



Torrington Public Schools

EDWARD ARUM
INTERIM BUSINESS MANAGER

SUSAN M. LUBOMSKI
SUPERINTENDENT

Date: May 28, 2021

To: Mayor Carbone

From: ^{SA} Ed Arum and ^{ML} Mario Longobucco

Re: SLAM – Architect Contract

I've enclosed the SLAM contract with all exhibits. The Building Committee and the Board of Education have approved the contract.

Please add this to the June 7th City Council agenda for their approval. Mario and I will be attending this meeting.

Thank you in advance for your continued cooperation and assistance on this project.

Any questions please contact me.

✓ CC: Jonathan Draper

355 MIGEON AVENUE
TORRINGTON, CONNECTICUT 06790
www.torrington.org • (860) 489-2327 • fax (860) 489-0726

The Torrington Board of Education does not discriminate in any of its programs, activities or employment practices on the basis of any protected class status.

2021 MAY 23 AM 10:20
Torrington, CT 06790

AIA[®] Document B101[™] – 2017

Standard Form of Agreement Between Owner and Architect

AGREEMENT made as of the 4th day of January in the year 2021
(*In words, indicate day, month and year.*)

BETWEEN the Architect's client identified as the Owner:
(*Name, legal status, address and other information*)

City of Torrington
140 Main Street
Torrington, CT 06790

and

Torrington Board of Education
c/o Torrington Public Schools
355 Migeon Avenue
Torrington, CT 06790

and the Architect:
(*Name, legal status, address and other information*)

The S/L/A/M Collaborative, Inc.
80 Glastonbury Boulevard
Glastonbury, CT 06033

for the following Project:
(*Name, location and detailed description*)

New Middle/High School and Central Office Administration Project
50 Major Besse Drive
Torrington, CT

The Owner and Architect agree as follows.

The Architect commenced services on the Project on or about January 4, 2021. As to services that were performed by or for the Architect in connection with the Project prior to the execution of this Agreement, it is the intent of the parties to this Agreement that all of the terms and conditions of this Agreement shall govern and apply to such services as if this Agreement had been executed prior to the commencement thereof.

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

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ARTICLE 1 INITIAL INFORMATION

§ 1.1 This Agreement is based on the Initial Information set forth in this Section 1.1.

(For each item in this section, insert the information or a statement such as "not applicable" or "unknown at time of execution.")

§ 1.1.1 The Owner's program for the Project:

(Insert the Owner's program, identify documentation that establishes the Owner's program, or state the manner in which the program will be developed.)

See Educational Specifications for the New Middle/High School and Educational Specifications for the Central Administrative Office each dated June 16, 2020 attached hereto as **Exhibit B**.

§ 1.1.2 The Project's physical characteristics:

(Identify or describe pertinent information about the Project's physical characteristics, such as size; location; dimensions; geotechnical reports; site boundaries; topographic surveys; traffic and utility studies; availability of public and private utilities and services; legal description of the site, etc.)

The Owner intends to replace the current Torrington High School located at 50 Major Besse Drive Torrington with a New Middle/High School and Central Administrative Office on the campus of the existing High School. It is anticipated that the size of the New Middle/High School will be approximately 284,000 gross square feet and the size of the new Central Administrative Office will be approximately 8,500 gross square feet. The facility should accommodate 1,571 students in grades 7-12.

§ 1.1.3 The Owner's budget for the Cost of the Work, as defined in Section 6.1:

(Provide total and, if known, a line item breakdown.)

One Hundred Thirty One Million and 00/100 Dollars (\$131,000,000.00).

FF&E Budget - \$2,500,000 to \$3,000,000
Technology Equipment Budget: \$2,500,000 to \$3,000,000

§ 1.1.4 The Owner's anticipated design and construction milestone dates:

- .1 Initial Design phase milestone dates, if any: See the dates and time periods set forth on **Exhibit C** attached hereto, which dates and time periods are subject to adjustment by mutual agreement of the parties.
- .2 Construction commencement date: To be determined.
- .3 Substantial Completion date or dates: To be determined.
- .4 Other milestone dates:

§ 1.1.5 The Owner intends the following procurement and delivery method for the Project:
(Identify method such as competitive bid or negotiated contract, as well as any requirements for accelerated or fast-track design and construction, multiple bid packages, or phased construction.)

The Owner intends to utilize the construction manager at risk project delivery method for the Project.

§ 1.1.6 The Owner's anticipated Sustainable Objective for the Project:
(Identify and describe the Owner's Sustainable Objective for the Project, if any.)

The Project is to be designed in accordance with all applicable law including, without limitation, Regulations of Connecticut State Agencies Section 16a-38k-1 through and including Section 16a-38k-9 Establishment of High Performance Building Construction Standards for State-Funded Buildings.

(Paragraph deleted)

§ 1.1.7 The Owner identifies the following representative (the "Owner's Project Representative") in accordance with Section 5.3:
(List name, address, and other contact information.)

Ed Arum
Interim Director of Business Services
Building Committee Co-Chair
Torrington Public Schools
355 Migeon Avenue
Torrington, CT 06790-4822
Tel. No. 860-489-2327 x1611
Email Address: earum@torrington.org

§ 1.1.8 The persons or entities, in addition to the Owner's representative, who are required to review the Architect's submittals to the Owner are as follows:
(List name, address, and other contact information.)

Christopher Cykley
Vice President
Construction Solutions Group, LLC

1137 Main Street
East Hartford, CT 06108
Tel. No. Office: 203-889-6197; Cell: 203-206-1281
Email Address: chrisc@csgroup.llc.com

§ 1.1.9 The Owner shall retain the following consultants and contractors:
(List name, legal status, address, and other contact information.)

.1 Geotechnical Engineer: N/A

.2 Civil Engineer: N/A

.3 Other, if any:
(List any other consultants and contractors retained by the Owner.)

The Owner shall be responsible for engaging consultants for the following:
(i) Commissioning Agent as required per CGS §16a-38k-3;
(ii) Materials testing laboratory and inspection services during construction; and
(iii) Third party code review for the purposes of assisting local officials with permit review if required.

§ 1.1.10 The Architect identifies the following representative in accordance with Section 2.3:
(List name, address, and other contact information.)

Kemp Morhardt
The S/L/A/M Collaborative, Inc.
80 Glastonbury Boulevard
Glastonbury, CT 06033
Tel. No. Office: 860-368-4221; Cell: 860-712-9233
Email Address: kmorhardt@slamcoll.com

§ 1.1.11 The Architect shall retain the consultants identified in Sections 1.1.11.1 and 1.1.11.2:
(List name, legal status, address, and other contact information.)

§ 1.1.11.1 Structural Engineering, Landscape Architecture, Interior Design, and FF&E Equipment Design will be performed by properly licensed members of the Architect's staff. Consultants retained by the Architect under Basic Services shall include all consultants required for the Project except as set forth in Section 1.1.9 including without limitation:

.1 Geotechnical Engineer:

Wolti Geotechnical, P.C.
227 Williams Street
Glastonbury, CT 06033

.2 Mechanical, Plumbing, and Fire Protection Engineer:

Consulting Engineering Services, Incorporated
811 Middle Street
Middletown, CT 06457

.3 Electrical Engineer:

Consulting Engineering Services, Inc.
811 Middle Street
Middletown, CT 06457

.4 Civil Engineer, Surveyor, Site Engineer, Wetlands Consultant and Traffic Consultant:

Alfred Benesch & Company, Inc.
120 Hebron Avenue, 2nd Floor
Glastonbury, CT 06033

.5 Food Service Consultant:

McFarland Kistler Associates, Inc.
1130 Perry Highway, Suite 115
Pittsburgh, PA 15237]

.6 Environmental Permitting/Hazardous Materials/Geo-Environmental Consultant:

Eagle Environmental, Inc.
8 South Main Street, Suite 3
Terryville, CT 06786

.7 Acoustics/Theater Consultant

Cavanaugh-Tocci Associates, Inc.
327F Boston Post Road
Sudbury, MA 01776

.8 Building, Code and Accessibility Consultant

Code Red Consultants, LLC
154 Turnpike Road, Suite 200
Southborough, MA 01772

.10 Technology/Communications/Security Consultant

D'Agostino & Associates
477 Main Street, Suite 210B
Monroe, CT 06468

.11 Energy Modeling Consultant

Thornton Tomasetti
386 Fore Street
Portland, ME 04101

§ 1.1.11.2 Consultants retained under Supplemental Services:

§ 1.1.12 Other Initial Information on which the Agreement is based:

Phase I/Phase II Environmental Site Assessment for Torrington High School prepared by Fuss & O'Neill dated June 25, 2020.

Property Survey Overall Existing Conditions Map City of Torrington High School dated January 10, 2014 Rev. 1/16/14 prepared by Hrica Associates, LLC.

AHERA Report dated December 8, 2020

Educational Specification for the New Middle/High School and Educational Specifications for the Central Administrative Office each dated June 16, 2020 attached hereto as **Exhibit B**

§ 1.2 The Owner and Architect may reasonably rely on the Initial Information. Both parties, however, recognize that the Initial Information may materially change and, in that event, the Owner and the Architect shall appropriately adjust the Architect's services, schedule for the Architect's services, and the Architect's compensation. The Owner shall adjust the Owner's budget for the Cost of the Work and the Owner's anticipated design and construction milestones, as necessary, to accommodate material changes in the Initial Information including scope of work and student enrollment numbers provided, however, that, if material changes do occur, the Owner shall have no obligation to move forward with the Project if deemed by the Owner not to be in its best interest to do so.

§ 1.3 The parties shall agree upon protocols governing the transmission and use of Instruments of Service or any other information or documentation in digital form.

§ 1.3.1 Any use of, or reliance on all or a portion of a building information model without an agreement between the parties as to protocols governing the use of, and reliance on, the information contained in the model shall be at the using or relying party's sole risk and without liability to the other party and its contractors or consultants, the authors of, or contributors to, the building information model, and each of their agents and employees.

ARTICLE 2 ARCHITECT'S RESPONSIBILITIES

§ 2.1 The Architect's services consist of the services the Architect is required to perform under this Agreement, and, unless inconsistent with the instructions, guidance, or direction of the Owner, all professional services usually and customarily performed in conjunction with, and in furtherance of, such services (the "Architect's Services"). The Architect shall provide all services, materials, supplies, tools, equipment and other facilities and necessary appurtenances or property for or incidental to such services requested by the Owner to complete the Project. The Architect represents that it is properly licensed and registered in the jurisdiction where the Project is located to provide the Architect's Services. To the extent that this Agreement provides that any of the Architect's Services will be performed by consultants, the Architect shall be responsible for causing such services to be performed by appropriately licensed and registered design professionals.

§ 2.2 The Architect shall perform the Architect's Services as an independent contractor and in a good and workmanlike manner (i) consistent with the instructions, guidance and directions provided by the Owner to the Architect; (ii) consistent with the terms and conditions of this Agreement; (iii) consistent with the highest prevailing applicable professional or industry standards as required by the State of Connecticut Statutes §10-290e; (iv) consistent with sound architectural practices; (v) consistent and in compliance with all applicable laws, rules, regulations, ordinances, codes, orders and permits of all federal, state and local governmental bodies, agencies authorities and courts having jurisdiction; and (vi) as expeditiously as is consistent with such professional skill and care, the orderly progress of the Project, the instructions of the Owner and this Agreement (the standards of this Section 2.2 shall be referred to herein as the "Architect's Standard of Care").

§ 2.2.1 The Architect shall be solely responsible for all of its consultants and all lower tier subconsultants performing any part of the Architect's Services and for the performance of such services in accordance with the Architect's

Init.

Standard of Care. By appropriate written agreement, the Architect shall require each of its consultants, to the extent of the Architect's Services to be performed by such consultant, to be bound to the Architect by terms of this Agreement, and to assume toward the Architect all the obligations and responsibilities, which the Architect, by this Agreement, assumes toward the Owner. Each consulting agreement shall preserve and protect the rights of the Owner under this Agreement with respect to the services to be performed by the consultant so that subcontracting thereof by the Architect will not prejudice such rights, and shall allow to the consultant, unless specifically provided otherwise in the subcontracting agreement, the benefit of all rights, remedies and redress against the Architect that the Architect, by this Agreement, has against the Owner. Where appropriate, the Architect shall require each consultant to enter into similar agreements with subconsultants.

§ 2.2.2 The Architect shall be responsible for the performance of the Architect's Services in compliance with and consistent with the all applicable laws, rules, regulations, ordinances and codes, and all orders and permits of all federal, state and local government bodies, agencies, authorities and courts having jurisdiction over the Project, that are in effect at the time of the performance of the Architect's Services (collectively, the "Laws").

§ 2.3 The Architect shall identify a representative authorized to act on behalf of the Architect with respect to the Project.

§ 2.3.1 The "Conditions" are all statutory and regulatory requirements and all guidelines and standards imposed on the Project by the Agencies, as defined in Sections 2.3.2 below.

§ 2.3.2 The "Agencies" are the Department of Administrative Services of the State of Connecticut (the "Department"), including its Office of School Construction Grants & Review, the Department of Education of the State of Connecticut and all other governmental authorities having regulatory or administrative jurisdiction over the Project and all representatives or designees of the Department or such other governmental authorities. The term "Agencies" shall also include any individuals or entities designated by the Department or such other governmental authorities.

§ 2.3.3 Intentionally Omitted.

§ 2.3.4 The Architect understands that performance of the Architect's Services will require communication with the Agencies and with individuals designated by the Agencies, and the Architect will, at no additional cost to the Owner, so communicate and take all steps necessary to ensure compliance with the Conditions.

§ 2.4 Except with the Owner's knowledge and consent, the Architect shall not engage in any activity, or accept any employment, interest or contribution that would reasonably appear to compromise the Architect's professional judgment with respect to this Project.

§ 2.5 The Architect shall maintain, and shall require its consultants to maintain, the insurance described on **Exhibit A** hereto for the durations set forth in such **Exhibit A**.

(Paragraphs deleted)

§ 2.6 Indemnification.

§ 2.6.1 The Architect shall, to the fullest extent permitted by law, indemnify and hold the Owner and the Owner's officials, officers, employees, committee members, board members and representatives (each, hereafter an "Indemnitee") harmless from and against (i) claims, suits and/or legal actions of any type by third parties, including, without limitation, claims for loss of or damage to property, personal or bodily injury, including death, and claims for losses of any type, and from all judgments or decrees recovered therefore and reimbursement of all reasonable costs for defending such claims, suits or legal actions, including without limitation court costs and attorneys' fees, and (ii) loss, cost and expense (including reimbursement of reasonable attorney's fees, arbitration costs and court costs) of the Owner for damage or destruction to the Project or other real or personal property of the Owner, to the extent that the foregoing are caused by the negligent acts or omissions, breaches, errors, or other improper unauthorized and/or unlawful acts of the Architect, its consultants, any of their respective employees, agents, subconsultants or representatives or anyone for whom or which any of them is responsible, and/or design defects caused by, or related to the Construction Documents. The Architect shall, at no cost to the Owner, properly correct or remedy any errors or omissions in the Construction Documents to the extent caused by any of the foregoing.

§ 2.6.2 Notwithstanding the foregoing, the Architect's indemnification obligations set forth in Section 2.6.1 shall not include liability for damage arising out of bodily injury to persons or damage to property to the extent caused by or resulting from the negligence of the Indemnitee seeking indemnification hereunder, such Indemnitee's agents or employees. Each of the indemnity obligations set forth in this Section 2.6 are intended to supplement all of the other obligations of indemnity as may be set forth in this Agreement.

§ 2.7 The Architect represents that it has observed the Project site conditions and requirements for the successful design and completion of the Project, and fully understands the purposes and objectives of the Project.

§ 2.8 The Architect represents that it employs persons and engages independent consultants who are skilled in the professional callings and support services necessary to accurately perform the work required for successful completion of the Architect's Services and the Project. The Architect understands and agrees that its employees and consultants will be the only authorized design professionals for the Owner on the Project site, other than those hired directly by the Owner, if any (unless the Owner and Architect specify otherwise in writing prior to the signing of the Agreement). The Owner will rely upon the Architect to become generally familiar with the Work in progress on the Project based upon its (or its consultants) site visits and to determine if such Work is proceeding and being performed in accordance with the Contract Documents. The Architect shall keep the Owner informed about the progress of the Work and shall advise the Owner about observed deficiencies in the Work and endeavor to guard the Owner against defects and deficiencies in the Work and the workmanship of contractors and subcontractors performing the Work. The Architect will update and advise the Owner's Project Representative on the progress of the Work, and on all other matters as may be reasonably requested by the Owner, on at least an every other week basis or more frequently as may be reasonably required by conditions at the Project site. Nothing set forth herein shall diminish the Architect's Standard of Care.

§ 2.9 If, in rendering the Basic Services described herein, the Architect finds it necessary to subcontract Basic Services to consultants other than those approved by the Owner and specifically identified herein, the Architect will obtain written approval from the Owner prior to the selection of said consultants, which approval shall not be unreasonably withheld, and the Architect will be solely responsible for the payment of such other consultants within the compensation to be paid by the Owner for Basic Services. Nothing herein shall be deemed to create a legal relationship between the Owner and any consultant.

ARTICLE 3 SCOPE OF ARCHITECT'S BASIC SERVICES

§ 3.1 The Architect's "Basic Services" shall mean and include those Architect's Services as are described in this Article 3 and in **Exhibit D** hereto (including, unless inconsistent with the instructions, guidance, and direction of the Owner, all such services as are usually and customarily performed in conjunction therewith) and include usual and customary structural, civil, mechanical, and electrical engineering services. Services that do not constitute Basic Services are Supplemental or Additional Services as provided in Article 4.

§ 3.1.1 The Architect shall manage the Architect's Services, consult with the Owner and the Agencies, research applicable design criteria, attend Project meetings, communicate with members of the Project team, and report progress to the Owner.

§ 3.1.2 The Architect shall coordinate its services with those services provided by the Owner, the services provided by the construction manager selected by the Owner to construct the Project (referred to herein as the "Contractor"), and the Owner's consultants. Unless otherwise instructed by the Owner, the Architect shall be entitled to rely on, and shall not be responsible for, the accuracy, completeness, and timeliness of, services and written information furnished by the Owner and the Owner's consultants. The Architect shall provide prompt written notice to the Owner if the Architect becomes aware of any error, omission, or inconsistency in such services or information.

