interior doors and attic access hatches. Secure in open position with wood wedges if necessary.

General Photo Legend:

- G.1 - Repair roof leaks
- G.2 - Install rainwater leader
- G.3 - Scrape and paint exterior wood trim. See drawing SK- AA for scope at windows.
- G.4 - Scrape and paint door and frame
- G.5 - Remove screens
- G.6 - Install storm sash, see drawing SK-AA
- G.7 - Paint plywood to match brick
- G.8 - Install exhaust fan. See drawing SK-BB
- G.9 - Install fresh air intake louver. See drawing SK-BB.

Building Specific Photo Legend:

Stratford

- S.1 – Remove all ceiling tiles, all ceilings
- S.2 – Clean all debris from floor and horizontal surfaces
- S.3 – Remove door
- S.4 – At south end of high space cut hole through plaster ceiling structure, sized to accept exhaust fan. Support fan with threaded rod secured to wood plank roof sheathing above. At north end of high space cut a hole thru the plaster ceiling twice the size of the hole for the exhaust fan.
- S.5 - Rake out and caulk joint
- S.6 - Remove roller shades and curtains

Newtown

N.1 – Remove rooftop antennas

N.2 – Cover copula with marine grade shrink-wrap. Remove weathervane and lower level “urns” and store in copula. Erect 2x4 wood framing at not more than 48”oc. Reinforce outside corners and all stress points with three layers of wrap. Install 2 vents per side.

N.3 – At existing triple track storm sash, position lower light in closed position, position upper sash with a 2” opening across the top. Install drip cap per SK-AA. Lower top sash of interior wood windows 2”.

N.4 – Remove storm sash and install ½” MDO plywood over window. Paint dark brick red.

N.5 – Cover door, sidelight and transom assembly with ½” MDO plywood. Paint white

Woodbury

W.1 – In basement, remove all carpeting, frame walls including doors and frames, soft ceilings (gypsum board, acoustic ceiling tile, etc.) suspender light fixtures, furniture, office equipment, etc. Remove wiring back to nearest pane. Dewater and broom clean all horizontal surfaces. Spray all surfaces remaining with an approved fungicide.

W.2 – Install two brick vents.

W.3 – Remove interior window shades and/or curtains.

W.4 – Scrape and remove loose paint and plaster and broom clean all areas.

W.5 – Remove antenna.

W.6 – Construct protective surround with roof. See drawing W-11.

W.7 – Install 1/2” MDO plywood flush with face of brick. Caulk all seams/joints. Paint to match brick. See drawing W-11

Town Hall and Mothballing
Newtown, CT
4-4-2006

Mothballing of Washington Square Duplexes.

General notes, all buildings:

1. Field verify all existing conditions.
2. Install intrusion and smoke detectors in all buildings. By Owner.
3. Install all plywood, framing lumber etc. with galvanized deck screws.
4. Open all interior doors and attic access hatches. Secure in open position with wood wedges if necessary.
5. Remove all trash and debris from building interior. Broom clean all ceilings, walls and all horizontal surfaces, removing all loose paint. Remove interior window curtains, roller shades, etc
6. Clean (power wash) all gutters. Adhere a 12" strip of EPDM roofing to properly cleaned gutter material (copper) at all joints. If mastic is present, repair joint with a system of Karnak flashing cement, Karnak 3036 polyester mat, Karnak flashing cement. Clean all rainwater leaders. If existing underground water collection system is not operational, remove rainwater leader, snake to a distance of 30' and flush with clean water.
7. Remove all antenna and all related wiring
8. Remove all loose paint and repaint all exterior wood trim. See drawing SK- AA for scope at windows. Painting system to be one coat PPG 6-9 Primer and two coats 6-2045 Finish Paint. Color to be white. Submit product data and color chart.
9. Remove all loose paint and paint all exterior doors and frames. At Main Entries remove existing caulking and install new caulking at wood/brick joint. See item 8 above for painting system.
10. Install drip cap and adjust all double hung windows and storm sash. See SK-AA.
11. At all garage doors install new wood framed partition and security door. See SK-CC. Store upward acting doors in good condition in open position. Remove upward acting door if deteriorated. Remove and store hinged garage doors.
12. Clean all areaways.
13. Install plywood over all attic windows per SK-CC.

