

**TOWN OF KILLINGLY
PERMANENT BUILDING COMMISSION**

Wednesday, August 3, 2022

7:00 p.m.

Town Meeting Room (In Person)

Killingly Town Hall

172 Main Street

Killingly, CT 06239

AGENDA

1. Call of the Meeting and Roll Call

2. Citizen Participation

This is an in-person meeting. Public can attend the meeting at the Town Hall. E-mailed public comment will still be accepted and presented at the meeting.

3. Adoption of Minutes: July 6, 2022

4. Unfinished Business:

a. Westfield Avenue/Community Center Project

1. Interview with PDS 7:05 – 7:35

2. Interview with Downes Construction 7:40 – 8:10

3. Consideration and action on the approval of _____ for Construction Manager At-Risk services for the Westfield Avenue/Community Center project

b. KMS Renovate As New with Addition Project

1. Consideration and action on the approval of _____ for third party plan review services for the KMS Renovation/Addition Project

2. Project update

5. New Business: None

6. Other

7. Correspondence

8. Executive Session – Construction Manager interviews under 4a. with discussion.

9. Council Member Reports

10. Adjournment

RECEIVED
TOWN CLERK, KILLINGLY, CT

2022 JUL 29 PM 3:04

Elizabeth M. Wilson

AGENDA ITEM COVER SHEET

ITEM 3 : MEETING MINUTES

PREPARED BY: Mary Bromm, Community Development Administrator

ITEM SUMMARY:

Attached are the minutes for July 6, 2022.

ACTION REQUESTED AT AUGUST 3, 2022 MEETING:

Upon review, approve minutes.

SUPPORTING DOCUMENTS:

- Minutes

TOWN OF KILLINGLY

Killingly Town Hall
172 Main Street, Danielson, CT 06239
PERMANENT BUILDING COMMISSION (PBC)

MEETING MINUTES Wednesday, July 6, 2022 7:00 p.m.

1. Call of the Meeting and Roll Call: Chairman Tom Weaver called the meeting to order at 7:00 p.m.

Members Present: Dan Toth, Stewart Rivers, Chairman Thomas Weaver, Kyle Zadora

Members Absent: Marcel Lussier (with notification), Adam Reynolds

Also Present: Mary Bromm, Community Development Administrator, Mary Calorio, Town Manager, Kevin Kerttula Town Council Liaison to the PBC; Robert Angeli, Superintendent of Schools, Kyle Napierata, Board of Education Liaison to the PBC; Michael LaSasso and David Ferris from Antinozzi Associates; Jeff Anderson and Dominic Madigan from Downes Construction

2. Citizens Participation: None

3. Adoption of Minutes:

MOTION (1) made by Mr. Zadora **SECONDED BY** Mr. Rivers that the Permanent Building Commission approve the regular meeting minutes of April 6, 2022 as presented

VOICE VOTE: UNANIMOUS

MOTION CARRIED

MOTION (2) made by Mr. Rivers **SECONDED BY** Mr. Toth that the Permanent Building Commission approve the special meeting minutes of April 18, 2022 as presented

VOICE VOTE: UNANIMOUS

MOTION CARRIED

MOTION (3) made by Mr. Rivers **SECONDED BY** Mr. Toth that the Permanent Building Commission approve the regular meeting minutes of May 4, 2022 as presented

VOICE VOTE: UNANIMOUS

MOTION CARRIED

MOTION (4) made by Mr. Rivers **SECONDED BY** Mr. Zadora that the Permanent Building Commission approve the special meeting minutes of May 16, 2022 as presented

VOICE VOTE: UNANIMOUS

MOTION CARRIED

MOTION (5) made by Mr. Rivers **SECONDED BY** Mr. Zadora that the Permanent Building Commission approve the special meeting minutes of June 8, 2022 as presented

VOICE VOTE: UNANIMOUS

MOTION CARRIED

4. Unfinished Business:

- a. **KMS RENOVATION WITH ADDITION PROJECT:**

Mr. Rivers stated that he does not like some of the cuts to the project due to safety concerns – specifically, the sheetrock walls in the corridors/separating classrooms; and removal of door replacement. Discussion included the project must be in budget and cuts were needed; however, the PBC can prioritized add alternates if project funds are available and building security has not been compromised with the cuts.

- (1) PBC members had a discussion with the Superintendent, the BOE Liaison and the Town Council Liaison regarding project concerns. The Board of Education is concerned about school safety and adequate programming. The PBC members share the concerns; however, they are charged with constructing a school that is within budget and conforms to the educational specifications set forth by the BOE. Due to the inflationary time, cuts are necessary but have not affected safety or

programming. Add alternates will be part of the bid documents that may be able to add items back into the project. The BOE is also willing to consider financing portions of the project with non-lapsing monies or other grant funds, freeing project dollars and hopefully eliminating further cuts. The PBC welcomes dialogue with the BOE Liaison for the duration of the project.

- (2) Jeff Anderson, Downes Construction reviewed the GMP Phase I amendment and updated budget showing Phase I improvements under budget by \$340,000.

MOTION (6) made by Mr. Rivers **SECONDED BY** Mr. Toth that the Permanent Building Commission approve the Phase I GMP amendment totaling \$4,083,324.59 and updated budget

VOICE VOTE: UNANIMOUS

MOTION CARRIED

- (3) Michael LoSasso, Antinozzi Associates reviewed the Hygenix proposal for abatement monitoring services. This service is a subcontract to Antinozzi.

MOTION (7) made by Mr. Zadora **SECONDED BY** Mr. Toth that the Permanent Building Commission approve Hygenix, Inc. for abatement monitoring services, amending the Antinozzi Associates PC contract totaling \$73,000

VOICE VOTE: UNANIMOUS

MOTION CARRIED

b. WESTFIELD AVENUE/COMMUNITY CENTER PROJECT:

Ms. Bromm stated two (2) proposals for Construction Manager At-Risk services were received. After discussion, Commission members will interview both firms at their August 3, 2022, meeting – 30 minutes each. Interviews will consist of a 10-minute presentation with 20 minutes for questions and answers.

MOTION (8) made by Mr. Rivers **SECONDED BY** Mr. Toth that the Permanent Building Commission interview PDS and Downes Construction Company to provide Construction Manager At-Risk services on August 3, 2022

VOICE VOTE: UNANIMOUS;

MOTION CARRIED

5. New Business: None

6. Other: None

7. Correspondence: None.

8. Council Member Report: Mr. Kerttula informed PBC on the Town Council's special meeting of July 5, 2022.

9. Adjournment:

MOTION (9) made by Mr. Toth **SECONDED BY** Mr. Zadora that the Permanent Building Commission adjourn the meeting at 8:13 p.m.

VOICE VOTE: UNANIMOUS;

MOTION CARRIED

Respectfully submitted,



Mary Bromm
Staff Liaison

AGENDA ITEM COVER SHEET

ITEM 4(a): WESTFIELD AVENUE/COMMUNITY CENTER RENOVATION PROJECT

PREPARED BY: Mary Bromm, CD Administrator

ARCHITECT/ENGINEER: Antinozzi Associates

CONSTRUCTION MANAGER:

ITEM SUMMARY:

The PBC will interview PDS and Downes Construction to be the Construction Manager At-Risk for this project. The interview schedule follows:

7:05 – 7:35 PDS
7:40 – 8:10 Downes

The firms have been told there should be a 10-minute presentation and 20 minutes for questions and answers. I will have draft questions at your meeting. Interviews and discussion will be in executive session.

ACTION REQUESTED AT THE AUGUST 3, 2022 MEETING:

Interview firms, discuss, and if appropriate, choose the firm for hire.