§ 3.1.3 As soon as practicable after the date of this Agreement, the Architect shall submit for the Owner's approval a schedule for the performance of the Architect's Services in such form and including such detail as reasonably required by the Owner (as approved by the Owner, the "Design Schedule"). The schedule initially shall include anticipated dates for the commencement of construction and for Substantial Completion of the Work as set forth in the Initial Information. The schedule shall include allowances for periods of time required for the Owner's review, for the performance of the Owner's consultants, and for approval of submissions by authorities having jurisdiction over the Project. Once approved by the Owner, time limits established by the schedule shall not, except for reasonable cause,

be exceeded by the Architect or Owner. With the Owner's approval, the Architect shall adjust the schedule, if necessary, as the Project proceeds until the commencement of construction.

§ 3.1.4 The Architect shall not be responsible for an Owner's directive or substitution, or for the Owner's acceptance of non-conforming Work, made or given without the Architect's written approval.

§ 3.1.5 The Architect shall timely contact those Agencies whose approval of the Construction Documents is necessary for the successful funding and completion of the Project and with entities providing utility services to the Project. The Architect shall respond to applicable design requirements imposed by those Agencies and entities.

§ 3.1.6 The Architect shall assist the Owner in connection with the Owner's responsibility for filing documents required for the approval of the Agencies.

§ 3.2 Schematic Design Phase Services

§ 3.2.1 The Architect shall review the program and other information furnished by the Owner, and shall review Laws, including, without limitation, codes, and regulations applicable to the Architect's Services.

§ 3.2.2 The Architect shall prepare a preliminary evaluation of the Owner's program, schedule, budget for the Cost of the Work, Project site, the proposed procurement and delivery method, and other Initial Information, each in terms of the other, to ascertain the requirements of the Project. The Architect shall notify the Owner of (1) any inconsistencies discovered in the information, and (2) other information or consulting services that may be reasonably needed for the Project.

§ 3.2.3 The Architect shall present its preliminary evaluation to the Owner and, if requested by the Owner, the Contractor, and shall discuss with the Owner alternative approaches to design and construction of the Project, including the feasibility of incorporating environmentally responsible design approaches. The Architect shall reach an understanding with the Owner regarding the requirements of the Project.

§ 3.2.4 Based on the Project requirements agreed upon with the Owner, the Architect shall prepare and present, for the Owner's approval, a preliminary design illustrating the scale and relationship of the Project components.

§ 3.2.5 Based on the Owner's approval of the preliminary design, the Architect shall prepare Schematic Design Documents for the Owner's approval. The Schematic Design Documents shall consist of drawings and other documents including a site plan, if appropriate, and preliminary building plans, sections and elevations; and, at the discretion of the Architect, may include some combination of study models, perspective sketches, or digital representations. Preliminary selections of major building systems and construction materials shall be noted on the drawings or described in writing. The Schematic Design Documents shall be consistent with the Owner's program, schedule and budget for the Project. Further, the Architect shall:

§ 3.2.5.1 Review and confirm with authorized Owner's staff to determine educational program objectives.

§ 3.2.5.2 Review and confirm the existing educational programs designated for re-location.

§ 3.2.5.3 Review and comment on the Initial Information as to the existing conditions within and around the Project site.

§ 3.2.5.4 Review and comment on the Owner's functional requirements, programs and required square footage.

§ 3.2.5.5 Make recommendations of design and program improvements for the Project site.

§ 3.2.5.6 Intentionally Omitted.

§ 3.2.5.7 Attend meetings with user groups as required. Keep meeting minutes of such meetings and timely distribute on a regular basis.

§ 3.2.6 The Architect shall consider environmentally responsible and sustainable design alternatives, such as material choices and building orientation, together with other considerations based on program and aesthetics, in developing a design that is consistent with the Owner's program, schedule and budget for the Cost of the Work. Except as included in Basic Services (as identified in section 1.1.6 of this Agreement), the Owner may obtain more advanced environmentally responsible or sustainable design services as an Additional Service under Section 4.1.1.

§ 3.2.7 The Architect shall consider the value of alternative materials, building systems and equipment, together with other considerations based on program and aesthetics, in developing a design for the Project that is consistent with the Owner's program, schedule, and budget for the Cost of the Work.

§ 3.2.8 The Architect shall submit to the Owner an estimate of the Cost of the Work prepared in accordance with Section 6.3.

§ 3.2.9 The Architect shall submit the Schematic Design Documents to the Owner, and request the Owner's review and approval. The Architect shall meet with the Owner, and if requested by the Owner, with the Contractor, to review the Schematic Design Documents. The Architect shall revise the Schematic Design Documents to appropriately address the comments and concerns of the Owner and shall resubmit such revised Schematic Design Documents for the Owner's approval.

§ 3.3 Design Development Phase Services

§ 3.3.1 Based on and subject to the Owner's approval of the Schematic Design Documents, the Owner's authorization to proceed with the Design Development Phase Services, and on the Owner's authorization of any adjustments in the Project requirements and the budget for the Cost of the Work, the Architect shall prepare Design Development Documents for the Owner's review and approval. The Design Development Documents shall illustrate and describe the development of the approved Schematic Design Documents and shall consist of drawings and other documents including plans, sections, elevations, typical construction details, and diagrammatic layouts of building systems to fix and describe the size and character of the Project as to architectural, structural, mechanical and electrical systems, and other appropriate elements. The Design Development Documents shall also include outline specifications that identify major materials and systems and establish, in general, their quality levels.

§ 3.3.2 The Architect shall update the estimate of the Cost of the Work prepared in accordance with Section 6.3.

§ 3.3.3 Before submission of the Design Development Documents to the Owner for approval, the Architect will meet with the applicable code enforcement officials to review the design. The Architect will prepare a code analysis drawing, including occupant load calculations, exiting capacities, fire ratings, building construction type, fire characteristics of finishes, and building heights (the "Code Analysis") and shall submit the same for Owner approval along with the Design Development Documents.

§ 3.3.4 The Design Development Documents shall include preliminary interior finishes and design elements, which design elements the Architect shall further develop during the Construction Documents Phase.

§ 3.3.5 The Architect shall submit the Design Development Documents and the Code Analysis to the Owner in accordance with the Design Schedule, advise the Owner of any adjustments to the estimate of the Cost of the Work, and request the Owner's approval. The Architect shall meet with the Owner, and if requested by the Owner, with the Contractor, to review the Design Development Documents and the Code Analysis. The Architect shall revise the Design Development Documents to appropriately address the comments and concerns of the Owner and shall submit the same to the Owner for its approval.

§ 3.4 Construction Documents Phase Services

§ 3.4.1 Based on and subject to the Owner's approval of the Design Development Documents, the Owner's authorization to proceed with Construction Documents Phase Services, and on the Owner's authorization of any adjustments in the Project requirements and the budget for the Cost of the Work, the Architect shall prepare Construction Documents and submit the Construction Documents for the Owner's review and approval. The Construction Documents shall illustrate and describe the further development of the approved Design Development Documents and shall consist of Drawings and Specifications setting forth in detail the quality levels and performance criteria of materials and systems and other requirements for the construction of the Work, including all information

required to obtain all permits, certifications and approvals necessary to complete the Project. The Owner and Architect acknowledge that, in order to perform the Work, the Contractor will provide additional information, including Shop Drawings, Product Data, Samples and other similar submittals, which the Architect shall review in accordance with Section 3.6.4.

§ 3.4.1.1 The Architect shall incorporate in the Construction Documents the design required for compliance with all applicable statutory and regulatory energy and environmental design criteria and applicable standards, and shall consider other environmentally responsible design alternatives, such as material choices and building orientation, together with other considerations based on program and aesthetics, in developing a design that is consistent with the Owner's program, schedule and budget for the Cost of the Work.

§ 3.4.2 The Architect shall incorporate the design requirements of the Agencies into the Construction Documents including, without limitation the design required for compliance with all applicable statutory and regulatory energy and environmental design criteria and applicable standards. The Architect shall, upon the Owners request, attend a reasonable number of conferences/meetings/hearings with the Agencies as part of Basic Services.

§ 3.4.2.1 Number of conferences/meetings/hearings ("meetings") included in Basic Services:
DAS/OSGR: 10 total meetings
City of Torrington Regulatory: 10 total meetings (includes P&Z, Wetlands, ARB)

§ 3.4.3 During the development of the Construction Documents, the Architect shall compile a project manual that includes the Conditions of the Contract for Construction and Specifications, and may include bidding requirements and sample forms.

§ 3.4.4 The Architect shall update the estimate for the Cost of the Work prepared in accordance with Section 6.3 based on the Construction Documents.

§ 3.4.5 The Architect shall submit the Construction Documents to the Owner for review and approval in accordance with the Design Schedule, advise the Owner of any adjustments to the estimate of the Cost of the Work, take any action required under Section 6.5, and request the Owner's approval. The Architect shall meet with the Owner, and if requested by the Owner with the Contractor, to review the Construction Documents. The Architect shall revise the Construction Documents to appropriately address the comments and concerns of the Owner and shall submit the same to the Owner for its approval.

§ 3.4.6 Throughout the construction of the Project, any design errors or omissions in the Construction Documents will be promptly corrected by the Architect at no cost to the Owner. The Owner's approval, acceptance, use of, or payment for, all or any part of the Architect's Services hereunder or of the Project itself shall in no way alter the Architect's obligations or the Owner's rights hereunder.

§ 3.4.6.1 If, due to the negligent omission or failure to perform in accordance with the terms and requirements of this Agreement by the Architect, its consultants, or anyone for whom any of them is responsible, a required item or component of the Project is omitted, or such negligent omission or failure otherwise necessitates a change in the scope of the Work as then represented by the Construction Documents, the Architect shall be responsible for any "Excess Costs" incurred to add or modify such item or component of the Project or implement such change in the scope of the Work (the "Addition/Modification Work"). For the purposes of this Section 3.4.6, "Excess Costs" shall mean the cost of the work incurred by the Owner to rectify the negligent omission or failure (including, without limitation, the cost of removal of Work already performed if necessary) less what the cost of the work that the Owner would have incurred had the negligent omission or failure not have occurred.

§ 3.4.7 The Architect shall assist the Owner in obtaining the approval of the Department to begin the Procurement Phase. Such assistance shall include attending a reasonable number of meetings with the Agencies, producing documents typically required in connection with such approval, providing services typically required of the Architect and requested of the Owner by the Agencies, and, upon the Owner's written approval, making any adjustments to the Construction Documents requested by the Agencies.

§ 3.5 Procurement Phase Services

§ 3.5.1 General

(Paragraph deleted)

§ 3.5.1.1 The Procurement Phase Services shall commence upon written notice from the Owner to the Architect. Following the Owner's approval of the Construction Documents, and upon the request of the Owner, the Architect shall (1) prepare the Construction Documents (and a project manual for the Project) for the Contractor's use for bidding purposes; (2) assist the Owner in the evaluation of the Contractor's subcontractor recommendations for award of subcontracts and the bids submitted by such subcontractors; and (3) such other services as may be reasonably required by the Owner in connection with the subcontractor procurement process.

§ 3.5.2 Competitive Bidding

§ 3.5.2.1 Bidding Documents shall consist of bidding requirements, the Construction Documents, other proposed Contract Documents and such other documents as may be designated by the Owner as Bidding Documents.

§ 3.5.2.2 The Architect shall assist the Owner by:

- .1 participating in a pre-bid conference for prospective bidders; and
- .2 preparing responses to questions from prospective bidders and providing clarifications and interpretations of the Bidding Documents to the prospective bidders in the form of addenda.

§ 3.5.2.3 Intentionally Omitted.

§ 3.5.3 In addition to the foregoing, the Architect shall assist the Owner in the review and evaluation of the Contractor's Guaranteed Maximum Price Proposal and all documents and information submitted by the Contractor with such proposal.

(Paragraphs deleted)

§ 3.6 Construction Phase Services

§ 3.6.1 General

§ 3.6.1.1 The Architect shall provide administration of the Contract between the Owner and the Contractor as set forth herein and in Owner's modified version of the AIA Document A201™-2017, General Conditions of the Contract for Construction (as so modified, hereafter referred to as, the "AIA Document A201-2017"), a copy of which has been provided to the Architect. If the Owner and Contractor make further modifications to the AIA Document A201-2017, the Architect shall not be bound by such modifications to the extent they alter the Architect's rights and responsibilities hereunder and are inconsistent with this Agreement unless the Architect provides its consent thereto. Such consent shall not be unreasonably withheld, conditioned or delayed.

§ 3.6.1.2 The Architect shall advise and consult with the Owner throughout the Construction Phase. The Architect shall have authority to act on behalf of the Owner only to the extent provided in this Agreement. The Architect shall not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, nor shall the Architect be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents. The Architect shall be responsible for the Architect's negligent acts or omissions, for the negligent acts and omissions of all of the consultants performing any part of the Architect's Services, and for the failure of the Architect or any of such consultants to comply with the requirements of this Agreement, but shall not have control over or charge of, and shall not be responsible for, acts or omissions of the Contractor or of any other persons or entities performing portions of the Work.

§ 3.6.1.3 Subject to Section 4.2 and except as provided in Section 3.6.6.5, the Architect's responsibility to provide Construction Phase Services commences with the Architect's receipt of written notice to proceed from the Owner and terminates, except to the extent otherwise provided in this Agreement, on the date the Architect issues the final Certificate for Payment.

§ 3.6.2 Evaluations of the Work

§ 3.6.2.1 The Architect and/or its consultants shall visit the site at intervals appropriate to the stage of construction (but not less than weekly during the Construction Phase of the Project subject to Section 4.2.3), to become generally familiar with the progress and quality of the portion of the Work completed, and to determine, in general, if the Work

Init.

observed is being performed generally in a manner indicating that the Work is, and when fully completed will be, in accordance with the Contract Documents. However, the Architect shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. On the basis of the site visits, the Architect shall keep the Owner reasonably informed about the progress and quality of the portion of the Work completed, and promptly report to the Owner in writing (1) known deviations from the Contract Documents, (2) known deviations from the most recent construction schedule submitted by the Contractor and approved by the Owner, and (3) defects and deficiencies observed in the Work.

§ 3.6.2.2 The Architect has the authority to reject Work that does not conform to the Contract Documents. Whenever the Architect considers it necessary or advisable, the Architect shall have the authority to require inspection or testing of the Work in accordance with the provisions of the Contract Documents, whether or not the Work is fabricated, installed or completed. However, neither this authority of the Architect nor a decision made in good faith either to exercise or not to exercise such authority shall give rise to a duty or responsibility of the Architect to the Contractor, Subcontractors, suppliers, their agents or employees, or other persons or entities performing portions of the Work.

§ 3.6.2.3 The Architect shall interpret and decide matters concerning performance under, and requirements of, the Contract Documents on written request of either the Owner or Contractor. The Architect's response to such requests shall be made in writing within any time limits agreed upon or, if no time limits have been agreed upon, within seven (7) days.

§ 3.6.2.4 Interpretations and decisions of the Architect shall be consistent with the intent of, and reasonably inferable from, the Contract Documents and shall be in writing or in the form of drawings. When making such interpretations and decisions, the Architect shall endeavor to secure faithful performance by both Owner and Contractor, shall not show partiality to either, and shall not be liable for results of interpretations or decisions rendered in good faith and in accordance with the Architect's Standard of Care.

§ 3.6.2.5 Unless the Owner and Contractor designate another person to serve as an Initial Decision Maker, as that term is defined in AIA Document A201–2017, the Architect shall render initial decisions on Claims between the Owner and Contractor as provided in the Contract Documents.

§ 3.6.3 Certificates for Payment to Contractor

§ 3.6.3.1 The Architect shall review the amounts claimed by the Contractor to be due and shall certify and issue certificates in such amounts as the Architect determines to be due. Such certifications by the Architect shall be recommendations only, and payment of any such amounts shall be subject to the Owner's prior approval. The Architect's certification for payment shall constitute a representation to the Owner, based on the Architect's evaluation of the Work as provided in Section 3.6.2 and on the data comprising the Contractor's Application for Payment, that, to the best of the Architect's knowledge, information and belief, the Work has progressed to the point indicated, the quality of the Work is in accordance with the Contract Documents, and that the Contractor is entitled to payment in the amount certified. The foregoing representations are subject to (1) an evaluation of the Work for conformance with the Contract Documents upon Substantial Completion, (2) results of subsequent tests and inspections, (3) correction of minor deviations from the Contract Documents prior to completion, and (4) specific qualifications expressed by the Architect in writing and provided to the Owner at the time of certification.

§ 3.6.3.2 The issuance of a Certificate for Payment shall not be a representation that the Architect has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work, (2) reviewed construction means, methods, techniques, sequences or procedures, or (3) ascertained how or for what purpose the Contractor has used money previously paid on account of the Contract Sum.

§ 3.6.3.3 The Architect shall maintain a record of the Applications and Certificates for Payment.

§ 3.6.4 Submittals

§ 3.6.4.1 The Architect shall review the Contractor's submittal schedule and shall not unreasonably delay or withhold approval of the schedule. The Architect's action in reviewing submittals shall be taken in accordance with the approved submittal schedule or, in the absence of an approved submittal schedule, will be taken within twelve (12) days after receipt of the submittal.

§ 3.6.4.2 The Architect shall, within the time periods provided in the approved submittal schedule (or in the event of no such schedule, within twelve (12) days after submission), review and approve, or take other appropriate action upon, the Contractor's submittals such as Shop Drawings, Product Data and Samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. Review of such submittals is not for the purpose of determining the accuracy and completeness of other information such as dimensions, quantities, and installation or performance of equipment or systems, which are the Contractor's responsibility. The Architect's review shall not constitute approval of safety precautions or construction means, methods, techniques, sequences or procedures. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

§ 3.6.4.3 If the Contract Documents specifically require the Contractor to provide professional design services or certifications by a design professional related to systems, materials, or equipment, the Architect shall specify the appropriate performance and design criteria that such services must satisfy. The Architect shall review and take appropriate action on Shop Drawings and other submittals related to the Work designed or certified by the Contractor's design professional, provided the submittals bear such professional's seal and signature when submitted to the Architect. The Architect's review shall be for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. The Architect shall be entitled to reasonably rely upon, and shall not be responsible for the adequacy and accuracy of the services, certifications, and approvals performed or provided by such design professionals.