General Photo Legend:

- G.1 - Repair roof leaks
- G.2 - Install 3" dia, .040, anodized dark bronze aluminum rainwater leader. Secure with decorative straps at top, bottom and no more that 8' OC. Isolate from copper gutter with uncured EPDM. Insert into storm system booth and grout.
- G.3 - Install triple track aluminum storm sash to match existing.

- G.4 - Remove casement sash and store in Sunroom for future use. Install ½" MDO plywood infill in place of window. Caulk joints. Paint black per item 8 above.
- G.5 - Cover steel framed window with ½" MDO plywood. Caulk joint with clear caulk. Paint black per item 8 above.
- G.6 - Cover opening in soffit with ½" MDO plywood. Paint all exposed surfaces white per item 8 above.
- G.7 - Remove vines, tree or tree branch, etc. as indicated.
- G.8 - Replace column pilaster base with pressure treated, KDAT, wood to match existing. Paint white per item 8 above
- G.9 - Remove wood fencing, barbeque, misc. items, etc. as indicated.
- G.10 - Rake out joint at deteriorated lintel, clean edge of lintel, caulk joint.
- G.11 - Replace deteriorated wood framing at gutter. Lumber to be pressure treated, KDAT. Profiles to match existing. See photos for lengths and profiles. Paint white per item 8 above.
- G.12 - Replace railing cap. Wood to be pressure treated, KDAT. Paint white per item 8 above.
- G.13 - Replace steel grating with material to match existing.
- G.14 - Replace roofing shingles with material from building to be demolished.
Coordinate with CM.
- G.15 - Install white aluminum flashing. See drawing for profile.
- G.16 - Install exhaust fan. See drawing SK-BB and schedule.
- G.17 - Install fresh air intake louver. See drawing SK-BB.

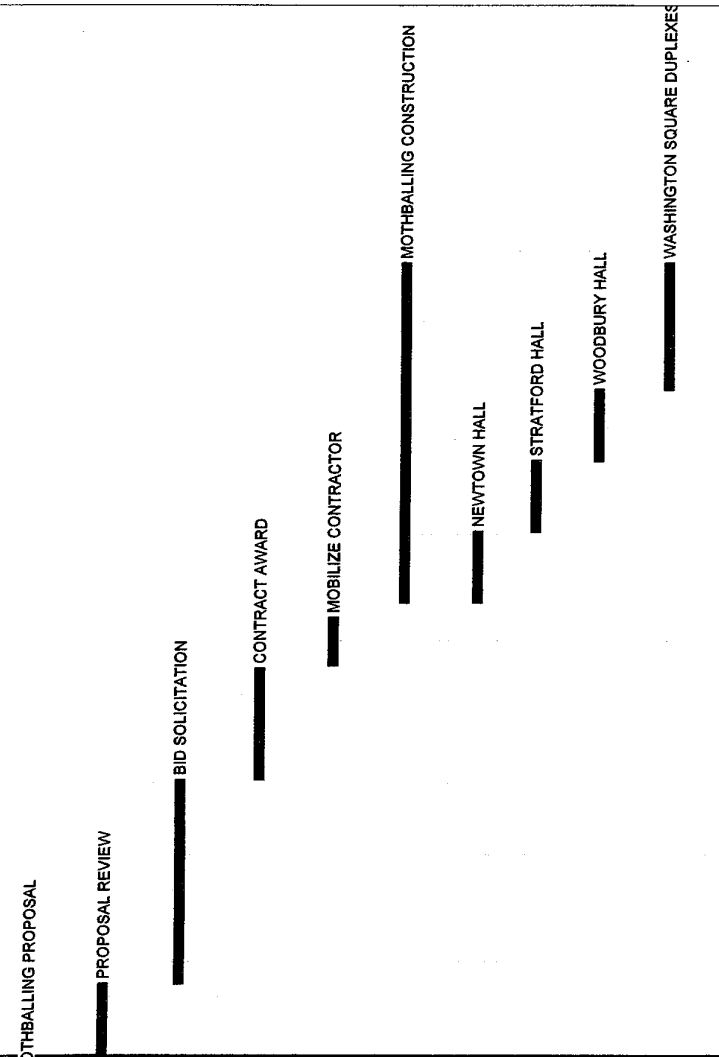
**FAIRFIELD HILLS DEVELOPMENT PROJECT
DESIGN BUILD CONSTRUCTION
NEWTOWN, CONNECTICUT**

