

School Building Committee (2020)
Regular Meeting
January 27, 2026
Virtually via ZOOM and in Room 335, City Hall
100 Broadway, Norwich, CT
6:30 PM

Committee Members Present: Chairman Mark Bettencourt, President Pro Tem Joe DeLucia, Peter Gauthier (ZOOM), Gregory Ballassi (ZOOM), William Hull (ZOOM), Peter Procko (ZOOM), Mark Kulos (ZOOM) and Cindy Beauregard (ZOOM), Alderwoman Sheila Hayes (ZOOM) and Alderman Zato Kadambaya.

Committee Members Absent: Christine DiStasio.

Ex-Officio Members Present: Superintendent Susan Lessard (ZOOM).

Consultants Present: Mike Faenza from CSG; James Barrett and Greg Smolley from DRA; Kyle Lentini, Chris Shugrue and Frank Tomcak from Downes Construction; and Mark Jeffko and Dan Hetzler from O&G Industries.

Citizens Present: None.

I. Call to Order and Quorum: Chairman Mark Bettencourt called the meeting to order at 6:33 PM.

II. Approval of Minutes – 12/16/25 (Regular); 12/30/25 (Special); 1/8/26 (Special)

Alderman Zato Kadambaya made a motion to approve the December 16, 2025 regular meeting minutes as amended and the December 30, 2025 and January 8, 2026 special meeting minutes as written. Mark Kulos seconded. The chairman called the roll of members present and all were in favor. The motion passed unanimously.

III. Public Comment: None.

IV. Reports:

- **CSG:** Mike Faenza reported that project schedule discussions with Downes Construction continued regarding the Greeneville Elementary School project and noted that the new superintendent for the project was Steve O'Rourke. Mike Faenza stated that he met with Norwich Public Schools staff regarding move planning and the logistics required to get the teachers' items packed, certain items disposed of, and other related things. Mike Faenza reported that CSG began planning for enhancing the project updates to the public and had a meeting planned with Mayor Singh on February 9, 2026. Mike Faenza stated their goal was to create a more front-facing public website. Mike Faenza reported the current amount paid to date on the Stanton Elementary School project was \$17,986,898.60 and \$15,254,584.86 for the Greeneville project.

Mike Faenza reported the Planned Completion Review follow-up meeting for the Uncas Elementary School project was rescheduled to Friday January 30, 2026 due to the weather and the PCR meeting for the Moriarty Elementary School project was scheduled for January 28, 2026. Mike Faenza noted that Phase 1 Early Electrical Package for both school projects was distributed to committee members the previous week and was on the meeting agenda for review. Mike Faenza reported that site logistics meetings were completed for both projects. Mike Faenza stated there was some follow-up needed for the Moriarty project as Norwich Free Academy utilized the baseball field at the school for practices and games. Mike Faenza stated that he spoke to the Athletics Director and the Moriarty principal earlier that day,

following which he had Dan Hetzler adjust the site logistics plan so that sporting events could continue until construction began. Mike Faenza reported that \$2,889,154.28 had been paid to date for the Uncas Elementary School project and \$2,866,526.45 had been paid to date for the Moriarty Elementary School project.

Mike Faenza reported that the design review meetings with Norwich Public School staff regarding the Teachers' Middle School project were scheduled for every Thursday. Mike Faenza stated that the project team was looking to schedule tours of similarly designed schools to help shape the design of the new Teachers' Middle School. Mike Faenza stated that DRA provided locations of local projects they completed and they were working on setting up the tours. Mike Faenza stated that a meeting was held with State Representative Derrell Wilson regarding the Central Office project the previous Friday to review the situation. Mike Faenza stated felt the outcome of the meeting was very positive for the city and reported that the delegation would be seeking an 80% reimbursement rate for the entire Central Office project. Mike Faenza stated there may still be a need to submit another grant application. Mike Faenza reported that interviews for the RFQP #26-33 for Construction Management at Risk Services for the Teachers' Middle School and Central Office projects were held on January 8, 2026. Mike Faenza stated that follow-up information from the respondents was provided to the committee for review at the current meeting.

Mike Faenza reviewed the Master Budget Update provided to all members and noted there was \$5,293,047 in the overall program contingency. Mike Faenza noted that on the Master Project Schedule the current timeline was progressing into the the bid Guaranteed Maximum Price period for the Uncas and Moriarty Elementary School projects, so he was hopeful that based on a positive outcome of the PCR meeting they could receive the documents needed to go out to bid.

Mike Faenza noted that two of the invoices from Uncas Gas were accidentally omitted from his submitted packet to the Chairman and did not make it on the previous month's meeting agenda, however they were included in the invoice packet provided to the city and therefore were paid even though they had not been approved by the committee. Mike Faenza stated that those invoices were on the current meeting's agenda and were annotated as such.

- **DRA** James Barrett reported that DRA and their consultant team were on site at the Greeneville Elementary and Stanton Elementary School sites on a weekly basis. James Barrett stated that their teams continued to work on RFI's, AFI's and proposal requests. James Barrett stated that key activities for both projects included the weekly visits, field reports, pay applications and attending pre-installation meetings. James Barrett reported that key submittals for the Stanton project over the past month were for marker / tack boards, lockers, and toilet partitions. James Barrett stated that the key submittal for the Greeneville project was the roofing package.

Greg Smolley reported that DRA was close to submitting the furnitures, fixtures and equipment and technology packages for both projects. Greg Smolley stated that the following week they would be looking for approvals from the local building committee and board of education, following which they would schedule a PCT review with the Office of Grant Administration. Greg Smolley stated that the longest lead time in the FF&E package was 16 weeks.

James Barrett reported that over the past month the focus for the Uncas and Moriarty Elementary School projects was on the OGA reviews. James Barrett stated the upcoming meetings would be the second set with OGA and they were hopeful to receive approval so that the bid process could begin shortly after.

James Barrett reported that two meetings with district leadership had occurred regarding the Teachers' Middle School project. James Barrett reiterated that DRA examined other

precedent projects through the country as well as ones that could be shared locally. James Barrett reported they were working from the educational specification that was completed for the school, but noted that the way the building could be organized varied from that of an elementary school. James Barrett discussed the sample floor plans shown on screen for all to view. James Barrett also presented site mockups on screen for all to view, which showed the existing building and possible building zones. James Barrett stated that they would be working with SLR on a site survey and wetlands delineation. James Barrett stated that a subsurface exploration of the site with probes was upcoming, following which they would create a Phase 1 site assessment as part of their base scope services.

- **Downes:**

- i. i. Greeneville Elementary School Project Update

Kyle Lentini reported that as of the next day the entire foundation for the lower building areas A, B and C would be complete and that structural steel erection was completed for five sequences of work. Kyle Lentini stated that the processing of crushed rock on site continued and Retaining Wall 2 had been started. Kyle Lentini stated that structural steel erection would continue for the foreseeable future. Kyle Lentini reported that the design team and the structural engineer were reviewing the foundation details to make some revisions based on the height of the ledge uncovered, and then excavation for the foundation would continue to move forward. Kyle Lentini stated that installation of some of the drainage structures for the site happened the previous week and the Boswell Avenue entrance to the site was being prepped for dump truck entry. Kyle Lentini reported that the current weather delayed the start of Retaining Wall C, the first wall behind the building, and that it would now begin the following week. Kyle Lentini stated that they would also be working to get undergroups MEPs started inside the building under slab in Area A. Kyle Lentini reviewed and discussed progress photos in the packet that was provided to all members. Kyle Lentini stated that Downes planned to work to adjust the line striping in the area of the two new temporary stop signs placed on Boswell Avenue, as well as black out the center line between the signs to help drivers visually recognize the new signage.

President Pro Tem DeLucia asked if all of the excavated material would be removed from the site. Kyle Lentini responded the material is processed through a rock crusher on site and is then shipped off to Windham Material. Kyle Lentini stated they use the material on site as much as possible, and what cannot be used is taken off site.

Superintendent Susan Lessard joined the meeting via ZOOM at 7:12PM.

Kyle Lentini stated that the Downes scheduling consultant was going through the current project schedule to identify any areas that can be improved upon. Kyle Lentini stated he would review that draft schedule with CSG and would have it available at the next regular School Building Committee (2020) meeting for discussion.

- ii. John B. Stanton Elementary School Project Update

Chris Shugrue reported there was immense progress on the site in the six weeks since his last project update. Chris Shugrue stated that the masonry veneer was working its way around the building and showed progress photos on screen for all to view. Chris Shugrue stated that the single story of the east wing of the new building was completed. Chris Shugrue stated that the vapor barrier on the east elevation was also complete and the circuitry was set up in that area. Chris Shugrue discussed progress photos he showed on screen for all to view. Chris Shugrue stated that a lot

of MEP and drywall work was occurring inside of the structure. Chris Shugrue reported that the last concrete pour occurred on December 18, 2025 and the contractor was also able to pour the last concrete pad under the gymnasium roof, making all concrete on site complete for the new building. Chris Shugrue stated that Stairs 1 through 4 were completed in the last four weeks.

- **O&G:**

- i. Uncas Elementary School Project Update
- ii. John M. Moriarty Elementary School Project Update

Dan Hetzler reported that he attended PCR meetings for both projects following the last SBC meeting, and had been working with DRA to put together the responses needed by OGA for the upcoming meetings that week. Dan Hetzler stated that he provided Mike Faenza with the Guaranteed Maximum Price for Phase 1 of the Uncas and Moriarty Elementary School projects, which was on the agenda for review. Dan Hetzler reported that he held meetings with RAM Drafting and DRA to review the structural steel pre-detailing, which was part of the overall bid package. Dan Hetzler stated they were very close to completing that piece and should be ready to issue the bid the following week. Dan Hetzler stated he met with the principals from both schools as well as the superintendent to review site logistics plans. Dan Hetzler reported there was concern at Uncas regarding the outdoor play space and an area was identified by the bus loop as a good potential replacement, so timing was now included for cutting the embankment down and reseeding it so the area would be ready for the spring when the existing outdoor play areas become part of the construction zone. Dan Hetzler reiterated that he would be ready to put the projects out to bid by February 4, 2026, which was the date noted in the pre-construction schedule. Dan Hetzler stated he was targeting the March regular SBC meeting to award critical trades, especially for the Uncas Elementary School project with its time sensitivity concerns. Dan Hetzler reported that the Phase 1 electrical switchgear packages were received and approved internally. Dan Hetzler stated that O&G was on track to put together the submittals to forward onto DRA and CSG. Dan Hetzler stated that the manufacturer reported a 22-week lead time which put delivery in October.