§ 3.6.4.4 The Architect shall review and respond to requests for information about the Contract Documents. The Architect shall set forth, in the Contract Documents, the requirements for requests for information. Requests for information shall include, at a minimum, a detailed written statement that indicates the specific Drawings or Specifications in need of clarification and the nature of the clarification requested. The Architect's response to such requests shall be made in writing within any time limits agreed upon, or, if no time limits have been agreed upon and the component of the Work for which information is requested is Work which is on the critical path, within ten (10) days. If the component of the Work for which information is requested is not on the critical path and no time limits for the Architect's response have been agreed upon, the Architect shall respond with reasonable promptness. If appropriate, the Architect shall prepare and issue supplemental Drawings and Specifications in response to the requests for information.

§ 3.6.4.5 The Architect shall maintain a record of submittals and copies of submittals supplied by the Contractor in accordance with the requirements of the Contract Documents.

§ 3.6.5 Changes in the Work

§ 3.6.5.1 The Architect may order minor changes in the Work that are consistent with the intent of the Contract Documents and do not involve an adjustment in the Contract Sum or an extension of the Contract Time. The Architect shall prepare Change Orders and Construction Change Directives for the Owner's approval and execution in accordance with the Contract Documents.

§ 3.6.5.2 The Architect shall maintain records relative to changes in the Work.

§ 3.6.6 Project Completion

§ 3.6.6.1 The Architect shall:

- .1 conduct inspections to determine the date or dates of Substantial Completion and the date of final completion;
- .2 issue Certificates of Substantial Completion;
- .3 obtain from the Contractor and forward to the Owner, for the Owner's review and records, written warranties and related documents required by the Contract Documents and provided by the Contractor; and
- .4 issue a final Certificate for Payment based upon a final inspection indicating that, to the best of the Architect's knowledge, information, and belief, in the Architect's professional judgement, the Work complies with the requirements of the Contract Documents.

§ 3.6.6.2 The Architect's completion inspections shall be conducted with the Owner to check conformance of the Work with the requirements of the Contract Documents and to verify the accuracy and completeness of the list

submitted by the Contractor of Work to be completed or corrected and for the Architect to add to the Contractor's list any other (if any) observable items, materials, or systems that appear defective or that require additional Work or replacement by the Contractor.

§ 3.6.6.3 When the Architect determines that Substantial Completion of the Work has been achieved (with the exception of the Architect's issuance of a Certificate of Substantial Completion), the Architect shall inform the Owner in writing about the balance of the Guaranteed Maximum Price that remains unexpended under the Contract, including the amount to be retained from the Contract Sum, if any, for final completion or correction of the Work.

§ 3.6.6.4 The Architect shall forward to the Owner the following information when received from the Contractor: (1) consent of surety or sureties, if any, to reduction in or partial release of retainage or the making of final payment; (2) affidavits, receipts, releases and waivers of liens, or bonds indemnifying the Owner against liens; and (3) any other documentation required of the Contractor under the Contract Documents.

§ 3.6.6.5 Upon request of the Owner, the Architect will provide services in conjunction with an inspection to take place approximately ten (10) months after the date of Substantial Completion. Visual inspection will be made with the Owner and the Contractor to determine whether correction of the Work is required in order for such Work to be in compliance with the requirements of the Contract Documents.

§ 3.6.6.6 Upon request of the Owner, the Architect will cooperate and assist the Owner during any audit of the Project as conducted by the Owner or any of the Agencies, at any time after Substantial Completion. If the time required of the Architect to provide such assistance exceeds twenty (20) hours, such assistance as is provided beyond twenty (20) hours shall constitute Additional Services.

§ 3.6.6.7 As requested by the Owner, the Architect, through its consulting engineer, will cooperate and assist the Owner and the Owner's commissioning agent during typical commissioning of the Project prior to occupancy.

§ 3.6.6.8 As used in this Agreement, the term "Substantial Completion" shall have the meaning set forth in the AIA Document A201-2017.[Need the revised AIA 201 to understand the definition if modified SLAM COMMENT]

ARTICLE 4 SUPPLEMENTAL AND ADDITIONAL SERVICES

§ 4.1 Supplemental Services

§ 4.1.1 There are no Supplemental Services anticipated to be required for the Project. The Architect shall provide Supplemental Services only upon the prior authorization of the Owner and, subject to such prior authorization, the Owner shall compensate the Architect as provided in Section 11.2.

(Designate the Architect's Supplemental Services and the Owner's Supplemental Services required for the Project by indicating whether the Architect or Owner shall be responsible for providing the identified Supplemental Service. Insert a description of the Supplemental Services in Section 4.1.2 below or attach the description of services as an exhibit to this Agreement.)

(Table deleted)

The Architect shall perform all professional services reasonably requested by the Owner. If the Architect believes that a service requested by the Owner, or a service recognized by the Architect to be necessary for the Project, constitutes a Supplemental Service or an Additional Service, prior to performance of such service, the Architect shall provide written notice thereof to the Owner. If the Architect performs such services without first submitting such notice and receiving Owner's authorization to proceed, the Architect shall be deemed to have waived any right to additional compensation for such services and the same shall be deemed part of the Basic Services. If the Owner and the Architect cannot reach agreement on whether or not the subject services constitute Supplemental Services or Additional Services, the dispute shall be resolved pursuant to Article 8 of this Agreement.

§ 4.1.2 Description of Supplemental Services

§ 4.1.2.1 A description of each Supplemental Service identified in Section 4.1.1 as the Architect's responsibility is provided below.

(Describe in detail the Architect's Supplemental Services identified in Section 4.1.1 or, if set forth in an exhibit, identify the exhibit. The AIA publishes a number of Standard Form of Architect's Services documents that can be included as an exhibit to describe the Architect's Supplemental Services.)

N/A

§ 4.1.2.2 A description of each Supplemental Service identified in Section 4.1.1 as the Owner's responsibility is provided below.

(Describe in detail the Owner's Supplemental Services identified in Section 4.1.1 or, if set forth in an exhibit, identify the exhibit.)

N/A

§ 4.1.3 Intentionally Omitted.

§ 4.2 Architect's Additional Services

The Architect may provide Additional Services after execution of this Agreement without invalidating the Agreement. Except for services required due to the fault of the Architect, any Additional Services authorized by the Owner and provided in accordance with this Section 4.2 shall entitle the Architect to compensation pursuant to Section 11.3 and an appropriate adjustment in the Architect's schedule. If the Architect believes that a service requested by the Owner, or a service recognized by the Architect to be necessary for the Project, constitutes an Additional Service, prior to performance of such service, the Architect shall provide written notice thereof to the Owner. If the Architect performs such services without first submitting such notice and receiving Owner's authorization to proceed, the Architect shall be deemed to have waived any right to additional compensation for such services and the same shall be deemed part of the Basic Services. If the Owner and the Architect cannot reach agreement on whether or not the subject services constitute Additional Services, the dispute shall be resolved pursuant to Article 8 of this Agreement.

§ 4.2.1 Upon recognizing the need to perform the following services, which shall constitute Additional Services to the extent such services do not constitute Basic Services, the Architect shall notify the Owner in writing with reasonable promptness and explain the facts and circumstances giving rise to the need. The Architect shall not proceed to provide the following services (except to the extent included in Basic Services) until the Architect receives the Owner's written authorization:

- .1 Services necessitated by a material change in the Initial Information, previous instructions or approvals given by the Owner, or a material change in the Project including size, quality, complexity, the Owner's schedule or budget for Cost of the Work, or procurement or delivery method;
- .2 Services necessitated by the enactment or revision of codes, laws, or regulations, which enactment occurred after the execution of this Agreement, including changing or editing previously prepared Instruments of Service;
- .3 Changing or editing Instruments of Service after the issuance of the Building Permit which changes/edits are necessitated by official interpretations of applicable codes, laws or regulations that are either (a) contrary to specific interpretations by the applicable authorities having jurisdiction made prior to the issuance of the building permit, or (b) contrary to requirements of the Instruments of Service when those Instruments of Service were prepared in accordance with the Architect's Standard of Care;
- .4 Services necessitated by decisions of the Owner not rendered by the Owner within the time frame agreed to by the Owner and the Architect;
- .5 Preparing digital models or other design documentation for transmission to the Owner's consultants and contractors, or to other Owner-authorized recipients;
- .6 Preparation of design and documentation for alternate bid or proposal requests proposed by the Owner;
- .7 Preparation for, and attendance at, a public presentation, meeting or hearing exceeding the number identified in section 3.4.2.1;
- .8 Preparation for, and attendance at, a dispute resolution proceeding or legal proceeding, except where the Architect is party thereto;
- .9 Evaluation of the qualifications of entities providing bids or proposals;
- .10 Consultation concerning replacement of Work resulting from fire or other hazard during construction; or
- .11 Assistance to the Initial Decision Maker, if other than the Architect.

§ 4.2.2 To avoid delay in the Construction Phase, the Architect shall provide the following services, and, to the extent not included in Basic Services, such services shall constitute Additional Services. Architect shall notify the Owner with reasonable promptness, and explain the facts and circumstances giving rise to the need for such services. If, upon receipt of the Architect's notice, the Owner determines that all or parts of the services are not required, the Owner shall give prompt written notice to the Architect of the Owner's determination and the Owner shall have no further obligation to compensate the Architect for those services:

- .1 Reviewing a Contractor's submittal out of sequence from the submittal schedule approved by the Architect but any increase in compensation in connection with such out of sequence review shall be based on and limited to the increase in time required to review such submittal over that which would have been expended had the submittal been submitted in sequence;
- .2 Responding to the Contractor's requests for information that are not prepared in substantial accordance with the Contract Documents or where such information is readily available to the Contractor from a review of the Contract Documents;
- .3 Preparing Change Orders and Construction Change Directives that require the preparation of extensive revisions of Instruments of Service; or
- .4 Evaluating an extensive number of Claims as the Initial Decision Maker; or
- .5 Evaluating substitutions proposed by the Owner or, with the prior approval of the Owner, the Contractor and, if directed by the Owner to do so, making subsequent revisions to Instruments of Service resulting therefrom.

§ 4.2.3 The Architect shall provide Construction Phase Services exceeding the limits set forth below as Additional Services. When the limits below are reached, the Architect shall notify the Owner:

- .1 Two (2) reviews of each Shop Drawing, Product Data item, sample and similar submittals of the Contractor
- .2 Weekly visits to the site by the Architect and/or its consultants during the Construction Phase of the Project in excess of 150 total visits.
- .3 Two (2) inspections for any portion of the Work to determine whether such portion of the Work is substantially complete in accordance with the requirements of the Contract Documents
- .4 One (1) inspections for any portion of the Work to determine final completion.

§ 4.2.4 Except for services required under Section 3.6.6.5 and those services that do not exceed the limits set forth in Section 4.2.3, Construction Phase Services provided more than 60 days after the date of Substantial Completion of the Work shall be compensated as Additional Services to the extent the Architect incurs additional cost in providing those Construction Phase Services.

§ 4.2.5 If the Construction Phase services covered by this Agreement have not been completed within thirty-six months from the date of commencement of such services, through no fault of the Architect, extension of the Architect's services beyond that time shall be compensated as Additional Services.

ARTICLE 5 OWNER'S RESPONSIBILITIES

§ 5.1 Unless otherwise provided for under this Agreement, the Owner shall provide information in a timely manner regarding requirements for and limitations on the Project, including the written Educational Specifications included in the Initial Information, which shall set forth the Owner's objectives; schedule requirements; constraints and criteria, including space requirements and relationships; flexibility; expandability; special equipment; systems; and site requirements.

§ 5.2 The Owner shall establish the Owner's budget for the Project, including (1) the budget for the Cost of the Work as defined in Section 6.1; (2) the Owner's other costs; and, (3) reasonable contingencies related to all of these costs. The Owner shall update the Owner's budget for the Project as necessary throughout the duration of the Project until final completion. If the Owner significantly increases or decreases the Owner's budget for the Cost of the Work, the Owner shall notify the Architect. The Owner and the Architect shall thereafter agree to appropriate corresponding changes in the Project's scope and quality.

§ 5.3 The Owner shall identify a representative authorized to act on the Owner's behalf with respect to the Project. The Owner shall render decisions and approve the Architect's submittals in a timely manner in order to avoid unreasonable delay in the orderly and sequential progress of the Architect's services. The Architect shall submit its requests for

decisions and approvals (along with necessary documentation) so as to provide the Owner a reasonable time for review and consideration.

§ 5.4 The survey included in the Initial Information will be updated as part of the Architect's Basic Services.

§ 5.5 Intentionally Omitted.

§ 5.6 The Owner shall provide the Supplemental Services designated as the Owner's responsibility in Section 4.1.1.

§ 5.7 Intentionally Omitted.

§ 5.8 The Owner shall coordinate the services of its own consultants with those services provided by the Architect. Upon the Architect's request, the Owner shall furnish copies of the scope of services in the contracts between the Owner and the Owner's consultants. The Owner shall furnish the services of consultants other than those designated as the responsibility of the Architect in this Agreement, or authorize the Architect to furnish them as an Additional Service, when the Architect requests such services and demonstrates that such services are required for the Architect's performance of its obligations under this Agreement. The Owner shall require that its consultants and contractors maintain insurance, including professional liability insurance, as appropriate to the services or work provided.

§ 5.9 The Owner shall furnish tests, inspections and reports required by law or the Contract Documents, such as structural, mechanical, and chemical tests, tests for air and water pollution, and tests for hazardous materials (other than those services identified in Basic Services such as testing for hazardous materials described on **Exhibit E** hereto) and including the items identified in Section 1.1.9.3 to the extent required for the Project.

§ 5.10 The Owner shall furnish all legal, insurance and accounting services, including auditing services, that may be reasonably necessary at any time for the Project to meet the Owner's needs and interests.

§ 5.11 The Owner shall provide prompt written notice to the Architect if the Owner becomes aware of any fault or defect in the Project, including errors, omissions or inconsistencies in the Architect's Instruments of Service provided, however, that the Owner shall have no obligation to investigate for the purpose of discovering faults, defects, errors, omissions or inconsistencies nor shall the failure of the Owner to provide notice of any of the same modify the obligations of the Architect to perform its services hereunder in compliance with this Agreement.

§ 5.12 The Owner shall endeavor to include the Architect in all communications with the Contractor that relate to or affect the Architect's services or professional responsibilities. The Owner shall endeavor to promptly notify the Architect of the substance of any direct communications between the Owner and the Contractor otherwise relating to the Project. Communications by and with the Architect's consultants shall be through the Architect.

§ 5.13 Before executing the Contract for Construction, the Owner shall coordinate the Architect's duties and responsibilities set forth in the Contract for Construction with the Architect's services set forth in this Agreement or obtain the Architect's approval of those provisions of the Contract for Construction that affect the duties and responsibilities of the Architect, which approval the Architect shall not unreasonably withhold, condition or delay. The Owner shall provide the Architect a copy of the executed agreement between the Owner and Contractor, including the AIA Document A201-2017.

§ 5.14 The Owner shall provide the Architect access to the Project site prior to commencement of the Work and shall obligate the Contractor to provide the Architect access to the Work wherever it is in preparation or progress.

§ 5.15 Within 15 days after receipt of a written request from the Architect, the Owner shall furnish the requested information as necessary and relevant for the Architect to evaluate, give notice of, or enforce lien rights.

§ 5.16 Notwithstanding anything to the contrary in this Agreement, the Owner's provision, review and approval of any and all documents or other matters required herein shall be for the purpose of providing the Architect with information as to the Owner's objectives and goals with respect to the Project and not for the purpose of determining the accuracy or completeness of such documents. Further, such provision review and approval of Owner shall in no

way create any liability on the part of the Owner for errors, inconsistencies or omissions in any approved documents or alter the Architect's responsibilities hereunder or with respect to such documents.

ARTICLE 6 COST OF THE WORK

§ 6.1 For purposes of this Agreement, the Cost of the Work shall be the total cost to the Owner to construct all elements of the Project designed or specified by the Architect and shall include contractors' general conditions costs, overhead and profit. The Cost of the Work also includes the reasonable value of labor, materials, and equipment, donated to, or otherwise furnished by, the Owner. The Cost of the Work does not include the compensation of the Architect; the costs of the land, rights-of-way, financing, or contingencies for changes in the Work; or other costs that are the responsibility of the Owner.

§ 6.2 The Owner's budget for the Cost of the Work is provided in Initial Information, and shall be adjusted throughout the Project as provided in this Agreement. Evaluations of the Owner's budget for the Cost of the Work, and the preliminary estimate of the Cost of the Work and updated estimates of the Cost of the Work, prepared by the Architect, represent the Architect's judgment as a design professional. It is recognized, however, that neither the Architect nor the Owner has control over the cost of labor, materials, or equipment; the Contractor's methods of determining bid prices; or competitive bidding, market, or negotiating conditions. Accordingly, the Architect cannot and does not warrant or represent that bids or negotiated prices will not vary from the Owner's budget for the Cost of the Work, or from any estimate of the Cost of the Work, or evaluation, prepared or agreed to by the Architect.

§ 6.3 In preparing estimates of the Cost of Work, the Architect shall be permitted to include contingencies for design, bidding, and price escalation; to determine what materials, equipment, component systems, and types of construction are to be included in the Construction Documents; to recommend reasonable adjustments in the program and scope of the Project; and to include design alternates as may be necessary to adjust the estimated Cost of the Work to meet the Owner's budget. The Architect's estimate of the Cost of the Work shall be based on current area, volume or similar conceptual estimating techniques. If the Owner requires detailed estimates of the Cost of the Work beyond that included in Basic Services, the Architect shall provide such an estimate, as an Additional Service under Section 4.2.

§ 6.4 If, through no fault of the Architect, the Procurement Phase has not commenced within 60 days after the Architect submits the Construction Documents to the Owner, the Owner's budget for the Cost of the Work shall be adjusted to reflect changes in the general level of prices in the applicable construction market.

§ 6.5 If, at any time during any design phase of the Architect's services, the Architect's estimate of the Cost of the Work exceeds the Owner's budget for the Cost of the Work most recently approved by the Owner, the Architect shall, upon the Owner's request and as part of Basic Services, provide a written explanation of the deviation and propose design changes that would bring the Project within the Owner's budget for the Cost of the Work and the Owner shall cooperate with the Architect in making such adjustments.