SUPPORTING DOCUMENTS:

None

AGENDA ITEM COVER SHEET

ITEM 4(b): KILLINGLY MEMORIAL SCHOOL RENOVATION/ADDITION PROJECT

PREPARED BY:	Mary Bromm, CD Administrator
ARCHITECT/ENGINEER:	Antinozzi Associates
CONSTRUCTION MANAGER:	Downes Construction
COMMISSIONING AGENT:	Consulting Engineering Services

ITEM SUMMARY:

Plans and specifications for the larger Phase II of this project will be completed in late August/early September. In preparation for the final State plan review/approval to go out to bid, all parties must again review, approve and sign-off on the plans/specs. The list includes: PBC, BOE, Building Official, Fire Marshal, Health Department and Town's 504 Coordinator (ADA). The Town has asked that a third-party review be completed as plan review due to workloads/staffing.

Antinozzi has contacted 3 third-party reviewers for prices. Money for the review is included in the project budget. The bids are attached.

An update of the project/construction will be provided at the meeting.

ACTION REQUESTED AT THE AUGUST 3, 2022 MEETING:

Review bids and authorize a firm to complete a third-party plan review.

SUPPORTING DOCUMENTS:

- International Code Council Bid
- Versteeg Associates Bid
- McMahon Bid

Mary Bromm

From: Ben Chisholm <bchisholm@icc-nta.org>
Sent: Tuesday, July 26, 2022 9:40 AM
To: Michael Losasso
Cc: Mary Bromm; David Ferris
Subject: RE: ICC NTA - Plan Review

CAUTION: This email originated from outside of the organization.

Good morning Michael,

We have a fee calculation regarding our plan review service for the 339 Main Street Danielson, CT Public School Project. This plan review estimate is based on the prelim building documents submitted via email. As indicated on the information provided, this is an Educational Building Type IIB Structure. The building project is indicated to be 76,143 square feet in area.

This estimated fee is a rough calculation based on preliminary design documents provided, our Building Valuation Data (BVD) table, and the corresponding sliding rate fee schedule. The actual cost of the review fee may vary once all project elements are finalized. All other requested code disciplines would typically each be billed at a percentage of the cost of the Building Review; however, there is a minimum fee for each discipline. Per the request, these following code discipline reviews would be examined, the total fee would be as follows:

Building, Mechanical, Electrical, Plumbing, Energy, and Accessibility Reviews

TOTAL - \$18,055.00

Best Regards,

Ben Chisholm

Plan Review Account Manager | [ICC NTA, LLC](#)
574-248-9136 | Nappanee, IN
[Facebook](#) | [Twitter](#) | [LinkedIn](#)

From: Michael Losasso <Mlosasso@antinozzi.com>
Sent: Tuesday, July 26, 2022 6:24 AM
To: Ben Chisholm <bchisholm@icc-nta.org>
Cc: 'Mary Bromm (MBromm@killinglyct.gov)' <MBromm@killinglyct.gov>; David Ferris <DFerris@antinozzi.com>
Subject: RE: ICC NTA - Plan Review
Importance: High

Good Morning Ben,

We have a public school project located in Danielson, CT (a borough of Killingly, CT) that we would like to obtain proposal for third-party code review. The project's general information is as follows:

Project Details:

Renovation of and addition to the existing Killingly Memorial School, grades 2nd – 4th with a student population of 564; maximum allowable project floor area of 78,389 SF (currently 76,143 SF with 17,684 sf new and 58,459 SF renovation). The total project cost is \$34M. The project address is 339 Main Street, Danielson, CT 06239.

Third-Party Reviewer Selection:

We are attempting to acquire proposals from qualified third-party code reviewers that can be considered during the Public Building Commission's meeting on the evening of August 3rd.

Review Schedule:

We will have documents available on August 29, 2022 for code review and have allocated 3 weeks to complete the review. We intend to share a set of documents with the local authorities having jurisdiction on August 29th as well. We will target receiving your comments during the week of September 12th – 16th with comments addressed by September 19th.

I have attached our progress code drawings to provide you some insight regarding the scope and code issues associated with the project. We will provide full construction documents and specifications for your review.

Please contact me at my direct office line (203) 551-2436 to discuss a proposal for third-party code review services for this project if you have interest and capacity. Could you also share any marketing information specific to the third-party code review services that the ICC offers that we could share with the local authorities having jurisdiction.

Thank you, Michael

Michael LoSasso, AIA, LEED | AP BD+C
Principal
ANTINOZZI ASSOCIATES
ARCHITECTURE & INTERIORS

MAIN (203) 377-1300
DIRECT (203) 551-2436

From: Michael Losasso
Sent: Sunday, July 11, 2021 2:49 PM
To: 'Ben Chisholm' <bchisholm@icc-nta.org>
Subject: RE: ICC NTA - Plan Review

Hi Ben,
Thanks for reaching out. We have a few projects just getting underway with design, but nothing yet ready for code review. I will retain your contact information and share it with our clients for these upcoming projects.

Thank you, Mike

Michael LoSasso, AIA, LEED | AP BD+C
Principal
ANTINOZZI ASSOCIATES
ARCHITECTURE & INTERIORS

MAIN (203) 377-1300
DIRECT (203) 551-2436

From: Ben Chisholm <bchisholm@icc-nta.org>
Sent: Friday, July 9, 2021 3:28 PM
To: Michael Losasso <MLosasso@Antinozzi.com>
Subject: ICC NTA - Plan Review

CAUTION: This email originated from outside of the organization.

Good afternoon Mike,

Following up regarding any status with new projects. Our schedule has opened slots for new plan review request.

Regards,

Ben Chisholm

Plan Review Account Manager | [ICC NTA, LLC](#)

574-248-9136 | Nappanee, IN

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The International Code Council family of solutions provides coordinated plan review services that help to ensure, commercial and residential, structures are code compliant and meet or exceed requirements for quality, safety and performance. We can work with builders, architects and governmental jurisdictions in every U.S. state and in many countries globally.

Code Council Electronic Plan Review services are:



Flexible:

Our team of code experts are available to complete jobs of any size, electronically, and any codes. (all States and local amendments)



Quick:

We are dedicated to delivering the highest quality plan reviews in the industry with fast turnaround times that coordinate with permit application processes.



Experienced:

Every plan review is prepared by licensed and ICC-certified experts who understand and demonstrate their expertise in the International Codes.

Our staff includes expert plan reviewers with certifications in all disciplines, as well as professional engineers, who are registered in all 50 states, Guam, the District of Columbia, and parts of Canada.

Plan Review Disciplines

- | | | |
|--|---|-----------------------|
| ✓ Residential | ✓ Life Safety | ✓ Energy Conservation |
| ✓ Commercial | ✓ Fire Safety & Protection Systems
(includes sprinklers) | ✓ Electrical |
| ✓ Building
(structural and nonstructural) | ✓ Accessibility | ✓ Plumbing |
| | | ✓ Mechanical |

Services include:

1. **Complete Plan Review Services** - comprehensive reviews of design drawings and specifications to requested disciplines
2. **Limited-Scope Plan Review/Technical Consulting Services** - technical expertise including evaluations of specific code topics as applied to a project, or special studies of particular building components, characteristics or applications
3. **Preliminary Plan Review Services** - initial design code compliance review when construction documents are still in the initial stages of development

Learn more by contacting Ben Chisholm at (574) 248-9136 or bchisholm@icc-nta.org
planreview.iccsafe.org





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ICC Customer Testimonial

Mr. Ben Chisholm,
ICC Plan Review Manager

Certified Inspection Services used ICC plan review to enhance our services and shorten the time for review for our clients and improve product delivery to the Owner.

ICC Review was very helpful in providing initial cost estimates and doing exactly what was requested. They also asked specific questions to get information needed to do their review, communication was important to project delivery and ICC plan review team always keep in communication with status of project and any questions that came up during review.

The Folks at ICC plan review did a wonderful job of helping with our plan review they performed a very thorough review and provided an excellent final report. The report was delivered as promised, was very detailed to make necessary corrections for code compliance and final plan approval.