V. Consent Agenda: Invoices to be approved for payment

- **Stanton**

Uncas Gas – Invoice #U0066227 - \$243.76
Uncas Gas – Invoice #U0037634 - \$302.72
Uncas Gas – Invoice #U0037169 - \$261.36
Uncas Gas – Invoice #U0036718 - \$56.98
Uncas Gas – Invoice #S0343449 - \$159.00
DRA – Invoice #23012.00 - \$37,662.55
IES – Invoice #21029 - \$1,866.62
NPU – Invoice #6404907 - \$1,855.53
NPU – Invoice #6404830 - \$2,294.25
CSG – Invoice #23006-034 - \$29,697.22
Downes Construction – Invoice #SC08 - \$3,428,903.67
Test-Con Inc. – Invoice #13244 - \$13,380.80

- **Greeneville**

DRA – Invoice #23013.00 #27 - \$34,323.19
CSG – Invoice #23005-034 - \$29,265.09
Downes Construction – Invoice #GC08 - \$2,114,460.74
NPU – Invoice #6404829 - \$2,441.07
Test-Con Inc. Invoice #13238 - \$2,050.00

- **Uncas**
CSG – Invoice #24024-015 - \$22,662.25
DRA – Invoice #24005.00 #14 - \$63,494.71
O & G Pre-Con – Invoice #U-9 - \$14,048.00
IES – Invoice #21140 - \$2,000.91
Michael Horton Associates – Invoice #25-248.b1 - \$8,500.00
- **Moriarty**
CSG – Invoice #23007-021 - \$22,232.43
DRA – Invoice #24006.00 #14 - \$62,627.05
O & G Pre-Con – Invoice #M-9 - \$14,048.00
IES – Invoice #21139 - \$2,499.05
Michael Horton Associates Inc. – Invoice #25-247.b1 - \$8,500.00
- **Teacher's**
CSG – Invoice #25018-001 – 61,395.21
**This invoice has been paid. It was omitted on the December 2025 Meeting Agenda in error.*
CSG – Invoice #25018-002 - \$20,645.07
- **Central Office**
CSG – Invoice #25018-001 - \$45,972.15
**This invoice has been paid. It was omitted on the December 2025 Meeting Agenda in error.*
CSG – Invoice #25024-002 - \$15,234.05

Alderwoman Sheila Hayes joined the meeting via ZOOM at 7:30PM

Peter Gauthier made a motion to approve the consent agenda. Gregory Ballassi seconded. The chairman called the roll of members present and all were in favor. The motion passed unanimously.

VI. Discussion and possible action on items impacting project cost:

- **Phase 1 (Greeneville Elementary School – St. Prj. 104-0119N & Stanton Elementary School – St. Prj. 104-118N)**
 1. Greeneville: PCO #016 – Credit Additional Pre-Blast Survey Reconciliation (\$27,465.90)
 2. Greeneville: PCO #024 – PR-014 – Sanitary Stack Modifications and Gridline Y10 \$2,594.00
 3. Greeneville: PCO #027 – Door Power Supply Credit & threshold Revisions (\$1,518.00)
 4. Greeneville: PCO #034 – Over excavation at Retaining Wall 1A* \$32,512.00
 5. Stanton: PCO #23R1 – Electrical Feed to Dishwasher – R1 \$1,757.00
 6. Stanton: PCO #24R1 – Delete Lower Handrail at Stair 4 – R1 (\$2,791.00)
 7. Stanton: PCO #25 – Reconcile Firestopping*** \$0.00
 8. Stanton: PCO #26 – Firestopping – Assignments to Trades** \$252,835.00
 9. Stanton: PCO #29 – Addition of Fence at Generator – R2 \$65,094.00
 10. Stanton: PCO #30 – Temporary Electrical Trenching** \$2,856.00
 11. Stanton: PCO #31 – Waterline Rock Removal – Will Road* \$5,265.00
 12. Stanton: PCO #32 – Winter Conditions – Allotment #1* \$3,335.00
 13. Stanton: PCO #33 – Custom Blue Metal Edge Color Upgrade** \$6,776.00
 14. Stanton: PCO #34 – Roof Blocking Modifications** \$4,177.00
 15. Stanton: PCO #35 – Schluter Metal Edge to Brushed Stainless Steel** \$5,979.00
 16. Stanton: PCO #37 – Revisions to sprinklers at Main Lobby \$3,244.00
 17. Stanton: PCO #38 – Firestopping at Duct Penetrations** \$33,600.00
 18. Stanton: PCO #39 – Premium Time Allotment #2* \$6,249.00

19. Stanton: PCO #40 – Ford Brook Cleanout* \$14,167.00
20. Stanton: PCO #41 – Additional Temporary Drainage* \$5,189.00
21. Stanton: PCO #42 – Parking Lot Drainage Improvements* \$2,295.00
22. Stanton: PCO #43 – Unforeseen Sanitary Repair* \$2,717.00
23. Stanton: PCO #44 – Canopy Footing Backfill** \$3,363.00
24. Stanton: PCO #45 – Temporary Roof Drain Connection** \$11,829.00

** Will not result in a contract cost increase. To be paid for from DCC Allowance.*

***Will not result in a contract cost increase. To be paid for from DCC Construction Contingency.*

**** Will not result in a contract cost increase. Firestopping Scope of work was moved from a trade package to CM Contingency and will be assigned to trades to get scope of work completed.*

Mike Faenza and Kyle Lentini reviewed the project change orders for the Greeneville project, two of which were credits. Kyle Lentini noted that PCO #034 was due to soils encountered while excavating and suitable materials that had to be excavated and refilled so that the retaining wall could be placed on suitable bearing.

Chris Shugrue reviewed the project change orders for the Stanton project, which were largely required for things encountered during the construction process. Mike Faenza noted that in regards to PCO #25 an allowance was held on the firestopping for the Stanton project, but the coverage was not there for that package when it went out to bid so the allowance remained in the Guaranteed Maximum Price. Mike Faenza stated that they moved the firestopping allowance to the construction manager contingency. Chris Shugrue clarified that PCO #32 was for insulating the water service for the mason contractor and setting up a hot water shed for the hydrant on site. Chris Shugrue noted that PCO #35 was required because the metal edge was originally specified as stainless steel and the designers had requested the change. Chris Shugrue stated that the sprinkler lobby revision in PCO #37 was for side sprinklers opposed to the originally proposed system, as they would not interrupt the acoustic baffle system. Chris Shugrue stated that the premium time allotment in PCO #39 was due to the framer and drywall contractors working extra Saturdays during the warm weather period. Chris Shugrue stated that the cleanout of Ford Brook in PCO #40 was discussed early in the design period and reminded members that the drainage pipe for Ford Brook that runs under the Stanton parking lot would be cleaned out so that a camera could be run through it to assess any damages. Chris Shugrue stated that PCO #41 was for an underground detention system and that PCO #42 was for a temporary drainage repair in the bus dropoff area where some ponding was occurring. Chris Shugrue explained that the sanitary repair in PCO #43 was due to a pipe near the existing portable classrooms that was accidentally hit during work. Chris Shugrue stated that PCO #45 was for temporary drainage for the roof in the gym area as the permanent detention could not be built until the existing school was demolished.

President Pro Tem Joe DeLucia made a motion to approve to approve PCO #016, PCO #024, PCO #027 and PCO #034 for the Greeneville Elementary School Project as well as PCO #23R1, PCO #24R1 and PCO #25 through PCO #45 for the Stanton Elementary School Project. William Hull seconded. Peter Gauthier asked what the value of the contingencies would be following the project change orders. Mike Faenza stated he would need to review those numbers with Downes Construction and could provide an update as soon as possible. Mike Faenza stated that all figures were within the allowances of the existing contingencies. The chairman called the roll of members present and all were in favor. The motion passed unanimously.

VII. Discussion and possible approval of GMP for Uncas Elementary School – State

Proj: 104-0120N - Phase 1 of 3 – Early Electrical Procurement Package:

Dan Hetzler reviewed Exhibit A1 of the Guaranteed Maximum Price package for Uncas Elementary School that was provided to members. Dan Hetzler noted that the GMP Phase 1 cost only included pre-detailing for the structural steel and the advertisement of the bid. Dan Hetzler noted that the Phase 1 GMP cost for the Uncas Elementary School project was \$492,137.

President Pro Tem Joe DeLucia made a motion to approve the GMP for Uncas Elementary School – State Proj: 104-0120N - Phase 1 of 3. Peter Procko seconded. The chairman called the roll of members present and all were in favor. The motion passed unanimously.

VIII. Discussion and possible approval of GMP for John M. Moriarty Elementary School – State Proj: 104-0121N - Phase 1 of 3 – Early Electrical Procurement Package:

Dan Hetzler reviewed Exhibit A1 of the Guaranteed Maximum Price package for Moriarty Elementary School that was provided to members. Dan Hetzler noted that the Phase 1 GMP cost for the Moriarty Elementary School project was \$507,998

Jim Guiliano asked why the value for the Moriarty project was less in the trade contractor line item but more in general conditions. Dan Hetzler responded that the Moriarty project had more pieces that required additional time and detailing.

William Hull made a motion to approve the GMP for John M. Moriarty Elementary School – State Proj: 104-0121N - Phase 1 of 3. President Pro Tem Joe DeLucia seconded. The chairman called the roll of members present and all were in favor.. The motion passed unanimously.

IX. Anything else to be brought before the committee: Mike Faenza stated he would be reaching out with dates and time for special School Building Committee (2020) and Board of Education meeting for the review of final plans, specifications and cost estimates for the Mike F will be sending out dates and times for special SBC and BOE meetings for final plans specifications and cost estimates for the Stanton and Greeneville FF&E packages.

Chairman Mark Bettencourt stated that a vice-chair for the committee needed to be elected and that William Hull had volunteered his time for the position. President Pro Tem Joe DeLucia made a motion to appoint William Hull as the vicechair of the School Building Committee (2020). Gregory Ballasi seconded. The chairman called the roll of members present and all were in favor, other than Mark Kulos who abstained. The motion passed unanimously.

X. Executive Session: Review criteria for selection of Construction Manager (CM) RFP for a new Teacher's Middle School and Huntington Central Office / Adult Education. CSG and DRA Staff, and city and BOE officials will be invited to attend at the pleasure of the committee:

William Hull made a motion to enter executive session at 8:07 PM to review criteria for selection of Construction Manager (CM) RFP for a new Teacher's Middle School and Huntington Central Office / Adult Education. President Pro Tem Joe DeLucia seconded. The chairman called the roll of members present and all were in favor, other than Mark Kulos who abstained. The motion passed unanimously.

The executive session ended at 8:49PM. No votes were taken during that time.