§ 6.6 If the Owner's budget for the Cost of the Work at the conclusion of the Construction Documents Phase Services is exceeded by the estimate for the Cost of the Work included in the Contractor's Guaranteed Maximum Price Proposal, the Owner shall

- .1 give written approval of an increase in the budget for the Cost of the Work;
- .2 authorize rebidding of the Project by the Contractor within a reasonable time;
- .3 terminate in accordance with Section 9.5;
- .4 in consultation with the Architect, revise the Project program, scope, or quality as required to reduce the Cost of the Work; or,
- .5 implement any other mutually acceptable alternative.

§ 6.7 If the Owner chooses to proceed under Section 6.6.4, the Architect shall modify the Construction Documents as necessary to comply with the Owner's budget for the Cost of the Work at the conclusion of the Construction Documents Phase Services, or the budget as adjusted under Section 6.6.1. If the changes in the Project program, scope or quality are required to meet budget and such changes require that the Architect perform an extensive redesign of the Project and/or extensive modifications to the Construction Documents, such redesign and modifications shall constitute Additional Services. Otherwise, the Architect's services for redesign of the Project and/or modifying the Construction Documents shall be included in Basic Services and without additional compensation.

ARTICLE 7 COPYRIGHTS AND LICENSES

§ 7.1 All plans, drawings, specifications, models, reports and other materials and work product prepared or furnished by the Architect or on its behalf, including such materials and work product as are produced by the Architect's consultants, pursuant to this Agreement (collectively, the "Instruments of Service") are and shall be owned solely and exclusively by and shall be the property of the Owner and the Department of Administrative Services, free and clear of any claim or retention of rights thereto by the Architect and the Architect's consultants provided the Owner pays the amounts due and payable to the Architect under this Agreement for the design phase services performed and completed in accordance with the terms and conditions of this Agreement to prepare the Instruments of Service. The Instruments of Service cannot be used by the Architect or the Architect's consultants for any purpose beyond the scope of this Agreement without the prior written consent of the Owner. In addition to the immediately preceding sentence, the Architect agrees to obtain, and convey and assign to the Owner absolutely and exclusively, all intellectual property rights including, but not limited to, copyrights, in and to the Instruments of Service, and the Architect hereby does so grant, convey, and assign to the Owner absolutely and exclusively such of those rights that it owns. All Instruments of Service may be used by the Owner, in whole or in part, or in modified form, for any purpose, including the completion of the Project and, for reference purposes only, for future renovation, maintenance, repair or replacement of the Project (collectively, "Permitted Uses"). Nothing in this paragraph shall be deemed a sale or transfer of the Architect's name, title block, logo, software, hardware, intellectual property, standard details, custom details, and/or revit software families developed exclusively by the Architect. Notwithstanding the above, the Architect may reuse portions of the Instruments of Service on other projects if those details or portions are publicly available information which became public through no fault of Architect or its consultants; such details or portions were obtained from third parties who, to Architect's knowledge, did not obtain such details or portions, directly or indirectly, from the Owner; or such details or portions had been used previously by the Architect on other projects.

§ 7.1.1 If the Owner uses the Instruments of Service for any purpose other than a Permitted Use (an "Other Use") without retaining the services of the Architect, or modifies the Instruments of Service without the approval of the Architect, the Owner shall hold harmless and indemnify the Architect and its consultants from all costs and expenses, including the cost of defense, incurred in connection with claims and causes of action asserted by any third person or entity to the extent such claims, costs and expenses arise from such Other Use or such modification by Owner.

§ 7.1.2 The Architect shall not use, publish, distribute, sell or divulge any information obtained from the Owner for the Architect's own purposes or for the benefit of any person, firm, corporation or other entity without the prior, written consent of the Owner. Any information designated by the Owner in accordance with applicable law as confidential shall not be disclosed to any third parties without the prior written consent of the Owner.

§ 7.1.3 The Architect and the Owner warrant that in transmitting Instruments of Service, or any other information, the transmitting party is the copyright owner of such information or has permission from the copyright owner to transmit such information for its use on the Project.

§ 7.2 The Architect and the Architect's consultants shall be deemed the authors of their respective Instruments of Service, including the Drawings and Specifications.

§ 7.3 Intentionally Omitted.

(Paragraph deleted)

§ 7.4 Intentionally Omitted.

§ 7.5 Except as otherwise stated in Section 7.1.1, the provisions of this Article 7 shall survive the termination of this Agreement.

ARTICLE 8 CLAIMS AND DISPUTES

§ 8.1 General

§ 8.1.1 The Owner and Architect shall commence all claims and causes of action against the other and arising out of or related to this Agreement, whether in contract, tort, or otherwise, in accordance with the requirements of the binding dispute resolution method selected in this Agreement and within the period specified by applicable law. The Owner and Architect waive all claims and causes of action not commenced in accordance with this Section 8.1.1.

§ 8.1.2 To the extent damages are covered by property insurance, the Owner and Architect waive all rights against each other and against the contractors, consultants, agents, and employees of the other for damages, except such rights as they may have to the proceeds of such insurance as set forth in AIA Document A201–2017. The Owner or the Architect, as appropriate, shall require of the contractors, consultants, agents, and employees of any of them, similar waivers in favor of the other parties enumerated herein.

§ 8.1.3 The Architect and Owner waive consequential damages for claims, disputes, or other matters in question, arising out of or relating to this Agreement. This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination of this Agreement. By way of clarification, this waiver is not intended to waive any rights the Owner has to collect Excess Costs under Section 3.4.6.1 of this Agreement.

§ 8.2 Mediation

§ 8.2.1 Any claim, dispute or other matter in question arising out of or related to this Agreement shall be subject to mediation as a condition precedent to binding dispute resolution. If such matter relates to or is the subject of a lien arising out of the Architect's services, the Architect may proceed in accordance with applicable law to comply with the lien notice or filing deadlines prior to resolution of the matter by mediation or by binding dispute resolution.

§ 8.2.2 The Owner and Architect shall endeavor to resolve claims, disputes and other matters in question between them by mediation, which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of this Agreement. A request for mediation shall be made in writing, delivered to the other party to this Agreement, and filed with the person or entity administering the mediation. The request may be made concurrently with the filing of a complaint or other appropriate demand for binding dispute resolution but, in such event, mediation shall proceed in advance of binding dispute resolution proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order. If an arbitration proceeding is stayed pursuant to this section, the parties may nonetheless proceed to the selection of the arbitrator(s) and agree upon a schedule for later proceedings.

§ 8.2.3 The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

§ 8.2.4 If the parties do not resolve a dispute through mediation pursuant to this Section 8.2, the method of binding dispute resolution shall be the following:

(Check the appropriate box.)

☒ Arbitration pursuant to Section 8.3 of this Agreement

☐ Litigation in a court of competent jurisdiction

☐ Other: *(Specify)*

If the Owner and Architect do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, the dispute will be resolved in a court of competent jurisdiction.

§ 8.3 Arbitration

§ 8.3.1 If the parties have selected arbitration as the method for binding dispute resolution in this Agreement, any claim, dispute or other matter in question arising out of or related to this Agreement subject to, but not resolved by, mediation shall be subject to arbitration, which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules in effect on the date of this Agreement provided that any arbitration proceedings under this Agreement shall be brought in a location

selected by the Owner. A demand for arbitration shall be made in writing, delivered to the other party to this Agreement, and filed with the person or entity administering the arbitration.

§ 8.3.1.1 A demand for arbitration shall be made no earlier than concurrently with the filing of a request for mediation, but in no event shall it be made after the date when the institution of legal or equitable proceedings based on the claim, dispute or other matter in question would be barred by the applicable statute of limitations. For statute of limitations purposes, receipt of a written demand for arbitration by the person or entity administering the arbitration shall constitute the institution of legal or equitable proceedings based on the claim, dispute or other matter in question.

§ 8.3.2 The foregoing agreement to arbitrate, and other agreements to arbitrate with an additional person or entity duly consented to by parties to this Agreement, shall be specifically enforceable in accordance with applicable law in any court having jurisdiction thereof.

§ 8.3.3 The award rendered by the arbitrator(s) shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

§ 8.3.4 Consolidation or Joinder

§ 8.3.4.1 Either party, at its sole discretion, may consolidate an arbitration conducted under this Agreement with any other arbitration to which it is a party provided that (1) the arbitration agreement governing the other arbitration permits consolidation; (2) the arbitrations to be consolidated substantially involve common questions of law or fact; and (3) the arbitrations employ materially similar procedural rules and methods for selecting arbitrator(s).

§ 8.3.4.2 Either party, at its sole discretion, may include by joinder persons or entities substantially involved in a common question of law or fact whose presence is required if complete relief is to be accorded in arbitration, provided that the party sought to be joined consents in writing to such joinder. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of any claim, dispute or other matter in question not described in the written consent.

§ 8.3.4.3 The Owner and Architect grant to any person or entity made a party to an arbitration conducted under this Section 8.3, whether by joinder or consolidation, the same rights of joinder and consolidation as the Owner and Architect under this Agreement.

§ 8.4 The provisions of this Article 8 shall survive the termination of this Agreement.

ARTICLE 9 TERMINATION OR SUSPENSION

§ 9.1 If the Owner fails to make payments to the Architect when due and payable in accordance with this Agreement due to no fault of the Architect, such failure shall be considered substantial nonperformance and cause for termination or, at the Architect's option, cause for suspension of performance of services under this Agreement. If the Architect elects to suspend services or terminate this Agreement under this Section 9.1, the Architect shall provide the Owner with thirty (30) days advance notice of termination or suspension, as applicable, which notice shall state with specificity the means by which the Owner may cure its nonperformance. The Architect's suspension of services or termination of this Agreement shall not take effect if, within such thirty (30) day period, the Owner substantially takes such curative measures. In the event of a suspension of services under this Section 9.1, the Architect shall have no liability to the Owner for delay or damage caused the Owner because of such suspension of services. Before resuming services, the Owner shall pay the Architect all sums due and owing prior to suspension. The time schedules for performance of the Architect's services shall be equitably adjusted based on the length of any delay. In addition, if the length of the suspension exceeds ninety (90) days, the Architect's fees for the remaining services hereunder shall be equitably adjusted as mutually agreed by the parties.

§ 9.2 If the Owner suspends the Project for more than sixty (60) days due to no fault of the Architect or its consultants, the Architect shall be compensated for services performed in accordance with this Agreement prior to notice of such suspension. The time schedules for the performance of the Architect's services shall be equitably adjusted. In addition, if the period of suspension exceeds ninety (90) days, the Architect's fees for the remaining services hereunder shall be equitably adjusted as mutually agreed by the parties.

§ 9.3 If the Owner suspends the Project for more than One Hundred and Twenty (120) cumulative days in any one year period due to no fault of the Architect or its consultants, the Architect may terminate this Agreement by giving not less than fourteen (14) days' written notice. If the Owner fails to resume the Project within thirty (30) days after Owner's receipt of such notice of termination, the Architect's termination shall become effective on the day that is the 31st day after Owner's receipt of the notice of termination.

§ 9.4 The Owner may terminate this Agreement upon not less than seven (7) days' written notice should the Architect fail to substantially perform in accordance with the terms of this Agreement through no fault of the Owner.

§ 9.5 The Owner may terminate this Agreement upon not less than seven days' written notice to the Architect for the Owner's convenience and without cause, including without limitation, termination due to the inability of the Owner to obtain the necessary funding for the Project from the State of Connecticut.

§ 9.6 If the Owner terminates this Agreement for its convenience pursuant to Section 9.5, or the Architect terminates this Agreement pursuant to Section 9.1 or Section 9.3, the Owner shall compensate the Architect for services performed in accordance with this Agreement prior to the effective date of termination.

§ 9.7

(Paragraphs deleted)
Intentionally Omitted.

§ 9.8 Except as otherwise expressly provided herein, this Agreement shall terminate one year from the date of Substantial Completion. Notwithstanding the foregoing, to the extent that there are obligations of the Architect that extend beyond Substantial Completion of the Project, the terms and conditions of this Agreement shall continue to apply to such obligations.

§ 9.9 Intentionally Omitted.

ARTICLE 10 MISCELLANEOUS PROVISIONS

§ 10.1 This Agreement shall be governed by the laws of the State of Connecticut, excluding that jurisdiction's choice of law rules.

§ 10.2 Unless otherwise defined herein, the capitalized terms in this Agreement shall have the same meaning as those in AIA Document A201-2017.

§ 10.3 The Owner and Architect, respectively, bind themselves, their agents, successors, assigns, and legal representatives to this Agreement. Neither the Owner nor the Architect shall assign this Agreement without the written consent of the other, except that the Owner may assign this Agreement to a lender providing financing for the Project if the lender agrees to assume the Owner's rights and prospective obligations under this Agreement, and the Architect has been paid amounts due and payable to the Architect for services rendered in accordance with the terms and conditions of this Agreement prior to assignment.

§ 10.4 If the Owner requests the Architect and/or its consultants to execute certificates, the proposed language of such certificates shall be submitted to the Architect for review at least 10 days prior to the requested dates of execution. If the Owner requests the Architect (and/or its consultants, as applicable) to execute consents reasonably required to facilitate assignment to a lender, the Architect (and/or its consultants, as applicable) shall execute all such consents that are consistent with this Agreement, provided the proposed consent is submitted to the Architect for review at least 10 days prior to execution. Should the Owner request the Architect to execute certificates or consents that would require knowledge, services or responsibilities beyond the scope of this Agreement, such certifications may be limited to the best of the Architect's knowledge.

§ 10.5 Nothing contained in this Agreement shall create a contractual relationship with, or a cause of action in favor of, a third party against either the Owner or Architect. The Owner shall be a third party beneficiary of each of the Architect's agreements with its consultants and subcontractors.

§ 10.6 Unless otherwise required in this Agreement, the Architect shall have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to, hazardous materials or toxic substances in any form at the Project site.

§ 10.7 The Architect may, but only with the prior written approval of the Owner on a case by case basis, include photographic or artistic representations of the design of the Project among the Architect's formal professionally published public materials. The Architect shall have the right to share with clients or potential clients photographic or artistic representations of the design of the Project and, with the prior written consent of the Owner (which shall not be unreasonably withheld), Architect may include such photographic or artistic representations on the Architect's website. The Architect shall be given reasonable access to the completed Project to make such representations. However, the Architect's materials shall not include the Owner's confidential or proprietary information. This Section 10.7 shall survive the termination of this Agreement. Approvals provided by the Owner under this Section 10.7 shall be by the Owner's Superintendent.

§ 10.8 Intentionally Omitted.

(Paragraph deleted)

§ 10.9 The invalidity of any provision of the Agreement shall not invalidate the Agreement or its remaining provisions. If it is determined that any provision of the Agreement violates any law, or is otherwise invalid or unenforceable, then that provision shall be revised to the extent necessary to make that provision legal and enforceable. In such case the Agreement shall be construed, to the fullest extent permitted by law, to give effect to the parties' intentions and purposes in executing the Agreement.

§ 10.10 For the purposes of this Agreement, the term "day" shall mean and refer to a calendar day.

ARTICLE 11 COMPENSATION

§ 11.1 For the Architect's Basic Services described under Article 3, the Owner shall compensate the Architect as follows:

- .1 Stipulated Sum
(Insert amount)

Six Million Five Hundred Ninety-Five Thousand and 00/100 Dollars (\$6,595,000.00)

- .2 Percentage Basis
(Insert percentage value)

() % of the Owner's budget for the Cost of the Work, as calculated in accordance with Section 11.6.

- .3 Other
(Describe the method of compensation)

§ 11.2 For the Architect's Supplemental Services designated in Section 4.1.1 and for any Sustainability Services required pursuant to Section 4.1.3, the Owner shall compensate the Architect as follows:

(Insert amount of, or basis for, compensation. If necessary, list specific services to which particular methods of compensation apply.)

On the basis of an agreed lump sum provided that, if agreement on the amount of such lump sum cannot be reached, compensation shall be based on time spent in the performance of the Supplemental Services at the applicable Hourly Rates (as defined in Section 11.7 below).

§ 11.3 For Additional Services that may arise during the course of the Project, including those under Section 4.2, the Owner shall compensate the Architect as follows:

(Insert amount of, or basis for, compensation.)

On the basis of an agreed lump sum provided that, if agreement on the amount of such lump sum cannot be reached, compensation shall be based on time spent in the performance of the Additional Services at the applicable Hourly Rates.

§ 11.4 Compensation for Supplemental and Additional Services of the Architect's consultants when not included in Section 11.2 or 11.3, shall be the amount invoiced to the Architect plus ten percent (10%), or as follows:
(Insert amount of, or basis for computing, Architect's consultants' compensation for Supplemental or Additional Services.)

§ 11.5 When compensation for Basic Services is based on a stipulated sum or a percentage basis, the proportion of compensation for each phase of services shall be as follows:

| | | | | |
|------------------------------|----------------|-----------|------|----|
| Schematic Design Phase | \$955,000.00 | percent (| 14.5 | %) |
| Design Development Phase | \$1,583,000.00 | percent (| 24 | %) |
| Construction Documents Phase | \$1,715,000.00 | percent (| 26 | %) |
| Procurement Phase | \$165,000.00 | percent (| 2.5 | %) |
| Construction Phase | \$1,649,000.00 | percent (| 25 | %) |
| FF&E (design, bidding, CA) | \$264,000.00 | | 4% | |
| Closeout | \$264,000.00 | | 4% | |
| Total Basic Compensation | \$6,595,000.00 | percent (| 100 | %) |

** The fees identified in this section 11.5 for Basic Services do not include fast-track design or multiple construction bid packages. Fee for Construction Phase services is based on a thirty-four-month duration for the Construction Phase.

§ 11.6 When compensation identified in Section 11.1 is on a percentage basis, progress payments for each phase of Basic Services shall be calculated by multiplying the percentages identified in this Article by the Owner's most recent budget for the Cost of the Work. Compensation paid in previous progress payments shall not be adjusted based on subsequent updates to the Owner's budget for the Cost of the Work.

§ 11.6.1 When compensation is on a percentage basis and any portions of the Project are deleted or otherwise not constructed, compensation for those portions of the Project shall be payable to the extent services are performed on those portions. The Architect shall be entitled to compensation in accordance with this Agreement for all services performed whether or not the Construction Phase is commenced.