Hats off to ICC Plan Review Team,

Respectfully,
Michael Peel
Certified Inspection Services
Cheyenne, WY



A MEMBER OF THE ICC FAMILY OF SOLUTIONS

Versteeg Associates

Code Compliance & Fire Safety Consultants

86 University Drive
Torrington, CT 06790
(860) 480-3951
josephversteeg@gmail.com

July 27, 2022

To: Public Building Commission
Town of Killingly
c/o Michael LoSasso, AIA - Principal
Antinozzi Associates
271 Fairfield Avenue - Bridgeport, Connecticut 06604

Re: **Third-Party Code Compliance Review Services**
Killingly Memorial School - 339 Main Street, Danielson, CT

Versteeg Associates is pleased to submit this proposal for an independent third-party code compliance plan review for the above listed project. This letter will confirm my understanding of your needs regarding a code compliance review of the plans and specifications that have been prepared for this project.

Summary of Professional Services

- Conduct a review of the submitted construction documents and specifications to determine the degree of compliance with the *2018 Connecticut State Building*, *2018 Connecticut Fire Safety Code*, and *2018 Connecticut Fire Prevention Code*, and the *2010 ADA Standards for Accessible Design*. This review includes revisions or replies submitted in response to my review comments.
- Prepare and submit a written Plan Review Record (PRR) and an IBC Plan Review Record summarizing the review findings, which will present issues of non-compliance or areas requiring clarification together with the applicable *Code* references.
- The initial review(s) to be completed and submitted within twenty-one (21) days upon receipt of a signed agreement and one (1) complete document set in PDF electronic format. Subsequent reviews of revised documents to be completed within seven (7) days from date of receipt.
- Upon satisfactory resolution of all items within the Plan Review Record (PRR), a completed PRR with signoffs for each item will be submitted along with the IBC Plan Review Record for the scheduled PCR dates. Reviewed documents with revisions will be stamped and signed where required. Consultation available throughout the project.
- Stakeholder inquiries, zoom conferences, meetings and travel included.

Fee Proposal Twelve Thousand Three Hundred Dollars. (\$12,300.00)

Qualifications

Company Information

Versteeg Associates, LLC *
86 University Drive
Torrington CT 06790
www.versteeg-associates.com

** Connecticut Registered Limited Liability Company*

Contact: Joe Versteeg, Principal
860-480-3951 mobile
josephversteeg@gmail.com

Years of Service – 35 years

Relevant Experience *(most recent 3rd party school reviews)*

Farmington High School & Central Office – Farmington CT
Compliance review of new 239,000 sq. ft. high school; Project value: \$135.5 million. Work completed July 2022.
Contact: Mark S. Garilli, Project Executive - Construction Solutions Group, LLC.
markg@csgroup-llc.com

Torrington High School & Central Office – Torrington CT
Compliance review of new 310,000 sq. ft. high school; Project value: \$156 million. Work completed June 2022.
Contact: Ed Arum, Business Manager, Torrington Public Schools.
arum@torrington.org

Anna Reynolds Elementary School – Newington CT
Compliance review of an addition and renovations to an existing elementary school, which included 450 sq. ft. of new construction and 65,100 sq. ft. of renovations; Project value: \$35.5 million. Work completed January 2022.
Contact: DJ Zordan – Newington Fire Marshal. 860-667-5910

Pleasant Valley Elementary School – South Windsor CT
Compliance review of additions and renovations to an existing elementary school, which included 102,300 sq. ft. of new construction and 43,304 sq. ft. of renovations; Project value: \$58.8 million. Work completed September 2021
Contact: Charles Worthington – Colliers. 860-395-0055

New Fairfield High School – New Fairfield CT

Compliance review of new 143,000 sq. ft. high school; Project value: \$84.2 million.
Work completed April 2021
Contact: Charles Worthington – Colliers. 860-395-0055

Windham High School – Willimantic CT

Compliance review of additions and renovations to an existing high school, which included 11,945 sq. ft. of new construction and 225,000 sq. ft. of renovations; Project value: \$93.3 million. Work completed April 2021
Contact: Charles Worthington – Colliers. 860-395-0055

Chamberlain Elementary School – New Britain CT

Compliance review of additions and renovations to an existing elementary school, which included 15,856 sq. ft. of new construction and 86,098 sq. ft. of renovations; Project value: \$50 million. Work completed March 2021.
Contact: Freddie Khericha– Project Manager, KBA-Architects. 860-838-2275

CELA at Meeting House Elementary School – New Fairfield CT

Compliance review of additions and renovations to an existing elementary school, which included 36,773 sq. ft. of new construction and 96,000 sq. ft. of renovations; Project value: \$29.2 million. Work completed February 2021.
Contact: Charles Worthington – Colliers. 860-395-0055

Buckley Elementary School – Manchester CT

Compliance review of additions and renovations to an existing elementary school, which included 9,100 sq. ft. of new construction and 56,400 sq. ft. of renovations; Project value: \$28 million. Work completed November 2020.
Contact: Greg Smith – Manchester Building Official. 860-647-3052

Brookfield Elementary School – Brookfield CT

Compliance review of a new 150,00 sq. ft. elementary school; Project value: \$78 million. Work completed November 2020.
Contact: John Butkis, AIA – Arcadis US, Inc. 860-906-1577

Ox Ridge Elementary School – Darian CT

Compliance review of a new 87,00 sq. ft. elementary school; Project value: \$63 million. Work completed September 2020.
Contact: Amy Samuelson, AIA – SLAM Collaborative. 860-368-4236

Bennie Douglas Jackson Middle School – New London CT

Compliance review of additions and renovations to an existing elementary school, which included 12,000 sq. ft. of new construction and 132,000 sq. ft. of renovations; Project value: \$49 million. Work completed August 2020.
Contact: Charles Worthington – Colliers. 860-395-0055

Mill Hill Elementary School – Fairfield CT

Compliance review of additions and renovations to an existing elementary school, which included 15,042 sq. ft. of new construction and 46,591 sq. ft. of renovations; Project value: \$22 million. Work completed May 2020.
Contact: Mark A. Schweitzer, PE – Colliers. 860-395-0055

Wendell Cross Elementary School – Waterbury CT

Compliance review of a new 88,000 sq. ft. middle school; Project value: \$46.2 million. Work completed January 2020.
Contacts Gil Graveline – Building Official. 203-524-6832

New London High School – New London CT

Compliance review of additions and renovations to an existing elementary school, which included 54,900 sq. ft. of new construction and 173,900 sq. ft. of renovations; Project value: \$98 million. Work completed January 2020.
Contact: David C. Ferris, AIA – Antinozzi Associates. 203-377-1300

Cutler Elementary School – Groton CT

Compliance review of a new 86,000 sq. ft. elementary school; Project value: \$52.7 million. Work completed December 2019.
Contact: John Butkis, AIA – Arcadis US, Inc. 860-906-1577.

West Side Elementary School – Groton CT

Compliance review of a new 86,000 sq. ft. middle school; Project value: \$52.9 million. Work completed December 2019.
Contact: John Butkis, AIA – Arcadis US, Inc. 860-906-1577.

Dr. Martin Luther King, Jr. Campus – Additions & Renovations - Hartford CT

Compliance review of additions and renovations to an existing high school, which included 38,000 sq. ft. of new construction and 136,600 sq. ft. of renovations. Project value: \$68 million. Work completed January 2019.
Contact: Nathan Tuttle, AIA – JCJ Architects 860-247-9226.

Groton Consolidated Middle School – Groton CT

Compliance review of a new 156,000 sq. ft. middle school; Project value: \$86 million. Work completed December 2018.
Contact: John Butkis, AIA – Arcadis US, Inc. 860-906-1577.

Shepaug Valley Middle/High Agriscience School – Washington CT

Compliance review of additions and renovations to an existing middle/high school, which included 38,600 sq. ft. of new construction and 20,600 sq. ft. of renovations. Project value: \$25 million. Work completed August 2018.
Contact: Jennifer Mangiani, AIA – Kastle Boos Architects 860-259-1759.

Smalley Elementary School – New Britain CT

Compliance review of additions and renovations to an existing elementary school, which included 21,600 sq. ft. of new construction and 67,600 sq. ft. of renovations. Project value: \$53 million. Work completed April 2018.
Contact: Raymond L. Moore, Chief of Facilities – New Britain Consolidated School District 860-827-2216.