XI. Discussion and possible action on selection of a CM for the named projects in #10:

President Pro Tem Joe DeLucia made a motion to award O&G Industries the Construction Manager contract for the Teacher's Middle School and Huntington Central Office / Adult

Education projects. Peter Procko seconded. The chairman called the roll of members present and all were in favor, other than William Hull who abstained. The motion passed.

Mark Kulos left the meeting during the executive session.

- XII. Adjournment:** President Pro Tem Joe DeLucia made a motion to adjourn at 8:51 PM. Peter Gauthier seconded. The chairman called the roll of members present and all were in favor. The motion passed unanimously.

Respectfully Submitted, Katherine Rose

PHASE 1
 John B. Stanton Elementary School
 Greenville Elementary School

- (Greenville) - Continued project schedule discussions with DCC
- (Greenville) - New superintendent has started for DCC.
- (Stanton) Met with NPS for initial discussion on move planning
- Worked with DRA and NPS on final plans for FF&E purchase
- Began planning to enhance project updates to the public -
- Meeting scheduled for 2/9/26 with the Mayor's office to discuss.

PHASE 1
 BUDGET UPDATE

John B. Stanton Elementary School					
Budget	Budget Adjustments	Revised Project Budget	Paid to Date	Balance To Pay	Financial % Completed
\$67,874,294.00	(\$2,573,389.73)	\$65,300,904.27	\$17,986,898.60	\$47,314,005.67	28%
Greenville Elementary School					
Budget	Budget Adjustments	Revised Project Budget	Paid to Date	Balance To Pay	Financial % Completed
\$78,888,049.00	(\$443,590.31)	\$78,444,458.69	\$15,254,584.86	\$63,189,873.83	19%

PHASE 2
 Uncas Elementary School
 John M. Moriarty Elementary School

- PCR - Follow-Up Meeting Scheduled
- Uncas Elementary School - Re-Scheduled for 1/30
- Moriarty Elementary School - Wednesday, 1/28
- O&G GMP - Phase 1 - Early Electrical - Uncas & Moriarty
- Ready for review by Building Committee
- Site Logistics Meetings w/ Project Team & School Staff
- Uncas Elementary School - Monday, 1/16
- Moriarty Elementary School - Wednesday, 1/21

PHASE 2
 BUDGET UPDATE

Uncas Elementary School					
Budget	Budget Adjustments	Revised Project Budget	Paid to Date	Balance To Pay	Financial % Completed
\$74,321,330.00	-	\$74,321,330.00	\$2,889,154.28	\$71,432,175.72	4%
John M. Moriarty Elementary School					
Budget	Budget Adjustments	Revised Project Budget	Paid to Date	Balance To Pay	Financial % Completed
\$72,910,813.00	-	\$72,910,813.00	\$2,866,526.45	\$70,044,286.55	4%

PHASE 3
 Teachers Middle School
 Norwich Public Schools - Central Office

- (Teachers Middle School) - Design Review Meetings w/ NPS Staff
- Scheduled for each Thursday
- Project Team - To schedule tours of similar schools for NPS Staff to visit
- (Central Office) - Meeting was held with D. Wilson to review Special Legislation needed for the project.
- RFQ/P #26-33 - Construction Management at Risk Services
- Interviews conducted on Thursday, 1/8
- Follow-Up information from respondents - Provided to Building Committee for 1/27 Meeting

PHASE 3
 BUDGET UPDATE

Norwich School Construction Program - Master Budget

School	Enrollment	Master Plan Estimate	Grant Application Estimate	SD Estimate	DD Estimate	CD Estimate	GMP
John B. Stanton Elementary School	597	\$66,078,262	\$66,078,262	\$69,524,124	\$68,960,365	\$67,874,295	\$65,300,904
Greeneville Elementary School	597	\$60,368,429	\$60,368,429	\$78,938,636	\$78,909,975	\$78,888,049	\$78,444,459
John M. Moriarty Elementary School	548	\$64,204,445	\$74,065,606	\$76,639,003	\$72,897,377	\$73,796,483	\$73,796,483
Uncas Elementary School	548	\$66,761,215	\$76,468,026	\$74,189,866	\$74,359,163	\$75,108,664	\$75,108,664
Teachers Middle School - New School	425	\$99,053,936	\$69,367,713	\$69,367,713	\$69,367,713	\$69,367,713	\$69,367,713
Huntington Central Office & Adult Education	N/A	\$25,060,064	\$17,688,730	\$17,688,730	\$17,688,730	\$17,688,730	\$17,688,730
Contingency	N/A	\$3,473,649	\$20,963,234	(\$1,348,072)	\$2,816,677	\$2,276,066	\$5,293,047
Total		\$385,000,000	\$385,000,000	\$385,000,000	\$385,000,000	\$385,000,000	\$385,000,000

Notes:

- All master plan cost estimates based on DRA Final Master Plan.
- Costs for John B. Stanton and Greeneville Elementary School Estimates completed by Downes Construction through GMP submission. GMP savings for John B. Stanton and Greeneville Elementary Schools have been re-allocated to the Samuel Huntington Central Office Project. GMP Values include the acceptance of all project Alternates.
- Costs for Uncas and John M. Moriarty Elementary School completed by O & G Industries through the construction document phase. Project savings have been moved to Owner Contingency.
- Costs for Teacher's Global Magnet Middle School – New School, provided as part of Grant Application Estimate completed by CSG's estimating consultant
- Costs for Samuel Huntington Central Office have been derived from Scope Reduction completed during Master Plan Estimate Update.
- Values highlighted in yellow have been carried over from the most recent estimate to provide a complete budget.

Monthly Project Schedule Update

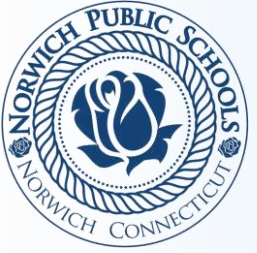
Norwich Public Schools – All Phases

Prepared By: Michael Faenza
Building Committee Meeting Date: December 16th, 2025



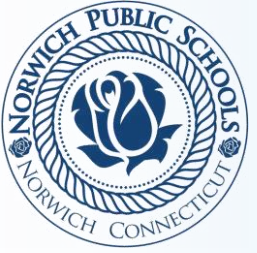
	HUNTINGTON CENTRAL OFFICE	TEACHERS MIDDLE SCHOOL	UNCAS	MORIARTY	STANTON	GREENVILLE	
FEB							FEB
MAR							MAR
APR	GRANT APPLICATION	GRANT APPLICATION	DESIGN DEVELOPMENT	DESIGN DEVELOPMENT	BID / SMP	BID / SMP	APR
MAY							MAY
JUN							JUN
JUL					NEW SCHOOL CONSTRUCTION	NEW SCHOOL CONSTRUCTION	JUL
AUG		PROCUREMENT	CONSTRUCTION DOCUMENTS	CONSTRUCTION DOCUMENTS			AUG
SEP	PROCUREMENT	SCHEMATIC DESIGN / PROGRAMMING					SEP
OCT							OCT
NOV							NOV
DEC			ST. / LOCAL APPROVALS	ST. / LOCAL APPROVALS			DEC
JAN	SCHEMATIC DESIGN / PROGRAMMING		BID / SMP	BID / SMP			JAN
FEB							FEB
MAR							MAR
APR							APR
MAY	DESIGN DEVELOPMENT	DESIGN DEVELOPMENT	NEW SCHOOL CONSTRUCTION	NEW SCHOOL CONSTRUCTION		MAY	
JUN							JUN
JUL							JUL
AUG		CONSTRUCTION DOCUMENTS			NO NEW OLD SCHOOL	NO NEW OLD SCHOOL	AUG
SEP	CONSTRUCTION DOCUMENTS						SEP
OCT							OCT
NOV							NOV
DEC		ST. / LOCAL APPROVALS					DEC
JAN	ST. / LOCAL APPROVALS						JAN
FEB							FEB
MAR		BID / SMP			MAR		
APR					APR		
MAY	BID / SMP				MAY		
JUN		NEW SCHOOL CONSTRUCTION				JUN	
JUL	RENOVATION CONSTRUCTION					JUL	
AUG						AUG	
SEP						SEP	
OCT						OCT	
NOV						NOV	
DEC						DEC	
JAN				NO WORK		JAN	
FEB						FEB	
MAR						MAR	
APR					APR		
MAY				MAY			
JUN			FIELD CONSTRUCTION / SITE IMPROVEMENTS	FIELD CONSTRUCTION / SITE IMPROVEMENTS		JUN	
JUL						JUL	
AUG						AUG	
SEP	CLOSEOUT	NO NEW OLD SCHOOL				SEP	
OCT						OCT	
NOV						NOV	
DEC						DEC	
JAN						JAN	
FEB						FEB	
MAR						MAR	
APR						APR	
MAY						MAY	
JUN						JUN	
JUL						JUL	
AUG						AUG	
SEP						SEP	
OCT		NO NEW OLD SCHOOL				OCT	
NOV						NOV	
DEC						DEC	
JAN						JAN	
FEB						FEB	
MAR						MAR	
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MAR						MAR	

NORWICH PUBLIC SCHOOLS



GREENEVILLE + STANTON ELEMENTARY SCHOOLS
UNCAS + MORIARTY ELEMENTARY SCHOOLS
TEACHERS' MS + HUNTINGTON CENTRAL OFFICE

NORWICH PUBLIC SCHOOLS



GREENEVILLE + STANTON ELEMENTARY SCHOOLS

UNCAS + MORIARTY ELEMENTARY SCHOOLS

TEACHERS' MS + HUNTINGTON CENTRAL OFFICE

UPDATE

GREENEVILLE + STANTON ELEMENTARY SCHOOLS

I. CONSTRUCTION ADMINISTRATION SUPPORT

DRA and our consultant team continues to support the Construction Administration activities. Attendance of weekly OAC meetings, responding to Requests for Information, and review of Shop Drawing submittals.

By the Numbers (to date):

- REQUESTS FOR INFORMATION (RFIs)
 - Stanton RFIs 91 (6-open)
 - Greeneville RFIs 83 (3-open)
- ARCHITECTURAL SUPPLEMENTAL INFORMATION (ASIs)
 - Stanton ASIs 40
 - Greeneville ASIs 25
- PROPOSAL REQUESTS (PRs)
 - Stanton PRs 26
 - Greeneville PRs 25

Key Activity:

STANTON: Weekly visits, field reports issued weekly. Review of PCO's, pay req's, attending pre-installation meetings. Key submittals – Marker / Tack Boards, lockers, toilet partitions.

GREENEVILLE: Weekly visits, field reports issued weekly. Review of PCO's, pay req's, attending pre-installation meetings. Key submittal – Roofing Package.