§ 11.7 To the extent that the Architect's compensation for services under this Agreement is to be based on time spent at hourly billing rates, such hourly billing rates for such services of the Architect and the Architect's consultants shall be those rates set forth on **Exhibit F** hereto (the "Hourly Rates"). The Hourly Rates shall be all inclusive rates which shall include, but are not limited to, base salary, fringe and other benefits, insurance, taxes, miscellaneous personnel expenses, meals, travel, travel time, training, holidays, sickness, medical, lost time, miscellaneous absences, general and corporate supervision and management expenses, overhead and profit, legal costs and accounting costs and profit. The rates shall be adjusted in accordance with the Architect's and Architect's consultants' annual review practices.

(If applicable, attach an exhibit of hourly billing rates or insert them below.)

Employee or Category

Rate (\$0.00)

§ 11.8 Compensation for Reimbursable Expenses

§ 11.8.1 All Reimbursable Expenses are included in the fees to be paid to the Architect under this Agreement except as identified below. The Architect shall not be entitled to reimbursement for any of its expenses incurred except as follows:

.1

(Paragraphs deleted)

Permitting and other fees required by authorities having jurisdiction over the Project;

.2 Reproductions of the Construction Documents required by the City for regulatory submissions and hard copy bidding documents requested by the Owner; and

(Paragraphs deleted)

.3 Physical models or promotional materials requested by the Owner.

(Paragraph deleted)

§ 11.9

(Paragraphs deleted)

Intentionally Omitted.

§ 11.10 Payments to the Architect

§ 11.10.1 Initial Payments

§ 11.10.1.1 Intentionally Omitted.

§ 11.10.1.2 If a Sustainability Certification is part of the Sustainable Objective, an initial payment to the Architect of (\$) shall be made upon execution of this Agreement for registration fees and other fees payable to the Certifying Authority and necessary to achieve the Sustainability Certification. The Architect's payments to the Certifying Authority shall be credited to the Owner's account at the time the expense is incurred.

§ 11.10.2 Progress Payments

§ 11.10.2.1 Unless otherwise agreed,

(Paragraphs deleted)

invoices for services shall be submitted on a monthly basis. Payments are due and payable within forty-five (45) days after presentation of the Architect's invoice to the Owner. Amounts unpaid sixty (60) days after the date of submission of the invoice shall bear interest only as required by Connecticut law and, if so required, at the minimum required rate.

The Architect shall make payment to its consultants within fifteen (15) days after the Architect's receipt of payment from the Owner for the same level of services invoiced by the Architect and provided by such consultants. As requested by the Owner from time to time, the Architect shall provide evidence satisfactory to the Owner that Architect's consultants are being paid on a timely basis.

§ 11.10.2.2 The Owner shall not withhold amounts from the Architect's compensation to impose a penalty or liquidated damages on the Architect, or to offset sums requested by or paid to contractors for the cost of changes in the Work, unless the Architect agrees or has been found liable for the amounts in a binding dispute resolution proceeding.

§ 11.10.2.3 Records of services performed on the basis of Hourly Rates shall be available to the Owner upon request or at any time such records are lawfully requested by any of the Agencies or such other government authority having jurisdiction over the Project.

ARTICLE 12 SPECIAL TERMS AND CONDITIONS

Special terms and conditions that modify this Agreement are as follows:

(Include other terms and conditions applicable to this Agreement.)

ARTICLE 13 SCOPE OF THE AGREEMENT

§ 13.1 This Agreement represents the entire and integrated agreement between the Owner and the Architect and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both the Owner and Architect.

§ 13.2 This Agreement is comprised of the following documents identified below:

- .1 This AIA Document B101™–2017, Standard Form Agreement Between Owner and Architect
- .2 AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, dated as indicated below:
(Insert the date of the E203-2013 incorporated into this agreement.)

Not Applicable

- .3 Exhibits:
(Check the appropriate box for any exhibits incorporated into this Agreement.)

☐ AIA Document E204™–2017, Sustainable Projects Exhibit, dated as indicated below:
(Insert the date of the E204-2017 incorporated into this agreement.)

☒ Other Exhibits incorporated into this Agreement:
(Clearly identify any other exhibits incorporated into this Agreement, including any exhibits and scopes of services identified as exhibits in Section 4.1.2.)

Exhibit A - Insurance Requirements

Exhibit B - Educational Specifications

Exhibit C - Preconstruction Phase Schedule

Exhibit D - Basic Services/Responsibility Matrix

Exhibit E - Environmental Services

Exhibit F - Hourly Rates

Exhibit G Architect's Fee Proposal dated November 24, 2020

- .4 Other documents:
(List other documents, if any, forming part of the Agreement.)

[Signature Page to Follow]

This Agreement entered into as of the day and year first written above.

CITY OF TORRINGTON

THE S/L/A/M COLLABORATIVE, INC.

OWNER (Signature)

(Printed name and title)

Date: _____

TORRINGTON BOARD OF EDUCATION

Joni Cappel, Chair

Date: May 26, 2021

ARCHITECT (Signature)

Kemp A. Morhardt, Principal, C.T. 14580
(Printed name, title, and license number, if required)

Date: 5/18/2021

Init.

EXHIBIT A to AIA B101

INSURANCE

The Architect, for the duration of this Agreement, and any such longer period as expressly provided below or required by law, must carry insurance to protect the interests of the Owner. The Architect must obtain statutory workers' compensation and employers' liability insurance, comprehensive automobile liability insurance, commercial general liability insurance, excess/umbrella coverage and professional services liability insurance to not less than the minimum limits as required in this Exhibit, all at no cost to the Owner. The insurance limits and coverages set forth in this Exhibit are the minimum requirements under the Agreement. The inclusion of these minimum requirements shall not be interpreted to restrict the rights of the Additional Insureds (defined below) to the stated minimum coverage amounts in the event the Architect maintains coverage at higher limits. The liability insurance coverages shall be primary and non-contributory.

- A. Statutory Workers' Compensation and Employers' Liability:
1. Workers' Compensation: Statutory limits. Policy shall be endorsed to provide for a waiver of subrogation in favor of the Owner.
 2. Employers' Liability:
Bodily injury by accident: \$1,000,000 each accident
Bodily injury by illness: \$1,000,000 each employee
\$1,000,000 policy limit
- B. Commercial General Liability:
Combined single limit: \$1,000,000 each occurrence
\$2,000,000 annual aggregate
Policy shall be endorsed to provide for a waiver of subrogation in favor of the Owner
- C. Comprehensive Automobile Liability
(to include owned, non-owned and hired vehicles):
Combined single limit: \$1,000,000 each occurrence
Policy shall be endorsed to provide for a waiver of subrogation in favor of the Owner.
- D. Umbrella/Excess Liability (following form): \$10,000,000 per occurrence
\$10,000,000 annual aggregate
This policy shall provide coverage in excess of the general liability, employer's liability and business automobile liability coverages required of the Architect under this Exhibit. Such insurance shall contain a provision that it will not be more restrictive than the primary insurance. Policy shall be endorsed to provide for a waiver of subrogation in favor of the Owner.
- E. Professional Services Liability Insurance: The Architect shall maintain professional services liability insurance policy with Five Million Dollars (\$5,000,000) minimum coverage for negligent errors and omissions. The insurance will remain in effect during the entire duration of the Agreement and for eight (8) years after substantial completion of the Project. For policies written on a "Claims Made" basis, the Architect agrees to maintain a retroactive date prior to the earlier of the effective date of the Agreement or the commencement of services under the Agreement. The Architect will contractually require any subconsultant firm it engages to perform services under the Agreement to maintain professional liability insurance each in a minimum coverage amount of Two Million Dollars (\$2,000,000) and with the same provisions and for the same time period indicated above. The Architect's policy will provide coverage for the Architect's contractual obligations under Section 2.6 of the Agreement.

If the Architect is unable to obtain professional liability insurance ("PLI") that covers claims for the Architect's professional negligence based on the "highest prevailing applicable professional or industry standards" as described in Section 2.2 of the Agreement, the Architect shall not be in breach of its obligations to maintain PLI under this Section E provided the Architect maintains PLI that covers claims for professional negligence that may arise in connection with this Agreement based on the professional skill and care

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COMMUNICATIONS SECTION

ordinarily provided by architects practicing in the same or similar locality under the same or similar circumstances.

Each policy held by a subconsultant of the Architect under this Agreement shall provide the same coverage to the extent of such subconsultant's negligent acts or omissions unless otherwise agreed by the Owner on a case by case basis.

Each of the policies for the insurance mentioned above will be issued by an insurance company or companies satisfactory to the Owner and with a rating of A- or better by A.M. Best. Such policies will contain a provision that coverages will not be changed, canceled, or non-renewed without at least thirty (30) days' prior written notice to the Owner. Each insurance policy will state that the insurance company agrees to investigate and defend the insured against all claims for damages to the extent that all alleged damages might be covered by insurance.

Additional Insureds: Commercial General Liability, Comprehensive Automobile Liability and Umbrella Liability insurance policies will name the **Torrington Board of Education**, the **City of Torrington**, the **State of Connecticut** and their respective employees, directors, trustees, officials, officers, committees, committee members, agents, employees, consultants and representatives (and such other parties as are specified by the Owner) (collectively, the "Additional Insureds") as additional insureds on a primary and non-contributory basis.

Certificates of Insurance: Certificates of insurance shall clearly indicate the Project name, Project number or some easily identifiable reference to the relationship to the Owner. Certificates of Insurance showing all required insurance coverages, thirty (30) day notice of cancellation and Additional Insureds, along with copies of additional insured endorsements, will be filed with the Owner on or before the earlier of the commencement of services or the execution of the Agreement. The Architect shall update such certificates throughout the duration of the period during which the Architect is required to carry such insurance. At any time requested by the Owner, the Architect will provide to the Owner a copy of any of the aforementioned policies, and any endorsements or amendments thereto.

The Architect shall provide written notification to the Owner of the cancellation or expiration of any required insurance. The Architect shall provide such written notice within five (5) business days of the date the Architect is first aware of the cancellation or expiration, or is first aware that the cancellation or expiration is threatened or otherwise may occur, whichever comes first.

EXHIBIT B



Torrington, Connecticut

EDUCATIONAL SPECIFICATIONS

for

Torrington Public Schools Central Office Administration

June 16, 2020

BOARD OF EDUCATION

Fiona Cappabianca, Chairperson

John Kissko, Board Vice-Chair

Ellen Hoehne, Secretary

Edward Corey

Gary Eucalitto

Nickki Fappiano

Armand Maniccia

Jessica Richardson

Molly Spino

Cathy Todor

ADMINISTRATION

Susan M. Lubomski, Superintendent of Schools

Susan Fergusson, Assistant Superintendent of Schools

Ed Arum, Interim Director of Business Services

I. INTRODUCTION

During the last five years, the Torrington High School facility has been evaluated, analyzed and committees have been established to address the growing needs and concerns regarding this 57-year old structure. During the NEASC Review, beginning in 2015, the self-assessment analysis of facilities identified significant improvements to the building structure were necessary. In August 2018, the Board and district created a Secondary Ad Hoc Committee to meet the requirements for 21st century learning and a building that would support these plans and address student needs. On June 26, 2019, the Torrington Board of Education voted to engage Kaestle Boos Associates to conduct a Feasibility Study for Facility Improvements to Torrington High School, including pre-referendum services. During this time period, the committees and gatherings included staff, students, administration, board members, parents and community members. As part of this process, over 40 stakeholders participated in a day-long Visioning Day in September 2019.

As a result of the feedback gathered from these committees and the visioning process, multiple options for addressing the needs of the Torrington school facilities, the best educational practices and facility models were reviewed and evaluated. On November 20, 2019, the Board of Education voted in favor of pursuing a 7-12 school model.

Furthermore, it was decided to include space within the newly renovated Middle & High School for Central Offices. Kaestle Boos Associates engaged Daniel Hansen, educational consultant, to develop these Educational Specifications in collaboration with the superintendent, district, and TMS and THS administration and staff. Groups listed below participated in specific program meetings to provide input for these Education Specifications with over 45 key stakeholders. These groups were composed of parents, students, teachers, paraprofessionals, administrators, secretaries, custodians, businesses, and local and state government.

Ad Hoc Committee
Visioning Committee
One-on-One and small group interviews (TMS & THS)
Leadership Committee

II. PROJECT RATIONALE

Torrington Public Schools consist of four (4) elementary schools serving students in grades K-5; one (1) middle school serving students in grades 6-8; and Torrington High School serving students in grades 9-12.

Torrington Middle School is 26 years old and Torrington High School is 57 years old. The building currently housing the Central Offices is 123 years old. The Torrington Board of Education plans to move forward with construction of a new Middle School / High School Facility on the current grounds of the high school to address the following:

- NEASC accreditation comments
- 8th grade retention in the school district
- Educational program needs related to 21st century learning
- The aging Torrington High School as noted in a recent feasibility study

June 15, 2020

The Torrington Board of Education voted to move grades 7 and 8 from the current middle school to the new facility, which will be shared with grades 9 through 12. Grade 4 will be moved to the current middle school to join grades 5 and 6.

The new facility shall also accommodate Torrington Public Schools Central Offices. This location will better accommodate the district's needs and will allow the Central Offices to move from their aging facility, currently at 355 Migeon Avenue.

III. THE PROJECT

Objective: To provide adequate space, infrastructure, and improved location to better serve the school district and to avoid further operational costs associated with the upkeep of the current 123-year-old Central Offices facility.

Project: Torrington Public Schools Central Office Administration

- Project Type: New Construction
 - Total Program Area: 7,785 square feet (not including mechanical, electrical, and circulation)
 - Total Central Office Area (inside face of walls): 11,250 square feet
- Referendum November 3, 2020

IV. OVERVIEW OF PROGRAMS

The Central Office for the Torrington Public Schools will be housed within the Torrington Middle/High School facility. Central Office includes office spaces for the superintendent of schools, assistant superintendent, business services, school facilities services, student services, human resources, intervention services, special education and outplacement services. The superintendent and the Central Office administration are responsible for budgeting and business operations, facilities management, technology systems, human resources, special education, continuing education and high-quality teaching and learning district wide.

Building-based administrators meet regularly with the Central Office administration and often there are professional development sessions, committee meetings, and the like. Therefore, there is a need for conference space for groups of up to twenty. The Central Office Facility Project and Torrington Middle/High School Facility Project shall run concurrently.

June 16, 2020

V. PROGRAM SPECIFICATIONS – Detailed Description

OFFICE OF THE SUPERINTENDENT

| SUPERINTENDENT OFFICE | |
|----------------------------------|---|
| SPACE: 275 square feet | |
| NUMBER: One (1) | |
| Furniture & Equipment | <ul style="list-style-type: none">• Desk and chair• Credenza• Conference Table• Seating for four (6) |
| Storage | <ul style="list-style-type: none">• Lockable storage/wardrobe• Lockable lateral files (2) |
| Flooring | <ul style="list-style-type: none">• Carpet tile or sheet flooring chosen for ease of maintenance and acoustic value |
| Technology | <ul style="list-style-type: none">• One (1) computer,• Printer |
| Other Requirements | <ul style="list-style-type: none">• Security “panic” button |

| EXECUTIVE ASSISTANT TO THE SUPERINTENDENT OFFICE | |
|--|---|
| SPACE: 150 square feet | |
| NUMBER: One (1) | |
| Furniture & Equipment | <ul style="list-style-type: none">• L-shape Desk and chair• Small Conference Table |
| Storage | <ul style="list-style-type: none">• Lockable storage/wardrobe• Lockable lateral files (2) |
| Flooring | <ul style="list-style-type: none">• Carpet tile or sheet flooring chosen for ease of maintenance and acoustic value |
| Technology | <ul style="list-style-type: none">• One (1) computer• Printer• Copier |
| Other Requirements | <ul style="list-style-type: none">• Security “panic” button |

OFFICE OF THE ASSISTANT SUPERINTENDENT

| ASSISTANT SUPERINTENDENT OFFICE | |
|----------------------------------|--|
| SPACE: 225 square feet | |
| NUMBER: One (1) | |
| Furniture & Equipment | <ul style="list-style-type: none">• L-Shape Desk and chair• Bookcases (2)• Conference Table• Seating for four (6) |
| Storage | <ul style="list-style-type: none">• Lockable storage/wardrobe• Lockable lateral files (2) |
| Flooring | <ul style="list-style-type: none">• Carpet tile or sheet flooring chosen for ease of maintenance and acoustic value |
| Technology | <ul style="list-style-type: none">• One (1) computer• Printer |

June 16, 2020

| ASSISTANT SUPERINTENDENT OFFICE | |
|---------------------------------|---|
| Other Requirements | <ul style="list-style-type: none">• Security "panic" button |

| ADMINISTRATIVE ASSISTANT OFFICE | |
|---------------------------------|--|
| SPACE: 150 square feet | |
| NUMBER: One (1) | |
| Furniture & Equipment | <ul style="list-style-type: none">• L-Shape Desk and chair• Bookcases (3) |
| Storage | <ul style="list-style-type: none">• Lockable storage/wardrobe• Lockable lateral files (1)• Lockable vertical files (6) |
| Flooring | <ul style="list-style-type: none">• Carpet tile or sheet flooring chosen for ease of maintenance and acoustic value |
| Technology | <ul style="list-style-type: none">• One (1) computer• Printer• Copier |
| Other Requirements | <ul style="list-style-type: none">• Security "panic" button |

| GRANT WRITER OFFICE | |
|-------------------------------|---|
| SPACE: 150 square feet | |
| NUMBER: One (1) | |
| Furniture & Equipment | <ul style="list-style-type: none">• Desk and chair• Bookcases (2)• Small Conference Table to seat 4 |
| Storage | <ul style="list-style-type: none">• Lockable storage/wardrobe• Lockable vertical files (2) |
| Flooring | <ul style="list-style-type: none">• Carpet tile or sheet flooring chosen for ease of maintenance and acoustic value |
| Technology | <ul style="list-style-type: none">• One (1) computer• Printer |

| INSTRUCTIONAL TECHNOLOGY OFFICE | |
|---------------------------------|---|
| SPACE: 180 square feet | |
| NUMBER: One (1) | |
| Furniture & Equipment | <ul style="list-style-type: none">• Desk and chair |
| Storage | <ul style="list-style-type: none">• Lockable storage/wardrobe |
| Flooring | <ul style="list-style-type: none">• Carpet tile or sheet flooring chosen for ease of maintenance and acoustic value |
| Technology | <ul style="list-style-type: none">• One (1) computer• Printer |