Experience of Key Personnel

Joe Versteeg is an independent consultant specializing in the interpretation and proper application of building and life safety codes, as well as accessibility regulations; compliance reviews of architectural and engineering plans and specifications; compliance inspections of buildings and life safety systems; formulating and implementing fire safety/protection strategies; as well as developing and instructing fire/life safety training programs. Established 1994.

Connecticut Licensed Building Official
Connecticut Certified Fire Marshal
Certified Fire Protection Specialist – National Fire Protection Association

Resume attached.

References

1. State of Connecticut CT – Deputy State Building Inspector *retired*

Daniel Tierney 860-301-5685

2. Town of Stonington CT

Compliance review of proposed additions and renovations to the West Vine and Dean's Mill Elementary Schools. Both existing schools each have a total area of approximately 75,000 sq. ft. with project values of \$28 million and \$25 million, respectively. Work performed in 2017.

Larry Stannard, Stonington Building Official 860-535-5075
lstannard@stonington-ct.gov

3. Kaestle Boos Associates - Architects

Compliance review of additions and renovations to the Smalley and Chamberlain Elementary Schools for the City of New Britain. Projects consisted of new

construction and renovations to existing portions with project values of \$53 million and \$50 million, respectively. Work completed April 2018 and March 2021.

Freddie Khericha, Kaestle Boos Associates-Architects. 860-838-2275
fkhericha@kba-architects.com

Insurance

The following insurance policies are current and in effect.

- Commercial General Liability. \$1,000,000.00 each occurrence, \$2,000,000.00 aggregate. Liberty Mutual Insurance Company - Policy No. BLS56209533.
- Professional Errors & Omissions. \$5,000,000.00 each occurrence. CNA/Continental Casualty Insurance Company - Policy No. 591957489.
- Commercial Umbrella. \$5,000,000.00 aggregate. Liberty Mutual Insurance Company - Policy No. USO56209533.
- Automobile Liability. \$1,000,000.00 each incident. Liberty Mutual Insurance Company - Policy No. BAS56209533.
- Workmen's Compensation/Employers Liability. N.A. – Sole proprietor, no employees.

Respectfully submitted,



Joseph H. Versteeg

Joseph H. Versteeg

Professional Profile

Principal of Versteeg Associates LLC, a consulting firm specializing in the interpretation and proper application of building codes, fire/life safety codes, and accessibility standards; compliance reviews of architectural and engineering plans and specifications; compliance inspections of buildings and life safety systems; formulating and implementing fire safety/protection strategies; evacuation planning, as well as developing and instructing fire/life safety training programs. Established 1994.

Summary of Qualifications

- Commanding Officer of the Technical Services Section; Supervisor of the Fire Safety Code and Plan Review Units - Office of the Connecticut State Fire Marshal responsible for all compliance activities, investigations of complaints, post fire examinations, the evaluation of alternative methods of compliance and monitoring of corrective actions, conduct inspections of buildings and reviews of architectural drawings for compliance with the Fire Safety Code; develop and present training programs in code related topics.
- Certified Fire Marshal and Licensed Building Official – State of Connecticut
- Certified Fire Protection Specialist – CFPS Board-National Fire Protection Association
- Principal member of the Technical Committees on Means of Egress and Residential Occupancies of the National Fire Protection Association's *Life Safety Code* (NFPA-101) and the *Building Construction and Safety Code* of the National Fire Protection Association (NFPA-5000);
- Former chairperson of the Technical Committee on *Alternative Approaches to Life Safety* of the National Fire Protection Association (NFPA-101A).
- Principal member of the Technical Correlating Committee on *Healthcare Facilities* of the National Fire Protection Association (NFPA-99).
- Principal member of the Technical Committee on *Fire Protection for Marinas and Boatyards* of the National Fire Protection Association (NFPA-303).
- Principal member and former Chairperson of the Technical Committees on Structures and Materials and Building Construction for the *Building Construction and Safety Code* of the National Fire Protection Association (NFPA-5000).
- Former principal member of the Technical Committee on Means of Egress for the *International Building Code* of the International Code Council.
- Instructor of NFPA-1, the *Fire Code* for the National Fire Protection Association. (2010 – 2015)
- Instructor of NFPA-101, the *Life Safety Code* and NFPA-5000, the *Building Construction and Safety Code* for the National Fire Protection Association. (1994 – 2013)
- Instructor *Applying NFPA 101/Life Safety Code to the Joint Commission Statement of Conditions* for the National Fire Protection Association and Joint Commission Resources. (2003 – 2013)
- Contributing author to the National Fire Protection Association's NFPA 1 *Fire Prevention Code Handbook* and *Fire and Life Safety Inspection Manual*.
- Co-author of the National Fire Protection Association's *Performing Plan Reviews for Life Safety Code Compliance*.
- Recipient of the National Fire Protection Association's *Committee Service Award*.



July 29th, 2022

Michael LoSasso, AIA
Principal
Antinozzi Associates
271 Fairfield Av.
Bridgeport, CT 06604
RE: Subject Line

Dear Mr. LoSasso:

We are pleased to submit our proposed Agreement for Code Review services in accordance with State of Connecticut/ Town of Killingly for the Construction Documents of the above referenced project to assist you in acquisition of a Building Permit for said project.

I. SCOPE OF REVIEW

You have represented to Bowman Consulting Group Ltd. ("Bowman") that in accordance with the Town of Killingly the submitted Architectural, Accessibility, Energy, Structural, HVAC, Plumbing, Electrical, and Fire Protection construction documents are 100% permit ready for plan review.

The review shall encompass under one permit package the approximately 17,684 sq. ft. addition and 58,459 sq. ft. alterations to an existing one-story with basement school of use group E, and construction type IIB, including site coordination review for the 2nd through 4th grades.

II. REVIEW TIME

Code Review

Our estimate of the time required for this service is 10 business days.

Review time shall commence the next business day from the time all available information has been received by Bowman including a signed acceptance of this agreement.

At time of receipt Bowman will perform a cursory review of all submitted documents to ensure project meets the requirements of Article I and will notify if not, based on Article V and VII. Review durations are based on current workload and are subject to change if a signed agreement is not received prior to the Time Limitation of Article VIII.

III. SCOPE OF PEER REVIEW SERVICES

Code Review

1. Review of construction documents for conformance with the applicable codes in the state of Connecticut and local jurisdiction.
2. Interface with appropriate design professionals in responsible charge of discipline reviewed.
3. Prepare one round of review comments and respond to questions regarding applicability of current building codes.

Jurisdictional Corrections

1. Review of any corrections to the documents resulting from the permit review by Town of Killingly will be included in this fee.
2. All changes from the original submittal shall be clouded with revision date noted on each revised sheet. Each revised submission must be identified by sole revision date.
3. A written response or narrative shall accompany each drawing or specification change.
4. Construction revisions after permit is issued shall involve additional permit reviews of the modifications and may be subject to additional fees.

Corrections or Changes

1. Any corrections (changes made prior to the issuance of a permit) made to the documents that are not a part of the response to issued comments may be considered an additional review subject to Article VII.
2. Inclusion of additional construction information previously not identified in the permit documents or contract may be considered an additional review subject to Article VII.

IV. PAPERWORK REQUIRED

Electronic Submissions

- *Bowman will accept electronic files but Bowman does not assume the responsibility of plotting drawings or paperwork for final jurisdictional submission. Plotting of electronic files will be considered a reimbursable expense.*

A. Initial Review (Submission package to Bowman)

1. One set of complete plans (minimum size 21" x 30") ready for the initial peer review, recommend drawings not be stamped and signed.
2. Energy report or ComCheck or similar Energy Compliance Report.
3. Site plans.
4. Geotechnical report.
5. Structural calculations.
6. Project specifications.
7. ICC ES report for applicable systems.