UPDATE

GREENEVILLE + STANTON ELEMENTARY SCHOOLS



II. FURNITURE FIXTURES + EQUIPMENT | FF+E



PROCESS

Furniture Selection Coordination

JANUARY Wrapping up final furniture review meetings w/ NPS

FF+E State Office of Grants Administration (OGA)

NEXT WEEK Local BC / BOE Approvals

IMMEDIATELY FOLLOWING Schedule OGA PCT Review of FF+E Package

FF+E Procurement

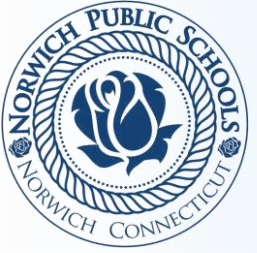
FEBRUARY Pos cut by End-February. State Bid List – Bidding as Needed

OUTCOMES

1. **Standardization of furniture** across elementary school system.
2. **State contract-list procurement** for majority of materials.
3. **Single point contact** - Any vendor inquiries / questions can be sent to Greg Smolley



NORWICH PUBLIC SCHOOLS



GREENEVILLE + STANTON ELEMENTARY SCHOOLS

UNCAS + MORIARTY ELEMENTARY SCHOOLS

TEACHERS' MS + HUNTINGTON CENTRAL OFFICE



UPDATE

UNCAS + MORIARTY ELEMENTARY SCHOOLS

I. CONSTRUCTION DOCUMENTATION

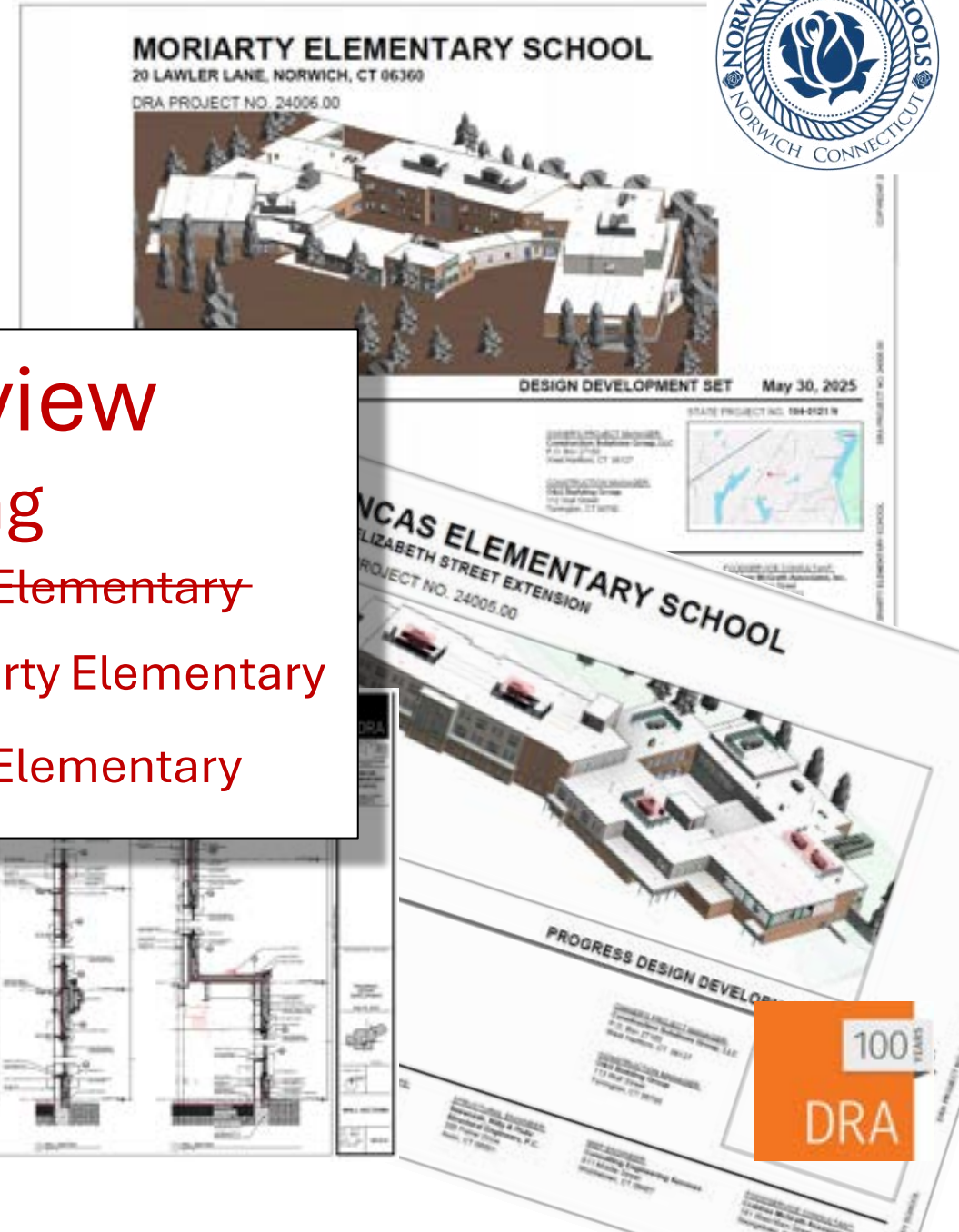
OGA – PCT Review Second Meeting

~~Monday Morning 1/26 – Uncas Elementary~~

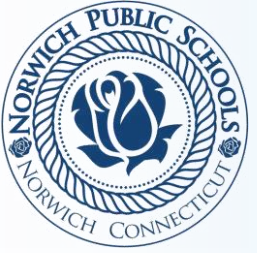
Wednesday Afternoon 1/28 – Moriarty Elementary

Friday Afternoon 1/30 – Uncas Elementary

BUILDING COMMITTEE PROJECT UPDATE | 1-27-26



NORWICH PUBLIC SCHOOLS



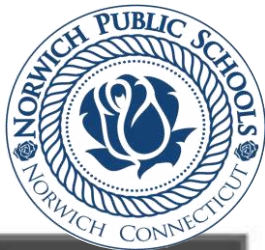
GREENEVILLE + STANTON ELEMENTARY SCHOOLS

UNCAS + MORIARTY ELEMENTARY SCHOOLS

TEACHERS' MS + HUNTINGTON CENTRAL OFFICE

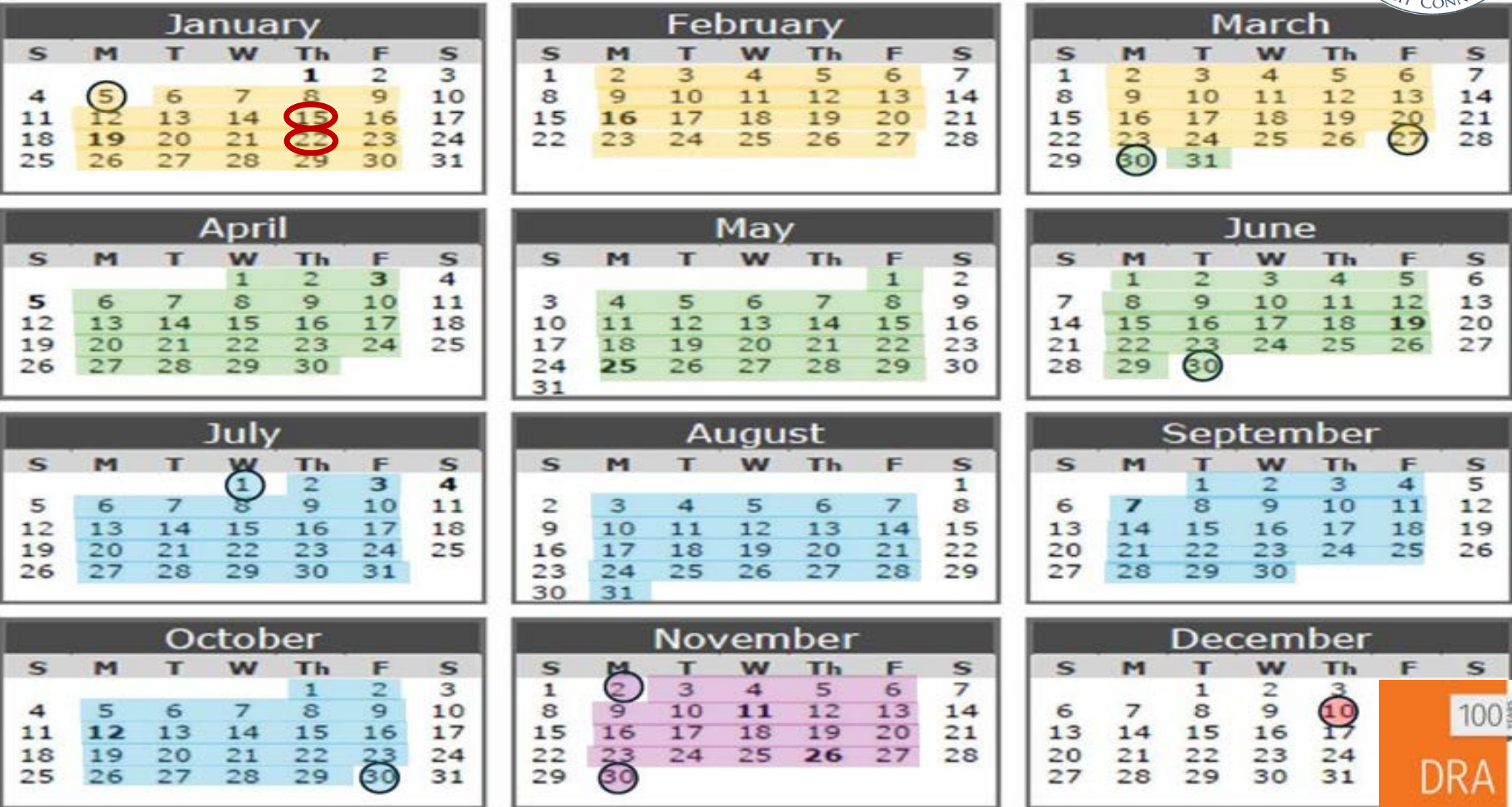
UPDATE

TEACHERS' MIDDLE SCHOOL + HUNTINGTON CENTRAL OFFICE



I. TEACHERS' MIDDLE SCHOOL | WORKPLAN

- Programming Schematic Design
JAN 5 – MAR 27
- Design Development
MAR 30 – JUN 30
- 95% Const. Documents
JUL 1 – OCT 30
- OGA Review Documents
NOV 2 – NOV 30
- OGA PCT Review Meeting
TARGET DEC 10