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BUSINESS SERVICES

DIRECTOR OF BUSINESS SERVICES OFFICE

SPACE: 225 square feet

NUMBER: One (1)

| | |
|----------------------------------|--|
| Furniture & Equipment | <ul style="list-style-type: none">• L-Shape Desk and chair• Bookcases (2)• Small Conference Table to seat 6 |
| Storage | <ul style="list-style-type: none">• Lockable storage/wardrobe• Lockable lateral files (2)• Lockable vertical files (6) |
| Flooring | <ul style="list-style-type: none">• Carpet tile or sheet flooring chosen for ease of maintenance and acoustic value |
| Technology | <ul style="list-style-type: none">• One (1) computer• Printer |

ACCOUNTING OFFICE

SPACE: 180 square feet

NUMBER: One (1)

| | |
|----------------------------------|---|
| Furniture & Equipment | <ul style="list-style-type: none">• L-Shape Desk and chair• Bookcases (2) |
| Storage | <ul style="list-style-type: none">• Lockable storage/wardrobe• Lockable lateral files (2) |
| Flooring | <ul style="list-style-type: none">• Carpet tile or sheet flooring chosen for ease of maintenance and acoustic value |
| Technology | <ul style="list-style-type: none">• One (1) computer• Printer |

POWER SCHOOL SECRETARY

SPACE: 150 square feet

NUMBER: One (1)

| | |
|----------------------------------|---|
| Furniture & Equipment | <ul style="list-style-type: none">• Desk and chair |
| Storage | <ul style="list-style-type: none">• Lockable storage/wardrobe |
| Flooring | <ul style="list-style-type: none">• Carpet tile or sheet flooring chosen for ease of maintenance and acoustic value |
| Technology | <ul style="list-style-type: none">• One (1) computer• Printer |

PAYROLL OFFICE

SPACE: 225 square feet

NUMBER: One (1)

| | |
|----------------------------------|---|
| Furniture & Equipment | <ul style="list-style-type: none">• L-Shape Desk and chair• Bookcases (2)• Small Conference Table to seat 2 |
|----------------------------------|---|

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| PAYROLL OFFICE | |
|-----------------------|--|
| Storage | <ul style="list-style-type: none">• Lockable storage/wardrobe• Lockable lateral files (3)• Lockable vertical files (9) |
| Flooring | <ul style="list-style-type: none">• Carpet tile or sheet flooring chosen for ease of maintenance and acoustic value |
| Technology | <ul style="list-style-type: none">• One (1) computer• Printer• Copier (1)• Folding machine |

| PAYROLL FILE ROOM | |
|-------------------------------|---|
| SPACE: 120 square feet | |
| NUMBER: One (1) | |
| Storage | <ul style="list-style-type: none">• Lockable file storage |
| Flooring | <ul style="list-style-type: none">• Vinyl tile |

| ACCOUNTS PAYABLE OFFICE | |
|----------------------------------|---|
| SPACE: 180 square feet | |
| NUMBER: One (1) | |
| Furniture & Equipment | <ul style="list-style-type: none">• L-Shape Desk and chair• Worktable |
| Storage | <ul style="list-style-type: none">• Lockable storage/wardrobe• Lockable vertical files (7) |
| Flooring | <ul style="list-style-type: none">• Carpet tile or sheet flooring chosen for ease of maintenance and acoustic value |
| Technology | <ul style="list-style-type: none">• One (1) computer• Printer• Copier (1) |

| ACCOUNTS PAYABLE FILE ROOM | |
|-----------------------------------|---|
| SPACE: 120 square feet | |
| NUMBER: One (1) | |
| Storage | <ul style="list-style-type: none">• Lockable file storage |
| Flooring | <ul style="list-style-type: none">• Vinyl tile |

| FOOD SERVICES OFFICE | |
|----------------------------------|---|
| SPACE: 150 square feet | |
| NUMBER: One (1) | |
| Furniture & Equipment | <ul style="list-style-type: none">• Desk and chair• Bookcase (1) |
| Storage | <ul style="list-style-type: none">• Lockable storage/wardrobe• Lockable vertical files (3) |

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| FOOD SERVICES OFFICE | |
|----------------------|---|
| Flooring | <ul style="list-style-type: none">• Carpet tile or sheet flooring chosen for ease of maintenance and acoustic value |
| Technology | <ul style="list-style-type: none">• One (1) computer• Printer |

FACILITIES SERVICES

| DIRECTOR OF FACILITIES SERVICES OFFICE | |
|--|--|
| SPACE: 250 square feet | |
| NUMBER: One (1) | |
| Furniture & Equipment | <ul style="list-style-type: none">• L-Shape Desk and chair• Bookcases (3)• Small Conference Table to seat 4 |
| Storage | <ul style="list-style-type: none">• Lockable storage/wardrobe• Lockable lateral files (3)• Lockable vertical files (2) |
| Flooring | <ul style="list-style-type: none">• Carpet tile or sheet flooring chosen for ease of maintenance and acoustic value |
| Technology | <ul style="list-style-type: none">• One (1) computer• Printer |

STUDENT SERVICES

| DIRECTOR OF STUDENT SERVICES OFFICE | |
|-------------------------------------|--|
| SPACE: 250 square feet | |
| NUMBER: One (1) | |
| Furniture & Equipment | <ul style="list-style-type: none">• Desk and chair• Credenza• Bookcases (5)• Small Conference Table to seat 4 |
| Storage | <ul style="list-style-type: none">• Lockable storage/wardrobe• Lockable vertical files (2) |
| Flooring | <ul style="list-style-type: none">• Carpet tile or sheet flooring chosen for ease of maintenance and acoustic value |
| Technology | <ul style="list-style-type: none">• One (1) computer• Printer |

| MEDICAID SECRETARY | |
|-------------------------------|---|
| SPACE: 100 square feet | |
| NUMBER: One (1) | |
| Furniture & Equipment | <ul style="list-style-type: none">• Desk and chair• File cabinets (2) |
| Flooring | <ul style="list-style-type: none">• Carpet tile or sheet flooring chosen for ease of maintenance and acoustic value |

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| MEDICAID SECRETARY | |
|---------------------------|---|
| Technology | <ul style="list-style-type: none">• One (1) computer• Printer• Copier (1) |

| ADMINISTRATIVE ASSISTANT | |
|----------------------------------|---|
| SPACE: 120 square feet | |
| NUMBER: One (1) | |
| Furniture & Equipment | <ul style="list-style-type: none">• Desk and chair |
| Flooring | <ul style="list-style-type: none">• Carpet tile or sheet flooring chosen for ease of maintenance and acoustic value |
| Technology | <ul style="list-style-type: none">• One (1) computer• Printer |

| DATA SECRETARIES AND DATA ROOM | |
|---------------------------------------|---|
| SPACE: 225 square feet | |
| NUMBER: One (1) | |
| Furniture & Equipment | <ul style="list-style-type: none">• Desks and chairs (2) |
| Storage | <ul style="list-style-type: none">• Lockable storage/wardrobes (2)• Lockable lateral files (2)• Lockable vertical files (2) |
| Flooring | <ul style="list-style-type: none">• Carpet tile or sheet flooring chosen for ease of maintenance and acoustic value |
| Technology | <ul style="list-style-type: none">• Two (2) computers• Large Printer |

| SPECIAL EDUCATION FILE ROOM | |
|------------------------------------|---|
| SPACE: 350 square feet | |
| NUMBER: One (1) | |
| Storage | <ul style="list-style-type: none">• Lockable lateral files (8)• Lockable vertical files (17) |
| Flooring | <ul style="list-style-type: none">• Vinyl tile |

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HUMAN RESOURCES

DIRECTOR OF HUMAN RESOURCES OFFICE

SPACE: 250 square feet

NUMBER: One (1)

| | |
|----------------------------------|--|
| Furniture & Equipment | <ul style="list-style-type: none">• L-Shape Desk and chair• Credenza• Bookcases (4)• Small Conference Table to seat 4 |
| Storage | <ul style="list-style-type: none">• Lockable storage/wardrobe• Lockable vertical files (3) |
| Flooring | <ul style="list-style-type: none">• Carpet tile or sheet flooring chosen for ease of maintenance and acoustic value |
| Technology | <ul style="list-style-type: none">• One (1) computer• Printer |

ADMINISTRATIVE ASSISTANT TO HUMAN RESOURCES OFFICE

SPACE: 120 square feet

NUMBER: One (1)

| | |
|----------------------------------|---|
| Furniture & Equipment | <ul style="list-style-type: none">• L-Shape Desk and chair |
| Storage | <ul style="list-style-type: none">• Lockable storage/wardrobe |
| Flooring | <ul style="list-style-type: none">• Carpet tile or sheet flooring chosen for ease of maintenance and acoustic value |
| Technology | <ul style="list-style-type: none">• One (1) computer• Printer |

WORKROOM

SPACE: 250 square feet

NUMBER: One (1)

| | |
|----------------------------------|---|
| Storage | <ul style="list-style-type: none">• Lockable vertical files (15) |
| Flooring | <ul style="list-style-type: none">• Vinyl tile |
| Furniture & Equipment | <ul style="list-style-type: none">• Large copier (1)• Mail slots• Worktable |

BENEFITS ADMINISTRATOR OFFICE

SPACE: 150 square feet

NUMBER: One (1)

| | |
|----------------------------------|---|
| Furniture & Equipment | <ul style="list-style-type: none">• L-Shape Desk and chair |
| Storage | <ul style="list-style-type: none">• Lockable storage/wardrobe• Lockable vertical files (5) |
| Flooring | <ul style="list-style-type: none">• Carpet tile or sheet flooring chosen for ease of maintenance and acoustic value |
| Technology | <ul style="list-style-type: none">• One (1) computer• Printer |

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INTERVENTION SERVICES

| INTERVENTION SUPERVISOR (K-5) OFFICE | |
|--------------------------------------|--|
| SPACE: 225 square feet | |
| NUMBER: One (1) | |
| Furniture & Equipment | <ul style="list-style-type: none">• Desk and chair• Bookcase (1)• Small Conference Table to seat 4 |
| Storage | <ul style="list-style-type: none">• Lockable storage/wardrobe• Lockable vertical files (2) |
| Flooring | <ul style="list-style-type: none">• Carpet tile or sheet flooring chosen for ease of maintenance and acoustic value |
| Technology | <ul style="list-style-type: none">• One (1) computer• Printer |

| DIRECTOR OF INTERVENTION AND ACADEMIC SUPPORT OFFICE | |
|--|---|
| SPACE: 150 square feet | |
| NUMBER: One (1) | |
| Furniture & Equipment | <ul style="list-style-type: none">• Desk and chair• Small conference table to seat 4 |
| Flooring | <ul style="list-style-type: none">• Carpet tile or sheet flooring chosen for ease of maintenance and acoustic value |
| Technology | <ul style="list-style-type: none">• One (1) computer• Printer |

OUTPLACEMENT SERVICES

| DIRECTOR OF OUTPLACEMENT SERVICES OFFICE | |
|--|--|
| SPACE: 250 square feet | |
| NUMBER: One (1) | |
| Furniture & Equipment | <ul style="list-style-type: none">• Desk and chair• Small Conference Table to seat 6 |
| Storage | <ul style="list-style-type: none">• Lockable storage/wardrobe• Lockable lateral files (2)• Lockable vertical files (5) |
| Flooring | <ul style="list-style-type: none">• Carpet tile or sheet flooring chosen for ease of maintenance and acoustic value |
| Technology | <ul style="list-style-type: none">• One (1) computer• Printer |

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| OUTPLACEMENT COORDINATOR OFFICE | |
|--------------------------------------|---|
| SPACE: 180 square feet (each) | |
| NUMBER: Two (2) | |
| Furniture & Equipment | <ul style="list-style-type: none">• Desk and chair |
| Storage | <ul style="list-style-type: none">• Lockable storage/wardrobe |
| Flooring | <ul style="list-style-type: none">• Carpet tile or sheet flooring chosen for ease of maintenance and acoustic value |
| Technology | <ul style="list-style-type: none">• One (1) computer (each)• Printer |

CONFERENCE ROOMS

| LARGE CONFERENCE ROOM | |
|----------------------------------|--|
| SPACE: 450 square feet | |
| NUMBER: One (1) | |
| Furniture & Equipment | <ul style="list-style-type: none">• Tables and seating for 18 |
| Flooring | <ul style="list-style-type: none">• Carpet tile or sheet flooring chosen for ease of maintenance and acoustic value |
| Technology | <ul style="list-style-type: none">• Computer with connection to large monitor, microphones, and camera to allow for video conferencing |

| SMALL CONFERENCE ROOM | |
|----------------------------------|--|
| SPACE: 150 square feet | |
| NUMBER: One (1) | |
| Furniture & Equipment | <ul style="list-style-type: none">• Tables and seating for 8 |
| Flooring | <ul style="list-style-type: none">• Carpet tile or sheet flooring chosen for ease of maintenance and acoustic value |
| Technology | <ul style="list-style-type: none">• Computer with connection to large monitor, microphones, and camera to allow for video conferencing |

VI. ENVIRONMENT – SYSTEMS – EQUIPMENT

The Building Systems specifications will align with those identified in the “Educational Specifications for Torrington Middle/High School,” a project that will run concurrently with this Central Office Administration project.

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| COMPILATION OF SPACES SUMMARY | | | | |
|--|---|-----|-----|------------|
| TORRINGTON CENTRAL OFFICE ADMINISTRATION | | | | |
| | Space Description | Qty | SF | Total Area |
| Office of the Superintendent | Superintendent Office | 1 | 275 | 275 |
| | Executive Assistant to the Superintendent | 1 | 150 | 150 |
| Office of the Assistant Superintendent | Assistant Superintendent Office | 1 | 225 | 225 |
| | Administrative Assistant Office | 1 | 150 | 150 |
| | Grant Writer Office | 1 | 150 | 150 |
| | Instructional Technology Office | 1 | 180 | 180 |
| Business Services | Director of Business Services Office | 1 | 225 | 225 |
| | Accounting Office | 1 | 180 | 180 |
| | Power School Secretary Office | 1 | 150 | 150 |
| | Payroll Office | 1 | 225 | 225 |
| | Payroll File Room | 1 | 120 | 120 |
| | Accounts Payable Office | 1 | 180 | 180 |
| | Accounts Payable File Room | 1 | 120 | 120 |
| | Food Services Office | 1 | 150 | 150 |
| Facilities Services | Director of Facilities Services Office | 1 | 250 | 250 |
| Student Services | Director of Student Services Office | 1 | 250 | 250 |
| | Medicaid Secretary | 1 | 100 | 100 |
| | Administrative Assistant | 1 | 120 | 120 |
| | Data Secretaries and Data Room | 1 | 350 | 350 |
| Human Resources | Director of Human Resources Office | 1 | 250 | 250 |
| | Administrative Assistant | 1 | 120 | 120 |
| | Workroom | 1 | 250 | 250 |
| | Benefits Administrator | 1 | 150 | 150 |
| Conference Rooms | Large Conference Room | 1 | 450 | 450 |
| | Small Conference Room | 1 | 150 | 150 |

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| | | | | |
|----------------------------|--|---|-------|--------------|
| Intervention Services | Intervention Supervisor K-5 Office | 1 | 225 | 225 |
| | Director of Intervention and Academic Support Office | 1 | 150 | 150 |
| Outplacement Services | Director of Outplacement Services Office | 1 | 250 | 250 |
| | Outplacement Coordinator Offices | 2 | 180 | 360 |
| Special Education Services | Special Education File Storage | 1 | 350 | 350 |
| Restrooms | Per Code: 2 multi-user/2 single user | | | 480 |
| Custodial Closet | | 1 | 50 | 50 |
| Vestibule/Lobby | | 1 | 1,000 | 1,000 |
| | Total program space: | | | 7,785 |

Note: Mechanical, electrical, and circulation shall be provided as needed to meet building and fire code requirements (Not included in Total Program Space).



Torrington, Connecticut

EDUCATIONAL SPECIFICATIONS

for

Torrington Middle & High School

June 16, 2020

BOARD OF EDUCATION

Fiona Cappabianca, *Chairperson*

John Kissko, *Board Vice-Chair*

Ellen Hoehne, *Secretary*

Edward Corey

Gary Eucalitto

Nickki Fappiano

Armand Maniccia

Jessica Richardson

Molly Spino

Cathy Todor

ADMINISTRATION

Susan M. Lubomski, *Superintendent of Schools*

Susan Fergusson, *Assistant Superintendent of Schools*

Ed Arum, *Interim Director of Business Services*

| |
|--------------------------|
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I. INTRODUCTION

During the last five years, the Torrington High School facility has been evaluated, analyzed and committees have been established to address the growing needs and concerns regarding this 57-year old structure. During the NEASC Review, beginning in 2015, the self-assessment analysis of facilities identified significant improvements to the building structure were necessary. In August 2018, the Board and district created a Secondary Ad Hoc Committee to meet the requirements for 21st century learning and a building that would support these plans and address student needs. On June 26, 2019, the Torrington Board of Education voted to engage Kaestle Boos Associates to conduct a Feasibility Study for Facility Improvements to Torrington High School, including pre-referendum services. During this time period, the committees and gatherings included staff, students, administration, board members, parents and community members. As part of this process, over 40 stakeholders participated in a day-long Visioning Day in September 2019.

As a result of the feedback gathered from these committees and the visioning process, multiple options for addressing the needs of the Torrington school facilities, the best educational practices and facility models were reviewed and evaluated. On November 20, 2019, the Board of Education voted in favor of pursuing a 7-12 school model. Furthermore, it was decided to include space within the newly renovated Middle & High School for Central Offices. Kaestle Boos Associates engaged Daniel Hansen, educational consultant, to develop these Educational Specifications in collaboration with the superintendent, district, and TMS and THS administration and staff. Groups listed below participated in specific program meetings to provide input for these Education Specifications with over 45 key stakeholders. These groups were composed of parents, students, teachers, paraprofessionals, administrators, secretaries, custodians, businesses, and local and state government.

Ad Hoc Committee
Visioning Committee
One-on-One and small group interviews (TMS & THS)
Leadership Committee

II. TORRINGTON PUBLIC SCHOOLS CORE DOCUMENTS

The following Core Documents drive all of Torrington's critical decision-making and planning on behalf of Torrington's students. These documents capture the district's values and beliefs about Teaching & Learning, and therefore have been critical in the development of these Educational Specifications for the Torrington Middle & High School project.

Torrington Middle School Mission Statement

Torrington Middle School fosters a challenging learning environment that inspires high expectations for achievement through instructional practices that embrace individual differences and learning styles. Our school values respect, responsibility and safety. We believe education is a shared responsibility of the school, student, home and community.