October 13, 2006

**MOTHBALLING
PROJECT COST SUMMARY**

DESCRIPTION	QTY	U/M	TOTAL
CONSTRUCTION COSTS:			
1. MOTHBALLING			-
a. NEWTOWN HALL	1	LS	37,931
b. WOODBURY HALL	1	LS	266,733
c. STRATFORD HALL	1	LS	122,730
d. DUPLEX HOUSES	5	EA	181,863
2. SITE IMPROVEMENTS	0.0	ACRE	N/A
a. OFF-SITE DEVELOPMENT (UTILITIES)	0	ALW	N/A
3. CONTAINMENT MATERIALS / ASBESTOS ABATEMENT	0	LS	N/A
Subtotal:			609,257
PROJECT "SOFT" COSTS:			
1. LAND ACQUISITION, APPRAISALS, LEGAL FEES			N/A
3. ARCHITECTS FEES (MOTHBALLING)	1	LS	60,000
a. REGULATORY APPROVAL & MEETINGS	1	LS	Incl.
4. HAZ - MAT CONSULTANT & MONITORING	0	LS	N/A
5. FURNITURE - EQUIPMENT ALLOWANCE	0	SF	N/A
6. TELEPHONE SYSTEM	0	SF	N/A
7. TECHNOLOGY ALLOWANCE	0	SF	N/A
8. SECURITY SYSTEM	0	SF	N/A
9. TRAFFIC STUDY			N/A
10. TESTING and INSPECTIONS	1	LS	0
11. PRINTING, MAILING and ADVERTISING	1	ALLOW	1,500
12. MOVING EXPENSES AND STORAGE	0	ALLOW	N/A
13. SECURITY			N/A
14. BUILDER'S RISK INSURANCE	0.45%		N/A
15. CT PERMIT FEE	0.00%		0
16. OWNER'S CONTINGENCY	0.00%		0
TOTAL PROJECT "SOFT" COSTS			61,500
GENERAL CONDITIONS/REIMBURSABLES			
1. BUILDING PERMIT FEE			WAIVED
2. C. M. REIMBURSABLE			-
a. STAFF (TOWN HALL)	2	MO	37,820
b. CONSUMABLES (TOWN HALL)	2	MO	7,225
Subtotal:			45,045
ESCALATION, CONTINGENCY:			
1. ESCALATION (MOTHBALLING)	0.0%		0
2. CONSTRUCTION CONTINGENCY	5.0%		33,538
3. DESIGN/ESTIMATE CONTINGENCY	5.0%		N/A
Subtotal:			33,538
C. M. FEES, INSURANCE & BONDS			
1. PRECONSTRUCTION PHASE	0.75%		5,282
2. CONSTRUCTION PHASE	5.00%		35,217
3. CM INSURANCE	0.75%		Incl.
4. PAYMENT AND PERFORMANCE BOND	0.550%		OPTIONAL
Subtotal:			40,500
Mothballing Project Cost			\$789,840
Option to Add Payment and Performance Bond			\$4,344

Mothballing



Activity ID	Activity Name	Start Date	End Date	Duration
AOA01000	MOTHBALLING PROPOSAL	13 OCT 06 A	13 OCT 06 A	1d
AOA01010	PROPOSAL REVIEW	13 OCT 06 A	01 NOV 06 A	14d
AOA01020	BID SOLICITATION	01 NOV 06 A	11 DEC 06 A	30d
AOA01030	CONTRACT AWARD	11 DEC 06 A	02 JAN 07 A	21d
AOA01040	MOBILIZE CONTRACTOR	03 JAN 07 A	12 JAN 07 A	5d
AOA01050	MOTHBALLING CONSTRUCTION	15 JAN 07 A	23 MAR 07 A	50d
AOA01060	NEWTOWN HALL	15 JAN 07 A	29 JAN 07 A	10d
AOA01070	STRATFORD HALL	29 JAN 07 A	12 FEB 07 A	10d
AOA01080	WOODBURY HALL	12 FEB 07 A	26 FEB 07 A	10d
AOA01090	WASHINGTON SQUARE DUPLEXES	26 FEB 07 A	23 MAR 07 A	20d

O&G Industries

Fairfield Hills Mothballing

Start date	18 OCT 06
Finish date	18 OCT 06
Data date	18 OCT 06
Run date	11 OCT 06
Page number	1A

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Early bar
 Progress bar
 Critical bar
 Summary bar
 Progress point
 Critical point
 Start milestone point
 Finish milestone point