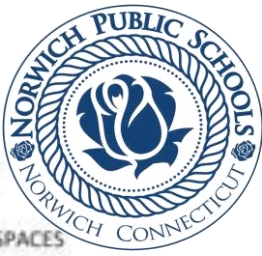
ACTION ITEMS

Contracts Signed

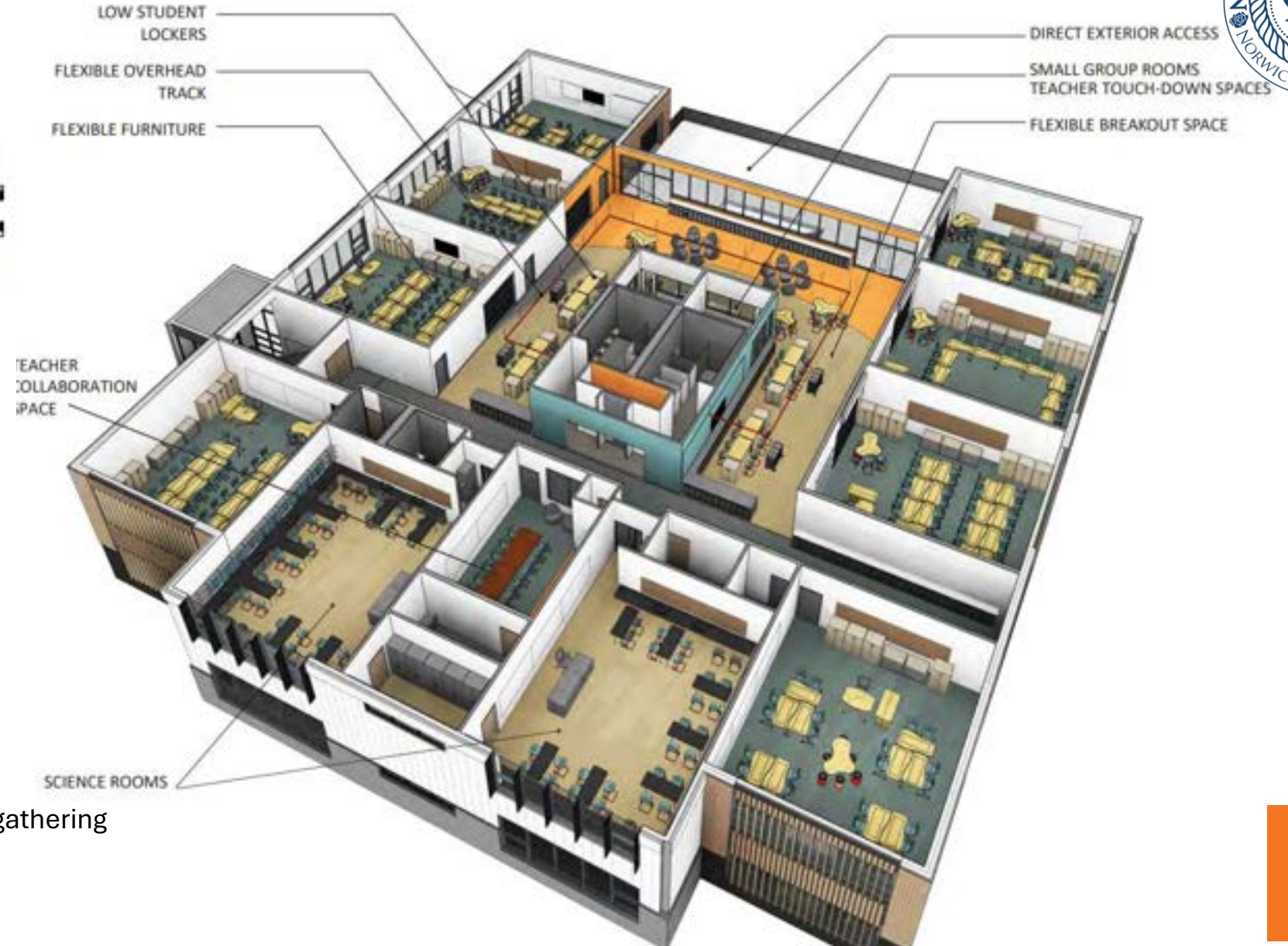
○ January 15th + 22nd
First weekly meetings
w/ District Leadership



BUILDING ORGANIZATION



Floor Plans



KEY ELEMENTS

- 3 grade-level clusters
- Each cluster supports full grade gathering
- STEAM focus



BUILDING ORGANIZATION



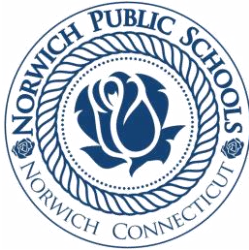
Typical Classroom Pod

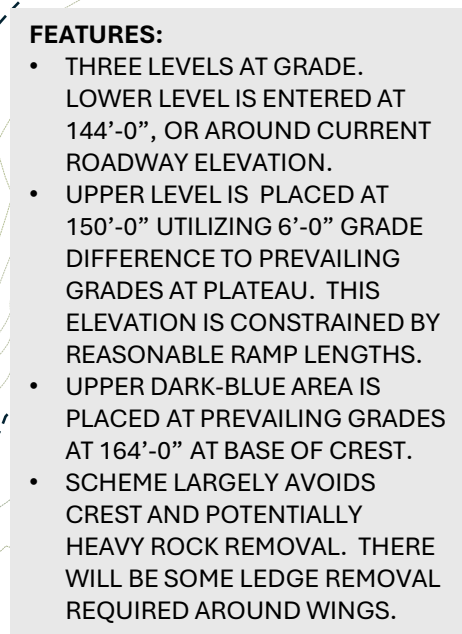
KEY ELEMENTS

- 6 grade-level interdisciplinary clusters
- Distributed Library
- CRs spill out to shared Learning Common
- CR and Support Space Varied Sizes

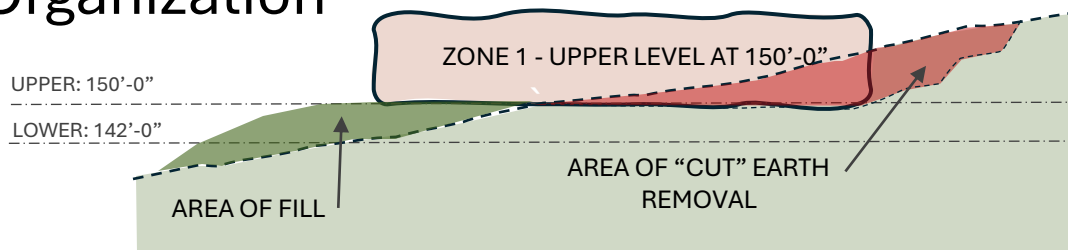
SITE

Teachers' Middle School

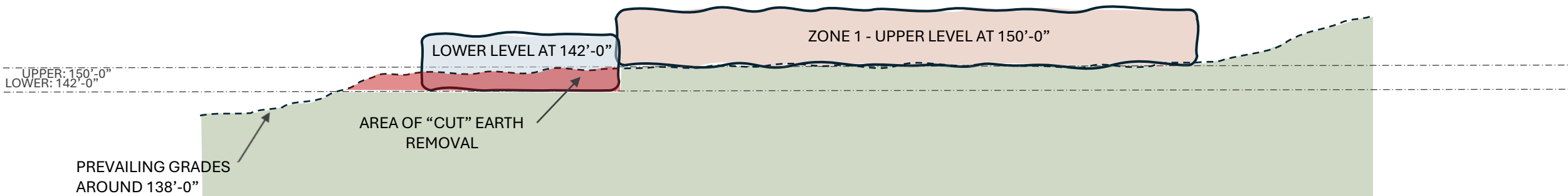




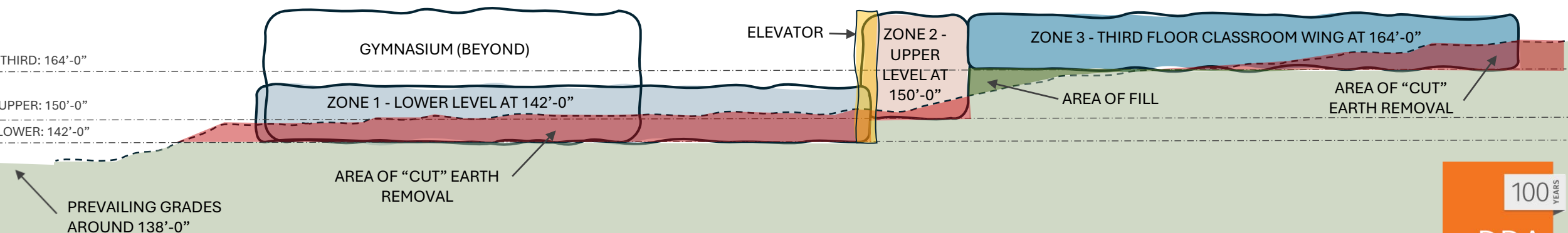
Sample Site Sectional Organization



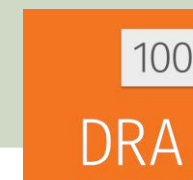
SECTION C -C

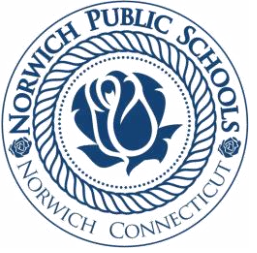


SECTION B -B



SECTION A -A



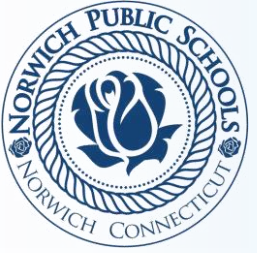


NEXT STEPS*

Site Survey
Wetland Delineation
Subsurface Exploration – Probes
Phase I Site Assessment

* Undertaken as part of allowances identified within basic scope services

NORWICH PUBLIC SCHOOLS



GREENEVILLE + STANTON ELEMENTARY SCHOOLS
UNCAS + MORIARTY ELEMENTARY SCHOOLS
TEACHERS' MS + HUNTINGTON CENTRAL OFFICE



200 Stanley Street
New Britain, CT 06051
860.229.3755
downesco.com

January 27, 2026

City of Norwich
Greeneville School
SPN #104-0119N

Subject: **DCC Building Committee Agenda**

A. Construction Schedule Update

1. Work Completed

- Concrete interior column pier footing placement (Area A, B, C)
- Concrete foundation wall placement (Area A, B, C) – excluding the final section of Area B from column lines O – P
- Insulating & back-filling foundation walls (Area A, B, C)
- Structural Steel Erection for Sequences 1, 2, 3, 4, 5