Torrington High School Core Values and Beliefs

Torrington High School believes that a community of self-motivated individuals who exercise personal responsibility and respect, demonstrate intellectual curiosity and resiliency, and value hard work and integrity will create life-long learners and productive members of society. Students will uphold TRADITION, and bring HONOR and SUCCESS to themselves, the school, and the community.

"Quod facis bene fac" – What you do, do well.

21st Century Learning Expectations (C.I.V.I.C.)

COMMUNICATION

- ✍ Communicate orally, visually, and in writing
- ✍ Address purpose, use evidence, organize information
- ✍ Cite sources and honor discipline-specific standards

INQUIRY / PROBLEM SOLVING

- ✍ Demonstrate intellectual curiosity
- ✍ Creatively pose questions to identify problems
- ✍ Successfully utilize critical thinking skills to solve problems
- ✍ Reflectively analyze results

VALUE CHARACTER

- ✍ Uphold the tradition of good citizenship
- ✍ Take personal responsibility and accountability for your actions
- ✍ Show respect and tolerance for others
- ✍ Contribute to a positive school and community

INFORMATION LITERACY

- ✍ Comprehend visual and written materials
- ✍ Effectively utilize technology to obtain and generate information
- ✍ Successfully demonstrate ability to analyze and evaluate information
- ✍ Make inferences and connections

COLLABORATION

- ✍ Effectively meet common goals by sharing responsibility for learning
- ✍ Honor the input of others
- ✍ Regularly contribute information in class or group assignments

Torrington High School Educational Visioning

September 2019

This Educational Vision reflects the work of a Visioning Team, approximately 30 teachers, district and school administrators, school board members, parents, students, with the project architects. Created in an all-day, intense facilitated workshop, it is intended to guide the long-term development of both education and facilities for Torrington High School.

EDUCATIONAL VISION

Guiding Principles

The Guiding Principles presented here were created to express the values, beliefs, and concepts developed by the educator and community Visioning Teams which examined educational trends, best practices, and issues affecting the delivery of 21st century education. These Guiding Principles present the essence of that inquiry. They are not policy, but they address the overarching themes identified by participants. They may serve as a foundation for the future schools. As such, they are intended to form the basis of future educational delivery and facilities planning. Staff Professional Development is crucial to the successful implementation of the educational concepts outlined here.

OVERARCHING PRINCIPLES

- ✍ This future-oriented Educational Vision articulates of innovative best and next educational practices, some of which are already in operation in some classrooms at Torrington High School
- ✍ Create a common understanding of this Educational Vision among administrators, faculty, parents, and students to continue shifting the educational model from one that is fairly traditional to one that is more transformed
- ✍ Prepare students for success in the 21st century, an emerging world of global competition, uncertain employment prospects simultaneous with unheralded workplace opportunities, infinite access to information, and rapid change in technology
- ✍ Teach 21st century skills at the same time as traditional content
- ✍ Build relationships with students, families, and communities through school structure and programs
- ✍ Aspire beyond the Common Core and beyond the Connecticut Department of Education guidelines to do what is best for student learning, and to instill a life-long sense of wonder and purpose. Create independent, life-long learners
- ✍ Establish a program of staff Professional Development to support the educational deliveries outlined here.

Learning Modalities

Visioning Team members determined that these are the best ways for students to learn:

The most commonly cited by the adults and students as most effective modalities, in order of importance, are:

- ✍ Small group work/ student collaboration
- ✍ Internships
- ✍ Project-based learning
- ✍ Interdisciplinary learning
- ✍ Thematic/integrated learning
- ✍ Seminar instruction
- ✍ Teacher teaming/synchronous collaboration

School Organization

The Table Teams reflected on model school organizational, and by commonality of responses determined this to be the most appropriate organization for Torrington High School.

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Most highly ranked school organizations include:

- ✍ Innovative organizations:
 - Interdisciplinary Small Learning Communities (SLCs) with career pathways
 - Departmental organization within Interdisciplinary SLCs, perhaps thematic
- ✍ Thematic SLCs such as Arts or Sustainable Living
- ✍ Interdisciplinary SLCs
- ✍ Integration of Career-technical learning with academic

Facility Concepts / Places for Learning

The Visioning Team reviewed 16 exemplar schools from the USA, the United Kingdom, and Australia. Working in Table Teams they ranked the schools for appropriateness for the future teaching and learning at the future school.

Essential characteristics of desired core learning space concepts are:

- Learning spaces arranged as Small Learning Communities
- Classrooms are components of "suites of spaces," supported by other spaces immediately adjacent
- Circulation to be used for learning
- Classrooms are to be flexible, interconnected, and supported by auxiliary spaces including Collaboration/Breakout/Commons Spaces
- Interdisciplinary possibilities
- Open, shared presentation areas
- Variety of furnishings, offering students and teachers more choices in supporting learning
- Possibility of student groups working in multiple places under the guidance of the teacher
- Teacher collaboration supported by the facilities, through double sized classrooms, connections between classrooms and strategic placement of related functions
- Teacher Planning Centers to support teacher collaboration and sense of community

III. PROJECT RATIONALE

Torrington Public Schools consist of four (4) elementary schools serving students in grades K-5; one (1) middle school serving students in grades 6-8; and Torrington High School serving students in grades 9-12.

Torrington Middle School is 26 years old and Torrington High School is 57 years old. The building currently housing the Central Offices is 123 years old. The Torrington Board of Education plans to move forward with construction of a new Middle School / High School Facility on the current grounds of the high school to address the following:

- NEASC accreditation comments
- 8th grade retention in the school district
- Educational program needs related to 21st century learning
- The aging Torrington High School as noted in a recent feasibility study

The Torrington Board of Education voted to move grades 7 and 8 from the current middle school to the new facility, which will be shared with grades 9 through 12. Grade 4 will be moved to the current middle school to join grades 5 and 6.

The new facility shall also accommodate Torrington Public Schools Central Offices. This location will better accommodate the district's needs and will allow the Central Offices to move from their aging facility, currently at 355 Migeon Avenue.

IV. THE PROJECT

Objective: To ensure all Torrington children are able to attend a school that is safe, modern, compliant with current building codes and able to support their educational program and to address issues identified in the *Torrington High School Educational Visioning* document developed in September 2019.

The following project specifications for the Torrington Middle & High School were developed using data from the November 2019 population study conducted by the New England School Development Council (NESDEC).

School: Torrington Middle & High School

- **Project Type:** New Construction
 - Total Building Area (inside face of walls): 268,640 square feet
- **Design Enrollment:** 1,571 students
- **Referendum:** November 3, 2020

V. ENROLLMENT AND CAPACITY DATA

Torrington Middle School currently houses 1,003 students in grades 6-8 (669 in grades 7-8). Torrington High School currently houses 881 students in grades 9-12. The design enrollment for this project is 1,571 students in grades 7-12; the maximum eight-year projected enrollment. (NESDEC, November 2019)

VI. OVERVIEW OF PROGRAMS

TORRINGTON MIDDLE SCHOOL PROGRAM OF STUDIES

Torrington Middle School students study various combinations of reading, language arts, study skills, mathematics, science, social studies, art, music, technology education, computers, health, foreign language, and physical education. The Middle School program of study concentrates on the mastery of basic skills in these areas:

The **Language Arts** program is designed to increase the skill level of students in the areas of reading, writing, speaking, and listening through active participation in the learning process. The Language Arts program utilizes process writing and a literature-based approach to expose students to a wide range of learning experiences. Students are encouraged to read a variety of materials for pleasure. Students can also enroll in an English Language Arts elective for high school credit.

The **Mathematics** program is designed to expand the mathematical understanding of our students. Utilizing a blend of inquiry and traditional methods, students will demonstrate their performance in a student-centered atmosphere. Algebra is offered at TMS with the opportunity to receive high school credit.

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The **Music** program offers band, chorus, and orchestra for our students. These music ensembles meet during the Enhancement period. Students are provided small group lessons weekly. Students are encouraged to join a music program. An appreciation for music follows throughout one's lifetime, so we encourage students to take advantage of our music program.

The **Social Studies** program is designed to develop civic competence, to examine global connections, and to recognize the contributions of past and present cultures. The social studies program promotes active participation in the learning process through teacher/student discussions, cooperative learning, individual and group projects, and technology.

The **Science** program's curriculum through Next Generation Science Standards is written for students to demonstrate their knowledge in the following areas: Nature of Science, History of Science, Science and Technology, Astronomy, Geology and Natural Resources, Oceanography, Meteorology, Earth History and Dynamics, Characteristics of Living Things, Cells, Genetics, Evolution, Ecosystems, Human Biology, Issues in Bioethics, Structure of Matter, Reactions and Interactions, Force and Motion, Energy Sources and Transformations, Heat and Temperature, Magnetism and Electricity, Sound and Light. Students are actively involved in our performance-based science program. Students can also enroll in integrated science classes to obtain high school credit.

The **World Language** Program in grades seven and eight is for students who meet academic requirements. It is designed to give the students an exposure to Italian or Spanish. Students can also enroll in integrated World Language classes to obtain high school credit.

Exploratory Subjects: In accordance with the middle school philosophy, each student is required to take unified arts subjects while at Torrington Middle School. These subjects include art, music, technology education, and information processing. The instructional methodology for these subjects is a "hands-on" approach. Classes offer exposure to 21st Century Skills and Career Pathways such as coding, STEAM, and architecture design.

Physical Education and Health: State law requires all students take Physical Education and Health. Class activities are designed to promote an appreciation for life-long physical fitness.

Pupil Personnel Services: School counselors, school psychologists, speech pathologists and social workers act as a resource and support for all students, teachers, administrators and parents in dealing with the intellectual, emotional, physical, and social changes that occur during adolescence and which impact academic achievement.

Special Education Services: We offer a continuum of special educational services ranging from Least Restrictive Environment to self-contained classrooms based on the individual needs of students as outlined in their Individual Education Plans (IEPs).

TORRINGTON HIGH SCHOOL PROGRAM OF STUDIES

Torrington High School students are required to earn 25 credits in order to graduate beginning with the Class of 2023. Each student must complete specific courses, as well as electives, in order to graduate. The required credit distribution is listed below:

| Department | Minimum Credit Requirement |
|---|--|
| Humanities | 9 credits <ul style="list-style-type: none"> Including at least 4 credits in English and 3 credits in Social Studies (including U.S. History and American Citizenship) |
| Science, Technology, Engineering, and Math (STEM) | 9 credits <ul style="list-style-type: none"> Including at least 3 credits in Math and 3 credits in Science |
| Physical Education/Health and Wellness | <ul style="list-style-type: none"> 1 credit in Physical Education 1 credit in Health Education |
| World Language | 1 credit |
| Capstone Project | 1 credit |
| Applied and Fine Arts | 3 credits |

Applied Education

Air Force Junior Reserve Officer Training Corps (AFJROTC)

AFJROTC is a nationally accredited, four-year leadership program offered at Torrington High School. Students can receive science, social studies or applied education credit, depending on the curriculum offered during a particular year. This program requires a typical classroom space with specific requirements for storage, as well as a large space for a drill pad.

Business Education

Business Education is an integral part of the total academic structure and provides a significant contribution to the education of all students in a business-oriented society. Emphasis is placed on enabling students to become productive and contributing members of society capable of economic self-sufficiency, life-long learning and adaptability to change. It is the primary goal of this department to have students acquire the necessary knowledge, skills, and work ethics and to be able to transfer and adapt those skills successfully to specific life situations.

College and Career Programs

The Career Internship Program enables students to gain valuable career/work experience in a real-life setting. By helping to foster independence and decision-making skills, this program provides an opportunity for a smooth transition from high school to college/work. Participating businesses serve as mentors to young persons, by exposing them to the routines and challenges of the business world.

Family and Consumer Science

The mission of the Family and Consumer Science Program is to empower people to effectively manage emerging life issues by analyzing options, applying skills, and strengthening interpersonal competencies through an interrelated curriculum. Participation in the program enables students to develop skills to manage their own

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personal, family and career lives, and to develop insights into interactions within the family and the relationship of work to family. Family and consumer science education applies academic learning to hands-on application and should be an integral part of one's education as one transitions into adulthood. A significant amount of space needs to be provided for a full teaching kitchen and child development room.

Marketing Education & Cooperative Work Experience Diversified Occupations

Technology Education

Technology education is experience-based and involves the application of mathematics and scientific concepts in such technological systems as construction, manufacturing, communications, engineering, transportation, biotechnology, and power and energy. Students work both individually and in teams to solve practical problems related to technology, its evolution, systems, techniques, utilization, and social and cultural significance. The technology education program is designed to recognize and capitalize on the individual's inherent potential for clearheaded analysis and problem-solving, for conceptualizing and creating, for building and representing by using tools and materials from which technology and industry spring. These programs require varying amounts of space depending on the nature of the manufacturing activities.

English

The English department promotes a program of active student participation in the learning process. Skills in English are the cornerstone for any career. Upon the completion of the course of study, the student will be an effective user of language for communication and lifelong learning. The student will demonstrate skills in critical reading, writing, speaking, listening and viewing. In accordance with the Torrington High School Core Beliefs and Values Statement, students will demonstrate problem-solving and critical thinking skills, reading and comprehension skills, and effective communication skills for a variety of purposes and audiences in these courses. Classrooms need to be spacious enough to allow for flexible adjustment of furniture to support collaborative as well as independent work.

English As A Second Language (ESL)

English as a Second Language (ESL) classes are for students who need additional language supports to be successful in their classes as they learn English. Students will be placed based on teacher recommendation and completion the home language survey.

Fine Arts

All students graduating from Torrington High School are required to successfully complete one (1) Fine Arts Credit. The following departments offer fine arts credits: Visual Arts, Music, and Theater. All three of these award-winning fine arts departments require significant space due to the numbers of students participating in musical and theatrical ensembles; visual arts program spaces require adequate space and lighting for students to create using a wide variety of materials and technology.

Health & Physical Education

Students will develop knowledge, attitudes and skills fundamental to attaining the benefits of a healthy lifestyle through the study of physical, mental, social, emotional and spiritual wellness. A significant amount of space is required to support the scope of Physical Education, Health and Athletic programs including two gymnasiums of varying size, training and weight rooms,

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offices, and locker rooms.

Mathematics

Torrington High School offers a variety of courses to meet students' needs while positively challenging their understanding and applications of mathematical concepts. The mathematics department promotes a program of active student participation in the learning process. It is strongly recommended that those students in college prep, honors and advanced placement level courses purchase a TI-83 Plus or TI-84 graphing calculator for their mathematical studies. Classrooms need to be spacious enough to allow for flexible adjustment of furniture to support collaborative as well as independent work.

Science

The Science department promotes a program of active student participation. Students engage in the use of scientific processes to experience the excitement of knowing and understanding the natural world. The Science courses are aligned with the State of Connecticut's Next Generation Science Standards (NGSS). Science classroom labs require more space than the typical classroom due to the nature of the learning activities and materials required.

Social Studies

The Social Studies Department promotes a program of active student participation in the learning process. The student will develop knowledge of the many factors shaping human behavior and the interdependence of people. In addition, he/she will demonstrate an ability to make rational and informed decisions about economic, social and political questions confronting individuals and society as a whole. Students will master skills in locating, compiling and weighing evidence and will be able to recognize the contributions of past and present cultures and will understand the duties, responsibilities and rights of United States citizenship. Classrooms need to be spacious enough to allow for flexible adjustment of furniture to support collaborative as well as independent work.

Special Education

Special education classes are only available to students through the Planning and Placement Team process.

World Languages

Proficiency in a modern language enables direct communication with people of other cultures. In addition, these courses help students to gain insight into their own culture as well as the understanding of English. French, Italian and Spanish are among the most common languages used in international commerce. In accordance with the Torrington High School 21st Century Learning Expectations, students will demonstrate reading and comprehension skills and effective communication skills for a variety of purposes and audiences. Students are advised to consult with their school counselor and assess their post-secondary plans when selecting their world language choice. Many colleges and universities require three or more years of a language for their entrance requirements. The Class of 2023 and 2024 are required to take one credit of World Language for graduation. Classrooms need to be spacious enough to allow for flexible adjustment of furniture to support collaborative as well as independent work.

Virtual Learning Courses

The purpose of Torrington High School's Online Learning Program is to provide an alternative

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instructional setting for students in order to meet their unique educational needs. Online learning is an independent, self-directed learning environment using a computer-based curriculum (Odysseyware) for instructional delivery.

SPECIAL EDUCATION

Torrington High School houses 3 programs to meet the needs of students with significant disabilities: The Life Skills program for students with multiple disabilities; the ATP program for students with emotional disabilities; and the PAVE program for students with autism. These programs are self-contained and require specialized spaces to meet the particular needs of the students enrolled. Additionally, students with special needs who are participating in the mainstream classroom programs may receive Special Education Resource support, Speech/Language/Hearing, Social Work, Psychological, and/or Occupational/Physical Therapy services. Each of these programs require classroom spaces that allow for small group or individual instruction and that will accommodate students with adaptive equipment. Special Education and Special Services programs also require spaces for individualized testing, counseling, and confidential meetings with parents, students and staff.

MEDIA CENTER LEARNING COMMONS

The Media Center will be the “heart” of the new Torrington Middle & High School and will serve as a resource center and gathering space for students and staff to explore, investigate, research, study, and collaborate. The Media Center will include a circulation center where students can check out materials, and a variety of spaces for students to work independently, within small groups and large presentation groups. As the central hub of the school, the Media Center should be bright, colorful, attractive and inviting to all.

TECHNOLOGY

Our world is dependent on technology implementation in all aspects of life. Students must be provided with the technological skills and knowledge which will enable them to function successfully in a global context. Technology support services should include: providing wireless capability in all spaces in the school building; engaging computers as part of best, next educational practices when their use gives students more choice in their learning; and deploying mobile devices but not mobile phones in lieu of desktop devices. Technology must not be viewed as a curriculum add-on, but, rather as a consistent and daily effective tool to be utilized in meaningful instruction that is relevant and rigorous.

ADMINISTRATION AND GUIDANCE

Administration and Support Services, within both the Middle School area and High School area, include program space for the Main Office, Principal’s Office, offices for Assistant Principals, and conference rooms. Also, within the Main Office area will be space for security services. As the point of entry to each of these areas to the school, these areas should be attractive and welcoming and set the tone for a positive first impression of Torrington Middle & High School.