V. EXCLUSIONS

Bowman's proposal does not include:

1. Courier deliveries.
2. Design of any changes.
3. Attendance at construction and or job site kick-off meetings.
4. Printing and reproduction costs.
5. Bindery or drawing assembly.
6. Construction Administration or Field Inspections.
7. Expediting into the jurisdiction.
8. Review of designer responses and issuance of recommended permit approval to the AHJ.

VI. FEES AND PAYMENTS

A. Basic Fee

Bowman's fee for the Scope and Services described under Articles I, II, and III will be as outlined below. Should any of these Articles change materially, then the fee is subject to renegotiation.

1. Expedited Plan Review (10 day turnaround): \$17,500.00

2. Accelerated Plan Review (5 day turnaround): \$21,000.00

The following are considered reimbursable expenses:

1. Postage, courier, and overnight delivery costs.
2. Reproduction, binding, and drawing assembly.

Should reproduction, bindery, drawing assembly or delivery charges be incurred at Antinozzi Associates request, then these expenses will be invoiced at 1.1 times the expense to Bowman. Bowman attendance at project meetings is available upon request and will be billed on a time and material basis.

C. Payment

Payments for the expedited peer review fee shall be due to Bowman upon release of initial permit plan review comments.

Payments are due to Bowman on receipt of billing, and shall be received within 30 days of receipt. Final document approval and certifications may be held or not released to the permitting jurisdiction (at Bowman's option) when accounts are not current.

Payments not received by Bowman within 90 days of invoice date will accrue a late charge of 5% of the payment due, and will thereafter accrue interest at the rate of one and one-half percent (1-1/2%) per month on the unpaid balance. In the event any enforcement action is undertaken to collect any overdue amount, Client shall further be liable for all costs of enforcement, including but not limited to reasonable attorney fees. Payments shall be applied inversely to the order in which incurred.

VII. COMPENSATION FOR ADDENDUMS OR RE-REVIEWS

Additional costs may be accrued if drawings are incomplete resulting in an increase in the amount of reviews not covered under this agreement or scope of services change based on what is outlined in this agreement. These additional costs are at the discretion of Bowman

and will be assessed upon prior approval of the Client and before the additional reviews are performed.

It is understood that where there are changes initiated that are required to be made to the drawings and specifications after Town of Killingly has issued a permit, the changes shall be considered a change of Scope of the Project and Bowman shall be paid additional compensation at an hourly rate of \$250.00.

VIII. TIME LIMITATIONS

This proposal is not valid after three months of the date of this proposal unless it is executed and received by Bowman on or before such date. If project becomes inactive after 120 days, the Client will be billed for all services rendered to that date and fees will be adjusted accordingly.

IX. NON-SOLICITATION

During the term of this agreement and for at least one (1) year following termination of the agreement, Client will not hire, attempt to hire, separately engage or attempt to separately engage any of Bowman's personnel, employees, subcontractors or others furnishing any of the services hereunder through Bowman.

X. SIGNING RESPONSIBILITY

Our comments will be based solely upon code related issues, not the design practices of the Professional of Record. Design responsibility shall remain with the Design Professional of Record. Bowman shall not be liable or responsible for errors and omissions in the construction documents, or for additional conditions enforced by governmental review agencies, or rulings made in the field by inspectors. Bowman shall not be liable for any resulting effects or impacts to construction cost or project schedule.

The client agrees, to the fullest extent permitted by law, to indemnify and hold Bowman and its ICC Certified Plan Reviewers harmless from any damage, liability or cost (including reasonable attorney's fees and costs of defense) to the extent caused by the Client's negligent



acts, errors or omissions and those of his consultants, contractors, sub contractors or anyone for whom the Client is legally liable, and arising from the project that is the subject of this Agreement.

If you have any questions, or we may be of further assistance, please do not hesitate to call. Thank you for the opportunity to provide service to Antinozzi Associates.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul M. Furgal".

Paul M. Furgal, PE, PTOE
Senior Project Manager/Office Lead

Antinozzi Associates hereby accepts all terms and conditions of this Proposal (including the Terms and Conditions) and authorizes Bowman to proceed with the Project, and the undersigned represents that he or she is authorized by **Antinozzi Associates** to so execute this Proposal.

Antinozzi Associates

By:

Title:

Date:

Your Reference / Invoicing Number:

Killingly Memorial School

Independent 3rd Party Code Review | Danielson, CT



Proposal for:

**Killingly Memorial
School**

Submitted by:

Richard Miga, ICC

Bowman

703.995.1841 | bowman.com



July 29, 2022

Michael LoSasso, AIA
Principal
Antinozzi Associates
271 Fairfield Av.
Bridgeport, CT 06604

RE: Killingly Memorial School Independent 3rd Party Code Review

Dear Mr. LoSasso

McMahon, a Bowman Company is pleased to present our response to your response for proposal for the Killingly Memorial School Independent 3rd Party Code Review.

McMahon is certified by the Connecticut Department of Consumer Protection as a Professional Engineering Company will in response to this request be using a group of out of Bowman's Northern Virginia office that is an established engineering firm that has been serving Municipal and Regional Jurisdictions since 2001 for 3rd Party Code Review services. The team that we are proposing in service of this contract is equally well established, having for the most part been reviewing together as a team for nearly two decades, including the provision of On-Call plan review services direct to Prince William County, Virginia and municipalities across the country. Our recent experience includes Third Party Plan Review for a wide range of high profile residential, commercial, and industrial projects, via Commonwealth of Virginia and District of Columbia Third Party Plan Review Programs.

The Bowman plan review team proposed for this contract includes practicing ICC Certified plan reviewers; all have considerable experience and bring that experience to bear in the execution of their plan review duties. Each member of the review team was selected for their expertise, their understanding of national, state, and local requirements, their responsiveness to client needs, and attention to budget and schedule constraints.

Bowman's veteran team of plan reviewers has the experience, expertise, and management know-how to responsibly ensure efficient and cost-effective plan review and processing of construction permit applications. Our team understands and has direct experience reviewing projects across the full range of project scales and Construction Types, including high rise commercial and residential construction, hazardous material processing and wastewater treatment facilities, and education facilities for students of every age. We understand the needs and priorities of local jurisdictions and their constituents.

The Bowman team will bring the following notable benefits to the Killingly Memorial School project:

- A solid track record of delivering services, identical to those defined in the current solicitation, for local jurisdictions, in an efficient, timely and economical manner
- A experienced project team with in-depth technical knowledge, recognized Subject Matter Expertise and knowledge of the client's needs and operational systems
- A team structure that can provide turn-key and sustainable solutions for all types of projects that might be encountered under this basic ordering agreement

Attached you will find information about Bowman, our company and plan review professionals, qualifications, company financials, and references. In this response you will also find our approach to the plan review services based on the information provided, review times, cost proposal, and staff.

If you have any questions regarding the enclosed information, do not hesitate to call me at the office and thank you again for the opportunity.

Sincerely,



Paul M. Furgal, PE, PTOE
Senior Project Manager/Office Lead

Proposal

Qualifications of the Firm

Qualifications of Personnel

All Bowman key personnel and team members have been carefully selected and are ready to meet the project requirements. Our objective is to exceed expectations regarding quality and responsiveness. We have a goal to develop a long-standing relationship that will serve the Town of Killingly for years to come.

Bowman's Commercial and Residential Building Plan Review Team has been working together as a team for more than a decade and together represent over 300 years of professional experience, with more than 125 years specifically dedicated to Building and Engineering Plan Review. We bring our prior design and construction administration experience to the table during each plan review project, facilitating efficient communication with Jurisdiction staff, design teams, and other members of the development community. The Bowman Review Team has a proven track record of providing plan review services to Jurisdictions nationwide enabling us to hit the ground running and provide maximum value to the Town of Killingly and its constituents.