2. Work in Progress

- MEP Coordination
- Rock crushing
- Retaining Wall 2
- Remaining Structural steel fabrication (Area B, C, D)
- Structural Steel Erection for Sequences 6, 7, 8, 9, 10
- Concrete foundation wall placement at the final section of Area B from column lines O – P
- Rough grading for upper building (Area D)
- Excavation for foundations upper building (Area D)
- Installation of drainage structures
- Prepping Boswell Ave entrance for dump truck entry

3. Work to Start

- Retaining wall 4C
- Foundations for Area D
- Underground MEP rough-ins Area A
- CMU Elevator Shaft
- Additional perimeter tree clearing

December 17, 2025



December 22, 2025



December 29, 2025



January 5, 2026



January 7, 2026



January 7, 2026



January 9, 2026



January 9, 2026



January 13, 2026



January 14, 2026



January 21, 2026

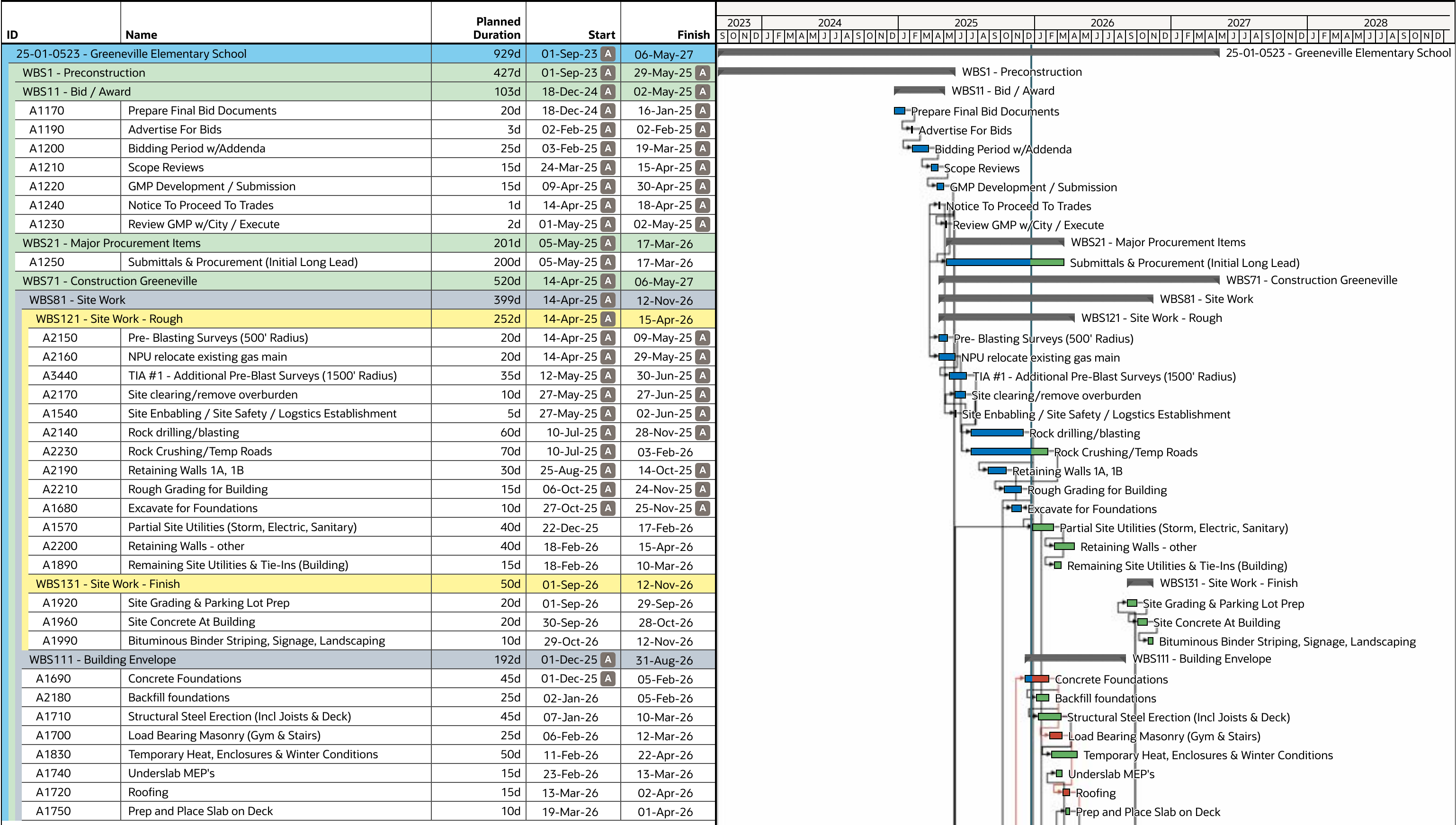


January 22, 2026



January 22, 2026





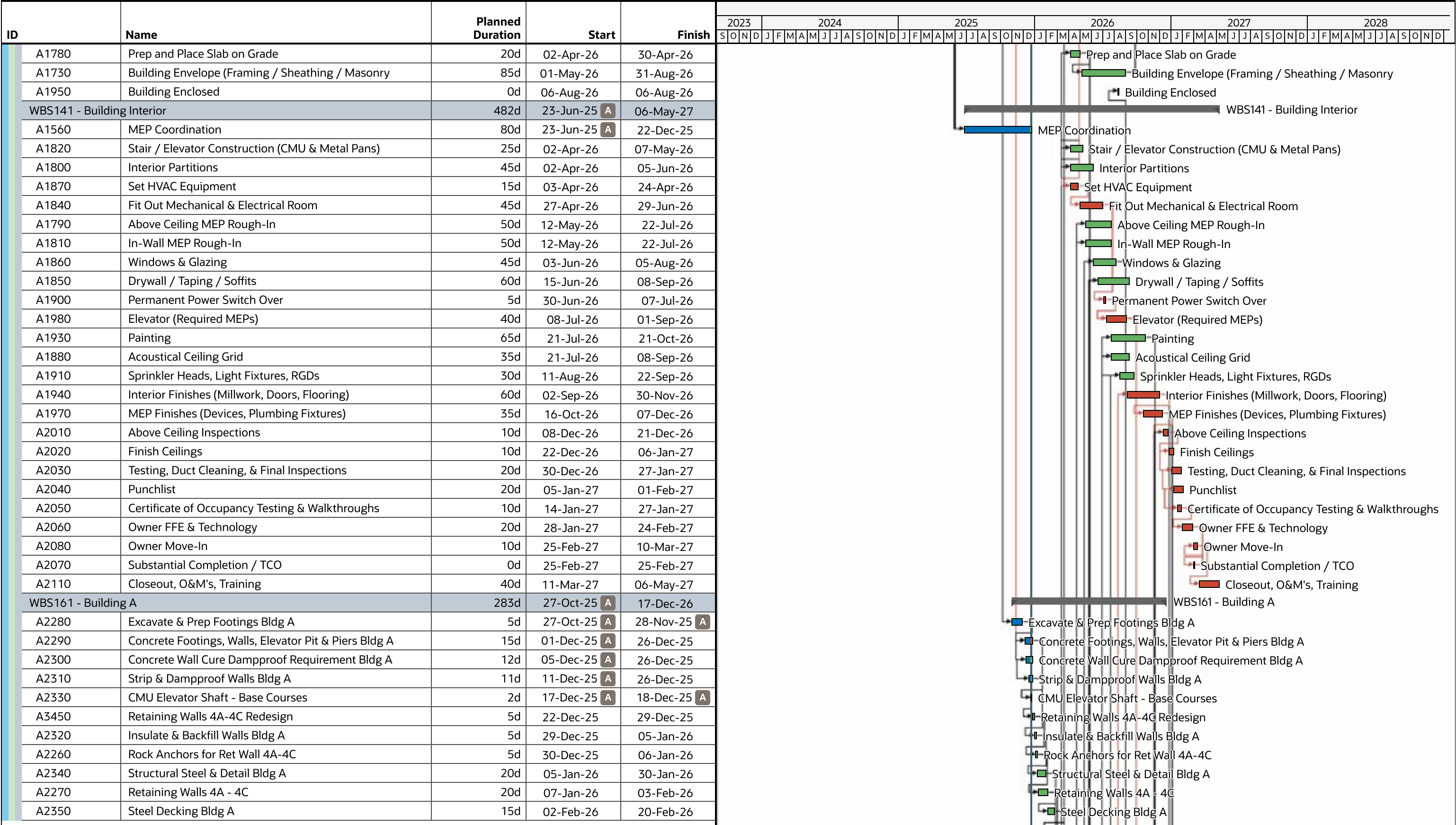
Norwich - Greenville Elementary School

State Project No. 104-0119N

Downes Construction Company

Expanded Baseline Schedule Progress Update 12.19.2025





Norwich - Greeneville Elementary School

State Project No. 104-0119N

Downes Construction Company

Expanded Baseline Schedule Progress Update 12.19.2025





200 Stanley Street
New Britain, CT 06051
860.229.3755
downesco.com

January 27, 2026

City of Norwich
Stanton Elementary School
SPN #104-0118N

Subject: **DCC Building Committee Agenda**

A. Construction Schedule Update

1. Work Completed

- Concrete Slab-on-Grade Area C – Final slab placement
- MEP Above ceiling Rough-In Area A & B second floor
- Interior wall framing Area A & B second floor
- Interior wall framing Area A & B first floor
- Install hollow metal door frame Area A & B second floor
- Install hollow metal door frame Area A & B first floor
- Drywall partitions – install drywall at Top of Walls – Area A & B second floor
- MEP In Wall Rough-In Area A & B second floor
- Firestopping MEP floor penetration Area A & B second floor
- Install metal pan stairs Nos. 1, 2, 3 & 4
- Exterior wall Faming & Sheathing Area A & B
- Exterior Building envelop Vapor Barrier System Area A complete. Area B in progress
- Masonry Veneer systems – Area A East wing Complete
- Masonry Veneer systems – Area A East, North & West Elevations Complete
- Roof top mechanical concrete pads places – Area C gym & cafe
- PVC Roofing Systems – Area C gym & cafe. (Entire building roof complete)

2. Work in Progress

- MEP Above ceiling Rough-In Area A & B First floor in progress
- Interior wall framing Area B first floor
- Drywall partitions – install drywall at Top of Walls – Area A & B first floor
- MEP In Wall Rough-In Area A & B first floor
- Drywall Partitions – hang & finish
- Exterior wall Faming & Sheathing Area C in progress
- Exterior Building envelop Vapor Barrier System installation
- Masonry Veneer systems – Area B East Elevation
- Masonry – exterior & Interior CMU Walls

3. Work to Start

- Drywall Partitions – taping
- Install acoustical ceiling grid – Area A second floor
- Painting – first coat Area A second floor
- MEP Ceiling trim: RGD, VRF cassettes, Lighting, devices, sprinkler heads

4. Other Critical Items/Milestones

- Electrical Switchgear lead time improving. Current ship date March 25, 2026



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Job #: 25-01-0522 Norwich Stanton Elementary School
386 New London Turnpike
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Unclassified

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Job #: 25-01-0522 Norwich Stanton Elementary School
386 New London Turnpike
Norwich , Connecticut 06360

October

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386 New London Turnpike
Norwich , Connecticut 06360

October

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Norwich , Connecticut 06360

October

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386 New London Turnpike
Norwich , Connecticut 06360

October

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386 New London Turnpike
Norwich , Connecticut 06360

October

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386 New London Turnpike
Norwich , Connecticut 06360

October

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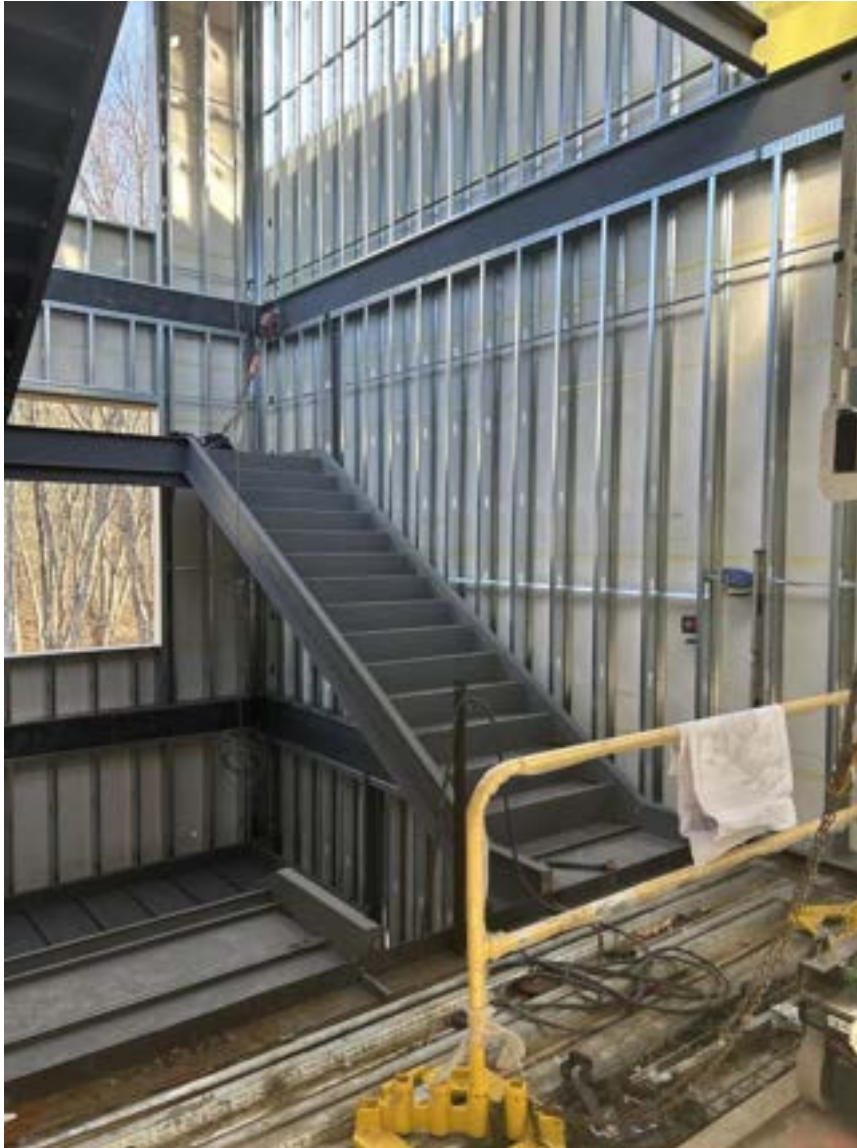
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October

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October

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October

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386 New London Turnpike
Norwich, Connecticut 06360

October

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October

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386 New London Turnpike
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October

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October

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Norwich, Connecticut 06360

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Norwich , Connecticut 06360

October

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386 New London Turnpike
Norwich, Connecticut 06360

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Norwich , Connecticut 06360

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Job #: 25-01-0522 Norwich Stanton Elementary School
386 New London Turnpike
Norwich , Connecticut 06360

October

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386 New London Turnpike
Norwich , Connecticut 06360

October

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Chris Shugrue

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October

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Chris Shugrue

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Baseline Schedule

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					A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D																																																	
Stanton Elementary Baseline Schedule																																																																																														
Preconstruction																																																																																														
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A1010	SD Budget / Reconcile / VE / Town Approval	45d	30-Jan-24	A	02-Apr-24	A																																											SD Budget / Reconcile / VE / Town Approval																																													
A1020	DRA DD Complete	90d	30-Jan-24	A	05-Jun-24	A																																											DRA DD Complete																																													
A1030	Local Approvals From AHJs (Wetlands / P&Z / Other)	125d	30-Jan-24	A	25-Jul-24	A																																											Local Approvals From AHJs (Wetlands / P&Z / Other)																																													
A1630	FEMA LOMC Application	42d	19-Mar-24	A	16-May-24	A																																											FEMA LOMC Application																																													
A1050	DD Budget / Reconcile / Town Approval	25d	06-Jun-24	A	12-Jul-24	A																																											DD Budget / Reconcile / Town Approval																																													
A1060	DRA 95% CD's Complete For Budgeting	84d	06-Jun-24	A	04-Oct-24	A																																											DRA 95% CD's Complete For Budgeting																																													
A1100	3rd Party or Bldg Dept Review	20d	04-Oct-24	A	01-Nov-24	A																																											3rd Party or Bldg Dept Review																																													
A1090	95% CD Budget / Reconcile / Town Approval	25d	04-Oct-24	A	12-Nov-24	A																																											95% CD Budget / Reconcile / Town Approval																																													
A1520	OGA DCC Trade Package Docs Complete	25d	11-Oct-24	A	26-Nov-24	A																																											OGA DCC Trade Package Docs Complete																																													
A1120	OGA PCR Checklist Completion	15d	04-Nov-24	A	26-Nov-24	A																																											OGA PCR Checklist Completion																																													
A1110	SCG-0042 Sign Off	11d	04-Nov-24	A	19-Nov-24	A																																											SCG-0042 Sign Off																																													
A1180	CHRO Pre-bid Set Aside Plan Approval	10d	19-Nov-24	A	03-Dec-24	A																																											CHRO Pre-bid Set Aside Plan Approval																																													
A1130	OGA PCR Target Period & Follow Up	10d	27-Nov-24	A	11-Dec-24	A																																											OGA PCR Target Period & Follow Up																																													
A1150	DRA 100% CD's Complete For Bidding	5d	12-Dec-24	A	18-Dec-24	A																																											DRA 100% CD's Complete For Bidding																																													
A1140	OGA Approval Letter To Bid	5d	28-Jan-25	A	28-Jan-25	A																																											OGA Approval Letter To Bid																																													
A1510	City Full Building Permit	20d	14-Apr-25	A	29-May-25	A																																											City Full Building Permit																																													
A1490	City Sitework/Foundation Permit	20d	14-Apr-25	A	29-May-25	A																																											City Sitework/Foundation Permit																																													
Bid / Award																																																																																														
A1170	Prepare Final Bid Documents	1d	28-Jan-25	A	28-Jan-25	A																																											Prepare Final Bid Documents																																													
A1190	Advertise For Bids	3d	29-Jan-25	A	31-Jan-25	A																																											Advertise For Bids																																													
A1200	Bidding Period w/Addenda	24d	03-Feb-25	A	19-Mar-25	A																																											Bidding Period w/Addenda																																													
A1210	Scope Reviews	10d	24-Mar-25	A	10-Apr-25	A																																											Scope Reviews																																													
A1220	GMP Development / Submission	15d	14-Apr-25	A	29-Apr-25	A																																											GMP Development / Submission																																													
A1230	Review GMP w/City / Execute	7d	01-May-25	A	01-May-25	A																																											Review GMP w/City / Execute																																													
A1240	Notice To Proceed To Trades	5d	02-May-25	A	09-May-25	A																																											Notice To Proceed To Trades																																													
Major Procurement Items																																																																																														
A1250	Submittals & Procurement (Initial Long Lead)	15d	31-Dec-25		21-Jan-26																																												Submittals & Procurement (Initial Long Lead)																																													
Construction Stanton (17 Mos / 29 Mos Total)																																																																																														
A1540	Site Enabling / Site Safety / Logistics Establishment	10d	05-May-25	A	23-May-25	A																																											Site Enabling / Site Safety / Logistics Establishment																																													
A1680	Excavate & Backfill For Foundations	10d	02-Jun-25	A	27-Oct-25	A																																											Excavate & Backfill For Foundations																																													
A1560	MEP Coordination	0d	10-Jun-25	A	12-Dec-25	A																																											MEP Coordination																																													
A1570	Partial Site Utilities (Water, Electric, Sanitary)	25d	23-Jun-25	A	15-Aug-25	A																																											Partial Site Utilities (Water, Electric, Sanitary)																																													
A2150	Building Area B Foundation	20d	25-Jun-25	A	04-Aug-25	A																																											Building Area B Foundation																																													
A1740	Underslab MEP's	20d	07-Jul-25	A	05-Dec-25	A																																											Underslab MEP's																																													

 Current	 User Baseline 1
 Progress	 Milestones
 Critical	 Summary



Stanton Elementary School					Activities Report																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
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	A2160	Building Area C Foundation	20d	05-Aug-25	A																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											

Data Date: 31-Dec-25

Stanton Elementary School

Activities Report

Baseline Schedule

Print Date: 12-Jan-26

ID	Name	Planned Duration	Start	Finish																																																					
					2023				2024				2025				2026				2027				2028				2029																												
					A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
	A2130	First Day of Class 2026	0d	02-Sep-26	02-Sep-26																									First Day of Class 2026																											
	Building Area A																																																								
	Mass Demolition - Stanton																																																								
	A1290	Hazardous Removals & Mass Demo of Existing School	103d	17-Jun-26	12-Nov-26																									Hazardous Removals & Mass Demo of Existing School																											
	A1640	Existing School Final Move-Out	15d	17-Jun-26	08-Jul-26																									Existing School Final Move-Out																											
	Final Site Improvements - Stanton																																																								
	A1300	Balance of Site & Landscaping Improvements	170d	12-Nov-26	15-Jul-27																									Balance of Site & Landscaping Improvements																											
	A1650	Final Project Closeout	20d	16-Jul-27	12-Aug-27																									Final Project Closeout																											
	A2100	Project Complete	0d	13-Aug-27	13-Aug-27																									Project Complete																											

Current

Progress

Critical

User Baseline 1

Milestones

Summary

DOWNES



O&G Industries, Inc.
112 Wall Street
Torrington, CT 06790-5464

860.489.9261
ogind.com

City of Norwich School Building Committee (2020) Meeting

Tuesday December 16, 2025

Projects: Uncas and Moriarty Elementary Schools

O&G Industries, Inc. Update

Preconstruction Activities Performed Since Last SBC Meeting:

1. Attended the PH 2 PCR meetings for both projects.
2. Submitted the PH 1 GMP with revised qualifications for both projects.
3. Issued PH 1 Electrical Pre-purchase contracts for both projects.
4. Held meetings with RAM Drafting and DRA to review open items for completion of the Structural Steel pre-detailed model.
5. Provided constructability reviews to DRA for the Moriarty Bid documents.
6. Attended meetings to review site logistics plans with BoE and School staff for both projects.
7. Assisted the project field teams with the development of the drawing constructability reviews and bid schedules.
8. Updated Preconstruction Schedule with completed activities and anticipated Bid Invitation date.