Bowman's Project Manager is the driving force behind our team organization. Richard Miga is a part of Bowman's Building Plan Review Division, and will serve as Project Manager for services provided under this contract. He will lead the project planning, monitoring and execution effort and also conduct plan review and quality control for all disciplines. Richard is widely recognized for his code expertise, relationship management, and superior customer service. **A brief resume for key team members is presented on the following pages.**



KEY PERSONNEL RESUMES

Richard Miga, ICC

ICC Certification No. 5286529, Firm Role: Sr. Project Manager, QC Manager, Project Role: Plan Reviewer, Quality Assurance Manager, ICC Certifications: B3 Building Plan Review, F3 Fire Plan Review, CE 79 Commercial & Residential Energy Plan Review, 21 Accessibility Plan Review / Inspection. GC Green Plan Review /Inspection, Years in Plan Review: 20, Years with Bowman: 1

With over 20 years of design and construction experience, Rich serves as Bowman's Quality Control Manager while providing project management, permit management, and building plan review services for commercial and residential projects in multiple Jurisdictions. He has an Associate Degree in Applied Science along with ICC Certifications in multiple disciplines, and will be serving as Plan Reviewer and Project Manager under this contract.

Relevant Project Experience:

- District of Columbia Third Party Plan Review Program 2008-2022, *Washington, DC* | QC Manager, Building Structural Accessibility Energy Green/Fire Plan Reviewer, Project Manager
- 100 V Street 2021-2022, *Washington DC* | Building Fire Green & Energy Plan Reviewer
- Prince William County Plan Review 2007-2017, *Prince William, VA* | Building and Accessibility Plan Reviewer



YaFeng Cao, PE ICC LEED BD+C

ICC Certification No. 5262058, VA Registration No. 0402045816, MD Registration No.

37909, DC Registration No. 905457, Firm Role: Plan Reviewer, Professional in Charge

Electrical Review, Project Role: Building Fire Electrical Green Energy Reviewer, ICC

Certifications: B3 Building Plan Review, F3 Fire Plan Review, M3 P3 Mechanical Electrical

Plumbing Plan Review, CE GC Commercial Green and Energy Plan Review, 21 Accessibility

Plan Review Inspection R3 B1 Residential Plan Review / Inspection, Years in Plan Review:

27, Years with Bowman:1

YaFeng Cao is an ICC Certified Master Code Professional, holding 36 ICC Commercial and Residential Plan Review / Inspection Certifications and a MS in Building Construction from Georgia Tech College of Architecture. With over twenty seven years professional experience in plan review, inspection, code enforcement and development, YaFeng brings a life safety focus and multidisciplinary expertise to the team, at once providing a unique perspective and comprehensive solutions in building code compliance.

Relevant Project Experience:

- District of Columbia Third Party Plan Review Program 2008-2022, *Washington, DC* | Commercial Electrical Green and Energy Plan Reviewer and Professional-in-Charge
- Fairfax County Expedited Plan Review Program 2008-2022 | Role: Third Party Building Fire Electrical and Energy Reviewer
- City of Manassas Third Party Plan Review Services 2018-2022, *Manassas, VA* | Electrical Plan Reviewer



Charles (Joey) Bretana, PE ICC

ICC Certification No. 5170069, VA Registration No. 0402024830, MD Registration No. 24426, DC Registration No. 10303, Firm Role: Plan Reviewer, Professional in Charge, Project Role: Mechanical Plumbing and Energy Reviewer, ICC Certifications: M3 P3 Mechanical and Plumbing Plan Review, CE 78 Commercial Energy Plan Review / Inspection, 21 Accessibility Plan Review / Inspection, Years in Plan Review: 18, Years with Bowman: 1

Joey Bretana is a Sr. Mechanical Engineer with over 35 years of experience and obtained his BSME from the University of Santo Tomas, Manila, Philippines. Due to his extensive experience in both design and construction administration, and over the course of several years spent time working on-site at the Prince William County, VA Development Office as an in-house plan examiner. His thorough understanding of jurisdiction processes and procedures facilitates efficient plan review and clear communication.

Relevant Project Experience:

- D.C. Third Party Plan Review Program 2008-2022, *Washington, DC* | Commercial Mechanical Plumbing Green and Energy Plan Reviewer, Professional in Charge
- City of Manassas Third Party Plan Review Services 2018-2022, *Manassas, VA* | Plumbing and Mechanical Plan Reviewer
- Prince William County Plan Review 2007-2017, *Prince William, VA* | Plumbing and Mechanical Plan Reviewer



CONTRACTOR RESUMES

Wenhong Eddie Xue, PE ICC LEED CEM

ICC Certification No. 5171162, VA Registration No. 0402035629, MD Registration No. 23095, DC Registration No. 900338, Firm Role: Plan Reviewer, Professional in Charge, Project Role: Mechanical Plumbing Green Energy Reviewer, ICC Certifications: M3 P3 Mechanical and Plumbing Plan Review, CE GC 78 Commercial Energy and Green Compliance Plan Review / Inspection, B1 79 Residential Building and Energy Plan Review / Inspection, 21 Accessibility Plan Review / Inspection, Years in Plan Review: 21, Years with Bowman: 1

Wenhong has experience in engineering design and construction administration for a wide range of project types in the private and public sectors, including schools, hospitals, high-rise commercial and residential buildings, and 14 years of experience in mechanical, plumbing residential and energy compliance plan review. His attention to detail and in-depth knowledge of local and national model codes ensures comprehensive reviews and facilitates effective communication with stakeholders and administrators.

Relevant Project Experience:

- District of Columbia Third Party Plan Review Program 2008-2022, *Washington, DC* | Commercial Mechanical Plumbing Green and Energy Plan Reviewer, Professional in Charge
- City of Manassas Third Party Plan Review Services 2018-2022, *Manassas, VA* | Energy Compliance Plan Reviewer

Steven A. Wilson, PE ICC

ICC Certification No. 5135689, VA Registration No. 0402046053, DC Registration No. 900338, Firm Role: Plan Reviewer, Professional in Charge, Project Role: Electrical Plan Reviewer, ICC Certifications: E3 Electrical Plan Review 79 Energy Plan Review, Years in Plan Review: 17, Years with Bowman: 1

Steven Wilson has 17 years plan review experience, having previously served as Technical Director of the engineering design studio and worked on-site conducting electrical plan review for Prince William County Va., and has considerable experience with CLEC's and sensitive electronic equipment.

Relevant Project Experience:

- D.C. Third Party Plan Review Program 2008-2022, *Washington, DC* | Electrical and Energy Plan Reviewer
- V Street & 3900 Wisconsin Ave 2019-2021, *Washington DC* | Quality Assurance Reviewer for Electrical Plan Review Disciplines
- Prince William County Plan Review 2007-2017, *Prince William, VA* | Electrical Plan Reviewer

Chris Campbell, PE, ICC

VA Registration No. 0402060304 , ICC Certification No. 8917592, Project Role: F3 Fire Protection Plan Reviewer, Years of Experience: 9

Chris is the Principal & Founder of Campbell Code Consulting in Baltimore, MD (a certified small business enterprise SWAM #820075). He graduated from the University of Maryland with both a BS and MS in Fire Protection Engineering and is a registered fire protection engineer in multiple states. Chris is involved in the design of fire suppression and alarm systems, as well as consulting with architects and developers on fire and life safety code compliance.

Relevant Project Experience:

- **765 John Carlyle St. Senior Living Tower, Alexandria, VA** | Role: Project manager responsible for providing fire and life safety consulting services for an 18-story high-rise building consisting of 215 senior living units above a four-story parking podium. Also responsible for providing the rational analysis for the required stair pressurization systems.
- **Capital One Development- Block C, Tysons, VA** | Role: Project manager responsible for providing fire and life safety consulting services for the new Capital One Block C project, which involves a 1,500 seat performing arts center and three high-rise towers built above an 11-story parking podium. This large block-sized project required coordination between multiple A/E design teams and the local authorities. Chris was directly involved in regular coordination meetings with Fairfax County authorities to pursue approval on this complex project. Chris also performed a fire modeling analysis for the atrium located within the performing arts center.

- **Department of Labor Frances Perkins Building Fire Alarm Replacement, Washington, DC** | Role: Project manager and lead engineer responsible for the design of a building-wide fire alarm system replacement for the 1.8 million sq. ft. Department of Labor building.
-

Debra Pennington, PE

VA Registration No. 0402040255, Project Role: Structural Plan Reviewer, Years of Experience: 20

Debra Pennington received her Master of Architectural Engineering in 2001 from The Pennsylvania State University, and a Bachelor of Architectural Engineering from The Pennsylvania State University. Debra is a registered structural engineer with 20 years of structural engineering experience in the design of commercial and institutional buildings. Broad experience in designing various building types and structural systems provides a background for the successful completion of numerous structural peer reviews from tenant fit-outs to a multi billion-dollar manufacturing facility. Debra is a seasoned structural third party plan reviewer and is a certified Fairfax County, VA Peer Reviewer. She is active in associations including the American Institute of Steel Construction and the Fairfax County Expedited Building Plan Review Steering Committee.

Relevant Project Experience:

- **Micron Blue Ridge Semiconductor Plant, Manassas, VA** | Role: Structural Plan Reviewer
- **Capital One Development- Block C, Tysons, VA** | Role: Structural Plan Reviewer
- **Leidos 1-3 Floors, Reston, VA** | Role: Structural Plan Reviewer



Corporate History

Bowman is a trusted, multi-faceted professional services firm offering a broad range of infrastructure, environmental management, energy and real estate solutions to both public and private clients across the country since 1995. From large commercial developments, to master planned communities, to local transportation projects, Bowman delivers outstanding project results, builds long-lasting relationships and leverages the growth of our organization to serve the constantly changing needs of our clients.



27 \$179 1,100 45

Years in Business 2021 Gross Revenue (Millions) Number of Employees (Approx.) Offices Nationwide

Why We're Different

Success doesn't just happen. It's the result of thoughtful planning and focused action. At Bowman, we work with intention to deliver on-demand technical genius and industry leading talent that, when combined, produces innovative and solution-driven results. Our clients benefit from a balance of deep national resources often associated with large firms, and the flexibility and quick response associated with smaller boutique firms, to effectively navigate through intricate approval processes.

Markets

- Commercial & Industrial
- Education
- Municipal
- Healthcare & Senior Living
- Mining & Exploration
- Mission Critical
- Mixed-Use/Multi-Family
- Power & Utilities
- Parks & Recreation
- Residential
- Retail
- Renewable Energy
- Transportation
- Water Resources
- Wireless Telecom

Services

- Civil & Site Engineering
- Transportation Engineering
- Mechanical Engineering
- Electrical Engineering
- Plumbing/Fire Protection
- Land Procurement/Right-of-Way
- Commissioning/Energy Efficiency
- Energy Transition
- Survey/Geospatial
- Water/Wastewater
- Construction Management
- Environmental Consulting
- Landscape Architecture
- Structural Engineering

Team Members

With 45 offices nationwide, we continue to add staff, services, and locations to continue to provide the best development and infrastructure services to our clients.

1,100+ Employees

95+ Fully Equipped Field Survey Crews

190+ Professional Engineers

60+ Professional Surveyors

60+ Right-of-Way and Land Professionals

8 Environmental Specialists

79 Planners and Designers

20 Registered Landscape Architects

Awards

ENR - Top 500 Design Firms - #144 Overall (2021)

#9 - Mining (2020)

#13 - Data Centers (2020)

#18 - Water Transmission Lines (2020)

#20 - Sanitary & Storm Sewers (2020)

#46 - Telecom (2020)

ENR Mid-Atlantic - Top Design Firms - #35 (2021)

ENR Southeast - Top Design Firms - #89 (2021)

Washington Business Journal (2021)

#8 - Largest Engineering Firm

#8 - Largest Landscape Architecture

Zweig Group - Hot Firm's List - #24 (2021)



With nearly 13 percent average annual growth over the past 10 years, Bowman has grown not for the sake of growth, but on behalf of our customers. Our clients know their industry, their product and their end-user. It's our job to know our clients, their project drivers and how to achieve them. By leveraging the expertise of our local teams and the extensive knowledge of our national resources, Bowman stands ready to deliver innovative development strategies, design concepts and technological advancements to your next project.

National Footprint... One Team!

Firm's Financial Condition/Legal Information

Bowman Consulting Group Ltd. is a publicly traded corporation and all information regarding the Company's financial condition, including all recent reports and press releases relating to merger and acquisition activity can be found on our website <https://investors.bowman.com/overview/default.aspx>.

Please see the attached press release for the fourth quarter and fiscal year 2021 financial results, which also provides financial information for year-end December 2020 in the Additional Attachments Section of the end of the proposal. Additional information will be available in our annual report on Form 10-K for year ending December 2021.

You can find our list of litigation relating to the Company's business activities over the past 5 years in the Additional Attachments section of this proposal.



Similar Work Performed by the Firm

Similar Education Project Experience



McLearen Road Academy

Herndon, VA

Bowman reviewed the architectural, structural, mechanical, electrical, and plumbing construction documents for a new 325,000 sq. ft. school campus which was constructed under Fairfax County's Expedited Building Plan Review and Modified Processing Programs. This Campus comprised of Pre-K, Lower- and Upper-Grade classroom learning communities, a 550-seat indoor auditorium, administrative offices, dining and study commons, and an athletics wing containing a multi-sport gymnasium, practice gymnasium, ballet / dance studio, and below-grade aquatics center. Review scope included footing and foundation, base building, and interior fit-out construction documents for this 4-story facility, along with adjacent track and field facility with spectator seating, indoor / outdoor activity courtyards, and outdoor playgrounds.



Rocketship

Washington, DC

In accordance with the District of Columbia's Third Party Plan Review program, Bowman provided the architectural, structural, HVAC, electrical, plumbing, and fire protection plan reviews.

Rocketship DC2 is a 2-story, fully sprinklered charter school of approximately 54,000 gross sq. ft. that met the requirements for LEED (leadership in energy & environmental design) certified building. The site is accessible from Alabama Ave SE, Massachusetts Ave SE, and Boulevard Lane SE. Major amenities included: Pre-kindergarten, kindergarten, and elementary school.



Stuart Hobson Middle School

Washington, DC

Bowman reviewed the architectural, structural, mechanical, electrical, and plumbing construction documents of an existing 150,000 sq. ft., 2-story school modernization and the new addition. The scope included the new construction and fit-out of classrooms, library, cafeteria, lobby and administrative suite in the above grade portions and a gymnasium, classroom, health suite, and mechanical space below grade.



Hyde-Addison Elementary School

Washington, DC

Bowman reviewed the architectural, structural, mechanical, electrical, and plumbing construction documents of an existing 30,440 sq. ft., 2-story school modernization and the new addition. The scope included the new construction and fit-out of classrooms, library, cafeteria, lobby and administrative suite in the above grade portions and a gymnasium, classroom, health suite, and mechanical space below grade.



Potomac School

McLean, VA

Bowman reviewed the architectural, structural, mechanical, electrical, and plumbing construction documents for a 15,000 sq. ft. school alteration in a 2-story building. The alterations included new locker rooms with toilet and shower facilities, new stair to the second floor, class, club, storage, and office rooms, café and panther pit, and additional restrooms. The scope also included exterior site work that will have new retaining walls, stairs, and sidewalks.