Upcoming Preconstruction Activities:

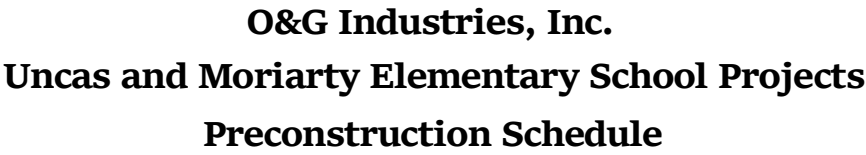
1. Attend PH 2 PCR follow up meetings for both projects.
2. Complete the Bid Document construction schedules for both projects.
3. Complete the Moriarty School Sitework Phasing and Site Logistics Plans.
4. Issue Invitations to Bid for both projects.
5. Hold Pre-Bid Meetings for both projects.
6. Manage Pre-Bid RFI's and issue Addendums for both projects.

Action Items Needed for this SBC Meeting:

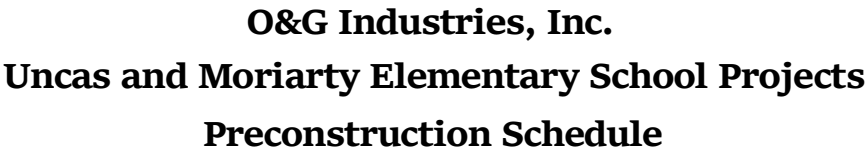
1. Approval of O&G's Invoices for Preconstruction Services for Uncas and Moriarty School projects.

Attachments:

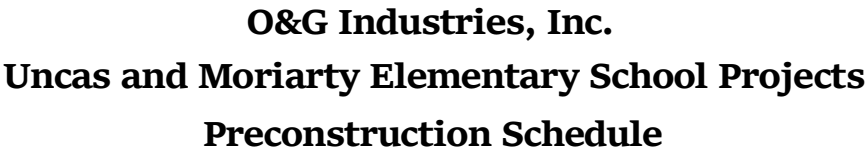
Pre-Construction Schedule Update BL-08



 Actual Work  Critical Remaining Work
 Remaining Work  Milestone



 Actual Work Critical Remaining Work
 Remaining Work Milestone



 Actual Work Critical Remaining Work
 Remaining Work Milestone



TO: School Building Committee (2020)

FROM: Michael Faenza – Program Manager – Construction Solutions Group, LLC.

RE: Discussion and Possible Action on Items Impacting Projects Cost

DATE: January 27, 2026

Dear School Building Committee Members,

Below is a list of items for discussion at the upcoming School Building Committee Meeting. All items impacting project cost have been reviewed by DRA and Construction Solutions Group and are ready for consideration by the building committee. The items will be discussed under agenda item #6. Copies of the cover sheets for all documents have been included following this letter for review.

Phase 1 (Greeneville Elementary School – St. Prj. 104-0119N & Stanton Elementary School – St. Prj. 104-118N)

1. Greeneville: PCO #016 – Credit Additional Pre-Blast Survey Reconciliation	(\$27,465.90)
2. Greeneville: PCO #024 – PR-014 – Sanitary Stack Modifications and Gridline Y10	\$2,594.00
3. Greeneville: PCO #027 – Door Power Supply Credit & threshold Revisions	(\$1,518.00)
4. Greeneville: PCO #034 – Over excavation at Retaining Wall 1A*	\$32,512.00
5. Stanton: PCO #23R1 – Electrical Feed to Dishwasher – R1	\$1,757.00
6. Stanton: PCO #24R1 – Delete Lower Handrail at Stair 4 – R1	(\$2,791.00)
7. Stanton: PCO #25 – Reconcile Firestopping***	\$0.00
8. Stanton: PCO #26 – Firestopping – Assignments to Trades**	\$252,835.00
9. Stanton: PCO #29 – Addition of Fence at Generator – R2	\$65,094.00
10. Stanton: PCO #30 – Temporary Electrical Trenching**	\$2,856.00
11. Stanton: PCO #31 – Waterline Rock Removal – Will Road*	\$5,265.00
12. Stanton: PCO #32 – Winter Conditions – Allotment #1*	\$3,335.00
13. Stanton: PCO #33 – Custom Blue Metal Edge Color Upgrade**	\$6,776.00
14. Stanton: PCO #34 – Roof Blocking Modifications**	\$4,177.00
15. Stanton: PCO #35 – Schluter Metal Edge to Brushed Stainless Steel**	\$5,979.00
16. Stanton: PCO #37 – Revisions to sprinklers at Main Lobby	\$3,244.00
17. Stanton: PCO #38 – Firestopping at Duct Penetrations**	\$33,600.00
18. Stanton: PCO #39 – Premium Time Allotment #2*	\$6,249.00
19. Stanton: PCO #40 – Ford Brook Cleanout*	\$14,167.00
20. Stanton: PCO #41 – Additional Temporary Drainage*	\$5,189.00
21. Stanton: PCO #42 – Parking Lot Drainage Improvements*	\$2,295.00
22. Stanton: PCO #43 – Unforeseen Sanitary Repair*	\$2,717.00
23. Stanton: PCO #44 – Canopy Footing Backfill**	\$3,363.00
24. Stanton: PCO #45 – Temporary Roof Drain Connection**	\$11,829.00

* Will not result in a contract cost increase. To be paid for from DCC Allowance.

**Will not result in a contract cost increase. To be paid for from DCC Construction Contingency.

*** Will not result in a contract cost increase. Firestopping Scope of work was moved from a trade package to CM Contingency and will be assigned to trades to get scope of work completed.

JOHN M. MORIARTY ELEMENTARY SCHOOL

December 23, 2025

GMP COST SUMMARY SHEET

Exhibit A1

	QTY	PH 1 GMP COSTS
CONSTRUCTION COSTS:		
SITE AND BUILDING CONSTRUCTION		
1 PHASE 1 TRADE CONTRACT		\$393,552
2 PHASE 2 TRADE CONTRACTS - TBD		
3 PHASE 1 CM ALLOWANCE - REFER TO EXHIBIT C		\$20,000
Subtotal:		\$413,552
GENERAL CONDITIONS AND REIMBURSABLES		
5 PHASE 1 GENERAL CONDITIONS AND REIMBURSABLES (STRUCTURAL STEEL PRE-DETAILING ONLY)		\$65,200
6 PHASE 2 GENERAL CONDITIONS AND REIMBURSABLES - TBD		
7 PHASE 1 ADVERTISEMENT AND BID PRINTING		\$1,673
8 PHASE 2 ADVERTISEMENT AND BID PRINTING - TBD		
Subtotal:		\$66,873
CONTINGENCY:		
9 PHASE 1 CM CONTINGENCY	2.50 %	\$12,700
10 PHASE 2 CM CONTINGENCY - TBD	2.50 %	
Subtotal:		\$12,700
11 PHASE 1 GL INSURANCE	0.90 %	\$4,572
12 PHASE 2 GL INSURANCE - TBD	0.90 %	
13 PHASE 1 PERFORMANCE & PAYMENT BONDS	0.55 %	\$2,794
14 PHASE 2 PERFORMANCE & PAYMENT BONDS - TBD	0.55 %	
Subtotal:		\$7,366
C.M. Fee		
15 PHASE 1 CM FEE (1.5% applied to Cost of the work less CM Fee)	1.50 %	\$7,507
16 PHASE 2 CM FEE - TBD	1.50 %	
Subtotal:		\$7,507
TOTAL COST OF THE WORK - GMP COST		\$507,998

UNCAS ELEMENTARY SCHOOL
December 23, 2025
GMP COST SUMMARY SHEET
Exhibit A1

		QTY	0	PH 1 GMP COSTS
CONSTRUCTION COSTS:				
SITE AND BUILDING CONSTRUCTION				
1	PHASE 1 TRADE CONTRACT			\$396,552
2	PHASE 2 TRADE CONTRACTS - TBD			
3	PHASE 1 CM ALLOWANCE - REFER TO EXHIBIT C			\$20,000
4	PHASE 2 CM ALLOWANCES - TBD			
Subtotal:				\$416,552
GENERAL CONDITIONS AND REIMBURSABLES				
5	PHASE 1 GENERAL CONDITIONS AND REIMBURSABLES (STRUCTURAL STEEL PRE-DETAILING ONLY)			\$47,200
6	PHASE 2 GENERAL CONDITIONS AND REIMBURSABLES - TBD			
7	PHASE 1 ADVERTISEMENT AND BID PRINTING			\$1,673
8	PHASE 2 ADVERTISEMENT AND BID PRINTING - TBD			
Subtotal:				\$48,873
CONTINGENCY:				
9	PHASE 1 CM CONTINGENCY	2.50	%	\$12,303
10	PHASE 2 CM CONTINGENCY - TBD	2.50	%	
Subtotal:				\$12,303
C.M. BONDS AND INSURANCE				
11	PHASE 1 GL INSURANCE	0.90	%	\$4,429
12	PHASE 2 GL INSURANCE - TBD	0.90	%	
13	PHASE 1 PERFORMANCE & PAYMENT BONDS	0.55	%	\$2,707
14	PHASE 2 PERFORMANCE & PAYMENT BONDS - TBD	0.55	%	
Subtotal:				\$7,136
C.M. Fee				
15	PHASE 1 CM FEE (1.5% applied to Cost of the work less CM Fee)	1.50	%	\$7,273
16	PHASE 2 CM FEE - TBD	1.50	%	
Subtotal:				\$7,273
TOTAL COST OF THE WORK - GMP COST				\$492,137