Project Name, Contract Dates, Cost	Description & Scope	Owner/References	Role
Prince William County On-Call Plan Review Contract: #13024NA4 Dates: 8/2007 - 8/2017 Contract Fee: \$3,125,000	<p>Bowman provided plan review staff to work on-site within the Building Permit Department of Prince William County on an as-needed basis. We provided multiple personnel conducting building, structural, mechanical, plumbing, and electrical permit application plan reviews. Bowman staff provided eight hours of service per scheduled request. Responsibilities included permit plan review for all types of commercial construction permits, including permit amendments, and provided permit related customer service to permit holders and design professionals.</p>	<p>County of Prince William 1 County Complex Court Prince William, VA 22192 Eric Mays - 703.792.6770 emays@pwcgov.org</p>	Plan Review Staffing
City of Richmond On-Call Plan Review Contract: #H07132-1 Dates: 3/2008 – 3/2009 Cost: \$33,000	<p>Bowman provided On-Call plan review services to the City of Richmond for Electrical and Fire alarm permit application submittals. We performed initial permit plan review and permit response reviews in conjunction with Building Permit Department staff. *Completed 98 reviews.</p>	<p>Building Commission 900 East Broad Street Richmond, VA 23219 Art Dahlberg - 804.646.5716 (moved onto City of Cincinnati) art.dahlberg@cincinnati.oh.gov</p>	On-Call Plan Review Services
Rockingham Memorial Hospital, Rockingham County, VA Dates: 3/2007 – 6/2008 Cost: \$56,000	<p>Performed Third-Party Plan Review for the Rockingham County Building Department that included new 60,000 square foot, 236 bed hospital facility. Bowman team members performed plan reviews for building, mechanical, plumbing, and electrical disciplines and issued recommendations for approval to the County for the associated permits.</p>	<p>Froehling & Robertson, Inc. 6181 Rockfish Gap Turnpike Crozet, VA 22932 Tracy Arrington - 434.531.6170</p>	Plan Review Services

Project Name, Contract Dates, Cost	Description & Scope	Owner/References	Role
Spotsylvania County Plan Review 2007 Contract/ Application #7018316 Dates: 1/2007 – 4/2007 Cost: \$12,000	Performed a Third-Party Review for the Spotsylvania County School Board – Fleet Transportation Facility that included new one-story maintenance and wash building of 55,000 square feet. We performed the plan reviews for the building, mechanical, plumbing, and electrical and issued recommend approval to the county for the associated permits.	Spotsylvania County 10304 Spotsylvania Ave. Fredericksburg, VA 22408 David Ansell - 540.507.7230	Plan Review Services
Fairfax County Expedited Building Plan Review Program Dates: 1999 - current	Under the Virginia Unified Statewide Building Code §109.4.1 and in conjunction with the Fairfax County Expedited Building Plan Review Program, Bowman has performed building, mechanical, plumbing, electrical and fire plan review for all types of commercial permits. *Completed over 7,6000 reviews.	Fairfax County 12055 Government Center Parkway, Suite 324 Fairfax, VA 22035 Ali-Heidari Goodarzi - 703.324.1087 ali.heidarigoodarzi@fairfaxcounty.gov	Plan Review Services
District of Columbia Dept. of Consumer and Regulatory Affairs Third- Party Program Dates: 2007 - current	Under the District of Columbia Municipal Regulations 12A - 105.5.1 and in conjunction with the District of Columbia Department of Consumer and Regulatory Affairs Third-Party program, Bowman has performed building, mechanical, plumbing, electrical, energy, green and fire plan review for all types of commercial permits *Completed over 2,800 reviews.	Department of Consumer and Regulatory Affairs 1100 4th Street, SW Washington, DC 20024 Robert Simpkins - 202.481.3389 robert.simpkins@dc.gov	Plan Review Services

Project Name, Contract Dates, Cost	Description & Scope	Owner/References	Role
Capital One – Block A Fairfax County, VA Dates: 6/2017 - 5/2020 Cost: \$78,800	Performed Third-Party Plan Review for a multi-permit, multi-use commercial high-rise building of 28 stories and 1.8 million square feet. We performed the plan reviews for building, mechanical, plumbing, electrical, energy, life safety/ fire protection, and accessibility compliance of footing and foundation, core-and-shell, and tenant fit-out permit packages.	Cushman and Wakefield 1800 Tysons Blvd. Suite 200 Tysons, VA 22102 Jennifer Threadgill - 703.930.4978 Charles Westberg, Jr. - 703.587.7331	Plan Review Services
100 V Street Washington, DC Dates: 1/2021 - 1/2022 Cost: \$168,000	Performed Third-Party Plan Review for a multi-permit, multi-use residential project that included 3 – high-rise buildings over a podium structure of 1.5 million square feet. We performed the reviews for building, mechanical, plumbing, electrical, energy, life safety/ fire protection, and accessibility and issued recommendation for approval to the District of Columbia's Department of Consumer and Regulatory Affairs for associated permits.	Akridge 601 Thirteenth Street, NW, Suite 550 North Washington, DC 20005 Andrei Ponomarev - 202.207.3917 aponomarev@akridge.com	Plan Review Services
3900 Wisconsin Ave Washington DC Dates: 10/2019 - 9/2020 Cost: \$107,000	Performed Third-Party Plan Review for a multi-permit, multi-use residential project that included 6 – high-rise buildings and 3 low-rise buildings over a podium structure of 1.2 million square feet. We performed the reviews for building, mechanical, plumbing, electrical, energy, life safety/ fire protection, and accessibility compliance and issued recommendation for approval to the District of Columbia's Department of Consumer and Regulatory Affairs for the associated permits.	Roadside Development 1730 Rhode Island Ave, Suite 512 Washington, DC 20036 Brian Corcoran - 202.375.7979 bcorcoran@roadsidellc.com	Plan Review Services

Project Understanding, Approach, Work Plan



Approach/Methodology

Bowman is a trusted, multi-faceted professional services firm offering a broad range of infrastructure, environmental management, energy and real estate solutions to both public and private clients across the country. From large commercial developments, to master planned communities, to local transportation projects, Bowman delivers outstanding project results, builds long-lasting relationships and leverages the growth of our organization to serve the constantly changing needs of our clients.

Since its formation, Bowman has been recognized as one of the fastest-growing consulting firms in the industry. Bowman provides a wide range of engineering and plan review services to both public and private market sectors nationwide.

Bowman's clients benefit from a balance of deep resources associated with large firms, and the flexibility and quick response of dedicated and experienced senior staff that is often expected with smaller firms. Our experienced team of Certified Plan Reviewers is available to work directly with the design team to provide full-service Commercial Building, Accessibility, Structural, Mechanical, Plumbing, Electrical, Fire Protection and Energy Compliance Review as the need arises.

Work Plan/Schedule

If accepted for this contract, Bowman's Plan Review Team is committed to providing high quality review services for the Killingly Memorial School. Bowman Consulting Group, Ltd is licensed to do business in the State of Connecticut; and the plan review team proposed to service this contract includes highly qualified and experienced employees and subcontractors who have, for the most part, been working together for more than a decade.



CATEGORIES OF THE PLAN REVIEW TO BE PROVIDED:

- Accessibility
- Building
- Plumbing/Mechanical
- Electrical
- Energy
- Fire / Life Safety
- Structural

Bowman's veteran team of plan reviewers has a proven track record of providing review service with the highest degree of integrity and responsiveness, in a manner consistent with industry best practices, and Jurisdiction policies. All submittal documents will be reviewed to evaluate conformance and identify specific non-compliance with State and local Building Codes. Our scope of our Plan Review Service includes, but is not limited to, the following:

1. Review building permit application submittals, including construction plans, calculations, reports, manufacturer's data sheets, and Jurisdiction submittal forms to assess compliance with governing codes, standards, and statutes currently in force. Disciplines to be reviewed include building, structural, fire / life safety, electrical, plumbing, mechanical, accessibility, and energy compliance.
2. Maintain required ICC Plan Review Certifications for review of architectural / engineering disciplines stated above.
3. Plan Check-Review all plans, submittal forms, and supporting documents.
 - a. If corrections are found to be needed, the Bowman Review Team will prepare a plan review report specifying required corrections and referencing specific code section(s) as required. This report shall be transmitted to the representative, or as otherwise established at project kick-off.

4. Project communication will follow protocols established at Project kick-off. Proposal scope includes the provision of exemplary customer service to all project stakeholders including but not limited to:

- a. Being readily available by phone, e-mail, and virtual meetings.
- b. Clearly and tactfully communicating accurate and complete information regarding the findings of plan reviews and Code.
- c. All questions during the document revision and re-review process will be handled promptly, courteously and efficiently by the Bowman Team.