Adjacent to but separate from the Main Office area will be the School Guidance program offices and instructional spaces, as well as offices for Social Worker and Psychologist services. These program services will be accessible via their own entrance from the main corridor and waiting area. Counselors provide classroom developmental counseling lessons that focus primarily on career exploration, planning and decision-making as well as one-on-one guidance. Students have

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the opportunity to discover and reflect upon their values, interests and aptitudes as well as investigate various career clusters and post-secondary opportunities. The Career Center, located within the Media Center program area, provides a means to explore future opportunities, higher education, and career pathways. These experiences give Torrington High School students a competitive advantage as they apply to college and prepare for careers and leadership roles in the community.

Also, adjacent to the Administration and Support Services programs is the Health Clinic, which serves the needs of students and staff alike. The Health Clinic should be in close proximity to the main entrance, Main Office and Attendance services. The Health Clinic should have access to natural light and fresh air as much as is practical.

VII. CENTRAL OFFICE ADMINISTRATION

The Central Office for the Torrington Public Schools will be housed within the Torrington Middle & High School facility. Central office includes office spaces for the Office of the Superintendent of Schools, the Office of the Assistant Superintendent, Business Services, Student Services, Human Resources, and Facilities Services. The superintendent and the Central Office administration are responsible for budgeting and business operations, facilities management, technology systems, human resources, special education, continuing education and high-quality teaching and learning district wide.

Building-based administrators meet regularly with the Central Office administration and therefore there is a need for conference space for groups of up to twenty. The specifications for this program space are detailed in a companion document entitled, "Educational Specifications for Torrington Public Schools Central Office Administration." The Torrington Middle & High School Facility Project and the Central Office Facility Project shall run concurrently.

VIII. PROGRAM SPECIFICATIONS – GRADES 7 & 8 – Detailed Description

CORE ACADEMIC SPACES (GRADES 7-8)

Unless otherwise noted, the standard design for every classroom noted below are expected to provide the following:

- Room darkening shades at exterior windows
- Horizontal blinds at interior glazing
- Soft color, dimmable lighting
- Acoustical standards for school facilities
- Air conditioning
- ADA compliant building standards
- Wireless/internet access to support at least 50 mobile devices
- Multiple electrical outlets
- Sound Field System
- Wall mount telephone
- Intercom communication with office

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| CLASSROOM – GENERAL (GRADES 7-8) | |
|---|---|
| SPACE: 850 square feet (each) | |
| NUMBER: Twenty-four (24) | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Comfortable chairs/desks/tables to accommodate up to twenty-four (24) students (flexible/adaptable/easily movable workstations) • Teacher desk/chair (possibly built into counter area to save space) • Collaboration table with chairs • Bookshelves • Sinks with soap and towel dispenser |
| Storage | <ul style="list-style-type: none"> • Built-in counters with shelving below at perimeter of the room • Counters to showcase student work and/or allow for standing collaborative work • Secured storage for materials |
| Teaching Aides/Equipment | <ul style="list-style-type: none"> • Document Camera • Interactive LED Panel • Wall/ceiling mounted speakers • Consider other innovative projection devices for collaborative work |
| Flooring | <ul style="list-style-type: none"> • Vinyl enhanced tile or flooring that allows for easy cleaning and movement of furniture • Walls should be functional workspaces and for showcasing student work |
| Boards | <ul style="list-style-type: none"> • Multiple magnetic whiteboards on front and side walls • Bulletin boards lining the back wall |
| Display/Storage of Student Work | <ul style="list-style-type: none"> • Closed deep display cases in Learning Community corridors |
| Classroom Technology – Students | <ul style="list-style-type: none"> • One (1) Chromebook or similar device per student • Charging station for devices |
| Classroom Technology – Teacher | <ul style="list-style-type: none"> • One (1) teacher computer • Aux HDMI input |

| MAKERSPACE/ STEM/ CODING CLASSROOM/LAB | |
|--|--|
| SPACE: 1,200 square feet (each) | |
| NUMBER: Two (2) minimum; One (1) in each learning community | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Tables and chairs for 20-30 • Sink, soap, towel dispenser |
| Storage | <ul style="list-style-type: none"> • Table/Chair storage |
| Teaching Aides/Equipment | <ul style="list-style-type: none"> • Document Camera • Interactive LED Panel • Wall/ceiling mounted speakers • Consider other innovative projection devices for collaborative work |
| Flooring | <ul style="list-style-type: none"> • Vinyl enhanced tile or flooring that allows for easy cleaning and movement of furniture • Walls should be functional workspaces and for showcasing student work |
| Boards | <ul style="list-style-type: none"> • Multiple magnetic whiteboards • Bulletin boards lining the back wall |
| Classroom Technology – Teacher | <ul style="list-style-type: none"> • One (1) teacher computer • Aux HDMI input |

| SCIENCE CLASSROOM / LAB – GRADES 7 & 8 | |
|---|--|
| SPACE: 1,000 square feet (each) | |
| NUMBER: Six (6) | |

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| SCIENCE CLASSROOM / LAB – GRADES 7 & 8 | |
|---|--|
| Furniture & Equipment | <ul style="list-style-type: none"> • Comfortable chairs/lab tables to accommodate up to twenty-four (24) students (flexible/adaptable/easily movable workstations; tables that can be locked in place) • Teacher desk/chair |
| Storage | <ul style="list-style-type: none"> • Built-in counters on one wall with adjustable shelving below • Secured storage for science materials and equipment • Separate secured storage for chemicals • Project storage for student work |
| Teaching Aides/Equipment | <ul style="list-style-type: none"> • Document Camera • Interactive LED Panel • Wall/ceiling mounted speakers • Consider other innovative projection devices for collaborative work |
| Utility Requirements | <ul style="list-style-type: none"> • Sink, soap, towel dispenser • Retractable, overhead electrical outlets • Laminar flow hood, where required • Waste disposal, where required |
| Safety Requirements | <ul style="list-style-type: none"> • Personal protective equipment (PPE) cabinet, • Appropriate combustion class fire extinguishers, where required • Combination shower and eyewash • Lab stations, sinks, stationary power equipment, etc. to meet accessibility standards • Per OSHA workplace standards |
| Flooring | <ul style="list-style-type: none"> • Vinyl enhanced tile or flooring that allows for easy cleaning and movement of furniture • Walls should be functional workspaces and for showcasing student work |
| Boards | <ul style="list-style-type: none"> • Multiple magnetic whiteboards • Bulletin boards |
| Display/Storage of Student Work | <ul style="list-style-type: none"> • Closed deep display case in Learning Community corridor |
| Classroom Technology – Students | <ul style="list-style-type: none"> • One (1) Chromebook or similar device per student • Ability to charge devices |
| Classroom Technology - Teacher | <ul style="list-style-type: none"> • One (1) teacher computer • Aux HDMI input |

| SMALL GROUP ROOM / RESOURCE ROOM | |
|--|---|
| SPACE 425 square feet (each) | |
| NUMBER: Twelve (12) <i>Dispersed evenly throughout learning communities</i> | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Comfortable chairs/desks/tables to accommodate ten (10) to fifteen (15) students (flexible/adaptable/easily movable workstations) • Teacher desk/chair (possibly built into counter area to save space) • Bookshelves |
| Storage | <ul style="list-style-type: none"> • Built-in counters with shelving below around perimeter of the room • Secured storage for materials |
| Teaching Aides/Equipment | <ul style="list-style-type: none"> • Document Camera • Interactive LED Panel • Wall/ceiling mounted speakers • Consider other innovative projection devices for collaborative work |
| Flooring | <ul style="list-style-type: none"> • Vinyl enhanced tile or flooring that allows for easy cleaning and movement of furniture |
| Boards | <ul style="list-style-type: none"> • Multiple magnetic whiteboards • Bulletin boards |

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| SMALL GROUP ROOM / RESOURCE ROOM | |
|---|--|
| Classroom Technology - Students | <ul style="list-style-type: none"> • One (1) Chromebook or similar device per student • Charging station for devices |
| Classroom Technology - Teacher | <ul style="list-style-type: none"> • One (1) teacher computer • Aux HDMI input |
| Other Requirements | <ul style="list-style-type: none"> • Each located near academic team classrooms |

| PROFESSIONAL LEARNING COMMUNITY (FACULTY ROOM) | |
|--|--|
| SPACE: 950 square feet (each) | |
| NUMBER: Two (2) minimum or one (1) per learning community | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Three (3) – four (4) desks |
| Storage | <ul style="list-style-type: none"> • Three (3) – four (4) file cabinets • Three (3) – four (4) bookshelves |
| Teaching Aides/Equipment | <ul style="list-style-type: none"> • Document Camera • Interactive LED Panel • Wall/ceiling mounted speakers • Consider other innovative projection devices for collaborative work |
| Flooring | <ul style="list-style-type: none"> • Vinyl enhanced tile or flooring that allows for easy cleaning and movement of furniture |
| Boards | <ul style="list-style-type: none"> • Multiple magnetic whiteboards • Bulletin boards |

| ESL / BILINGUAL CLASSROOM | |
|--|--|
| SPACE 425 square feet (each) | |
| NUMBER: One (1) | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Comfortable chairs/desks/tables to accommodate twenty (20) students (flexible/adaptable/easily movable workstations) • Language lab setup • Teacher desk/chair (possibly built into counter area to save space) • Bookshelves |
| Storage | <ul style="list-style-type: none"> • Built-in counters with shelving below around perimeter of the room • Secured storage for materials |
| Teaching Aides/Equipment | <ul style="list-style-type: none"> • Document Camera • Interactive LED Panel • Wall/ceiling mounted speakers • Consider other innovative projection devices for collaborative work |
| Flooring | <ul style="list-style-type: none"> • Vinyl enhanced tile or flooring that allows for easy cleaning and movement of furniture |
| Boards | <ul style="list-style-type: none"> • Multiple magnetic whiteboards • Bulletin boards |
| Classroom Technology - Students | <ul style="list-style-type: none"> • One (1) Chromebook or similar device per student • Charging station for devices |
| Classroom Technology - Teacher | <ul style="list-style-type: none"> • One (1) teacher computer • Aux HDMI input |
| Other Requirements | <ul style="list-style-type: none"> • Located near academic team classrooms |

| |
|--|
| SPECIAL EDUCATION PROGRAMS (GRADES 7 & 8) |
|--|

Unless otherwise noted, the standard design for every classroom noted below are expected to provide the following:

- Room darkening shades at exterior windows
- Horizontal blinds at interior glazing
- Soft color, dimmable lighting
- Acoustical standards for school facilities
- Air conditioning
- ADA compliant building standards
- Wireless/internet access to support at least 50 mobile devices
- Multiple electrical outlets
- Sound Field System
- Wall mount telephone
- Intercom communication with office

| LIFE SKILLS CLASSROOM | |
|---|--|
| SPACE: 900 square feet 60 square feet | |
| NUMBER: One (1) | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Comfortable chairs/desks/tables (flexible/adaptable/easily movable workstations) • Adaptive furniture, as appropriate for needs of students • Teacher desk/chair (possibly built into counter area to save space) • Collaboration table with chairs |
| Storage | <ul style="list-style-type: none"> • Built-in counters with shelving below around perimeter of the room • Secured storage for testing materials • Professional library for staff • Leveled classroom library for students |
| Teaching Aides/Equipment | <ul style="list-style-type: none"> • Document Camera • Interactive LED Panel • Wall/ceiling mounted speakers • Digital and analog clocks in each room • First Aid kits |
| Flooring | <ul style="list-style-type: none"> • Vinyl enhanced tile or resilient flooring that allows for easy cleaning and movement of furniture |
| Boards | <ul style="list-style-type: none"> • Multiple magnetic whiteboards • Rolling whiteboards • Bulletin boards lining the back wall |
| Classroom Technology – Students | <ul style="list-style-type: none"> • One (1) Chromebook or similar device per student • Charging station for devices |
| Classroom Technology - Teacher | <ul style="list-style-type: none"> • One (1) teacher computer • Aux HDMI input |

| O.T./P.T. RESOURCE | |
|---|--|
| SPACE: 425 square feet | |
| NUMBER: One (1) room shared by two (2) staff | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Teacher desk/chair (2) (possibly built into counter area to save space) • Various equipment for Occupational Therapy • Area for gross motor activities • Floor mats |

| O.T./P.T. RESOURCE | |
|---------------------------------------|--|
| Storage | <ul style="list-style-type: none"> • Storage for OT/PT equipment • Two (2) lockable teacher storage wardrobe • Two (2) lockable four-drawer filing cabinet • Built-in counters with shelving below around perimeter of the room • Secured storage for materials |
| Teaching Aides/Equipment | <ul style="list-style-type: none"> • Various equipment for OT/PT |
| Flooring | <ul style="list-style-type: none"> • Vinyl enhanced tile or flooring that allows for easy cleaning and movement of furniture/equipment |
| Boards | <ul style="list-style-type: none"> • Magnetic whiteboards • Bulletin boards lining the back wall |
| Classroom Technology - Teacher | <ul style="list-style-type: none"> • Two (2) teacher computers |

ART & MUSIC PROGRAMS (GRADES 7 & 8)

| ART CLASSROOM | |
|--|---|
| SPACE: 1,000 square feet for classroom 100 square feet (each) for Art Workroom NUMBER: Two (2) | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Stainless steel worktables, chairs to accommodate twenty-four (24) students • Teacher desk/chair (possibly built in o counter area to save space) • Kiln in separate kiln room within one (1) classroom. Kiln room could be shared with HS program if located within close proximity. |
| Storage | <ul style="list-style-type: none"> • Built-in counters with shelving below around perimeter of the room • Counters to showcase student work • Metal shelving and cabinets • Secured storage for materials • Combination of damp and dry drying cabinets |
| Teaching Aides/Equipment | <ul style="list-style-type: none"> • Document Camera • Interactive LED Panel • Wall/ceiling mounted speakers • Consider other innovative projection devices for collaborative work |
| Utility Requirements | <ul style="list-style-type: none"> • Kiln room is adjacent to Art Studio with proper ventilation • Kilns requires a 220v outlet • Industrial HEPA air filter • Wall-mounted extruders • Two (2) large sinks with clay trap drains |
| Safety Requirements | <ul style="list-style-type: none"> • Proper ventilation of kiln room • HEPA air filter for classroom • Emergency eyewash station • Adhere to OSHA requirements |
| Flooring | <ul style="list-style-type: none"> • Slip resistant vinyl enhanced tile or flooring that allows for easy cleanup |
| Boards | <ul style="list-style-type: none"> • Multiple magnetic whiteboards • Bulletin boards lining the back wall |
| Display/Storage of Student Work | <ul style="list-style-type: none"> • Closed deep display cases in Learning Community/Visual Arts corridors |
| Classroom Technology - Teacher | <ul style="list-style-type: none"> • One (1) teacher computer • Aux HDMI input |

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| MUSIC – BAND / CHORUS ROOM | |
|--|---|
| SPACE: 1,850 square feet (Band Room) 1,200 square feet (Chorus Room) | |
| NUMBER: Two (2) rooms | |
| Furniture & Equipment | <ul style="list-style-type: none"> • One hundred (100 HS)/ Fifty (50 MS) Wenger performer chairs • One hundred (100) Wenger music stands • One (1) Studio Upright Piano with moving dolly attached • Three (3) Wenger Large Move and Store Music Stand Carts • Nine (9) Wenger Chair Move and Store Carts • Stereo and speaker system • Recording equipment built into classroom for assessment purposes |
| Storage | <ul style="list-style-type: none"> • Built-in counters/cabinets with storage above and below • Instrument storage • Music library storage |
| Teaching Aides/Equipment | <ul style="list-style-type: none"> • Document Camera • Interactive LED Panel • Wall/ceiling mounted speakers |
| Utility Requirements | <ul style="list-style-type: none"> • Recording equipment built into classroom • HVAC control • HVAC equipment to include sound deadening air handling equipment |
| Flooring | <ul style="list-style-type: none"> • Flooring appropriate for acoustics |
| Boards | <ul style="list-style-type: none"> • Multiple magnetic whiteboards • Bulletin boards |
| Classroom Technology - Teacher | <ul style="list-style-type: none"> • One (1) teacher computer • Aux HDMI input |
| Other Requirements | <ul style="list-style-type: none"> • Adjacent to auditorium/theater area |

| MUSIC – PRACTICE ROOM |
|------------------------------|
| SPACE: 80 square feet |
| NUMBER: Two (2) rooms |

| MUSIC – STORAGE ROOM |
|-------------------------------|
| SPACE: 200 square feet |
| NUMBER: One (1) |

VOCATIONS & TECHNOLOGY (GRADES 7 & 8)

| CONSTRUCTION TECHNOLOGY | |
|----------------------------------|--|
| SPACE: 1200 square feet | |
| NUMBER: One (1) | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Permanent placement of equipment such as table saw, band saw, jointer, radial arm saw, sanders, and drill press with required clearances for safe operation • Dust collection • Utility sink • Work benches and stools • Compressed air with hose reels distributed throughout • Teacher station • Fire extinguisher/ fire blanket |

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| CONSTRUCTION TECHNOLOGY | |
|--|---|
| Storage | <ul style="list-style-type: none"> Secured tool storage and materials storage Flammables storage Personal protective equipment storage |
| Teaching Aides/Equipment | <ul style="list-style-type: none"> Document Camera Interactive LED Panel Wall/ceiling mounted speakers |
| Flooring | <ul style="list-style-type: none"> Flooring material to allow for ease of cleaning and durability |
| Boards | <ul style="list-style-type: none"> Multiple magnetic whiteboards Bulletin boards |
| Classroom Technology – Students | <ul style="list-style-type: none"> One (1) Chromebook or similar device per student Charging station for devices |
| Classroom Technology - Teacher | <ul style="list-style-type: none"> One (1) teacher computer Aux HDMI input |
| Other Requirements | <ul style="list-style-type: none"> Emergency shut offs Sink/handwashing station Eye and body wash Overhead door Other safety requirements per OSHA |

HEALTH & PHYSICAL EDUCATION (GRADES 7 & 8)

| MIDDLE SCHOOL GYMNASIUM | |
|---------------------------------|---|
| SPACE: 7,000 square feet | |
| Safety Requirements | <ul style="list-style-type: none"> Removable protective matting |
| Flooring | <ul style="list-style-type: none"> All-purpose wood floor system with essential markings |
| Technology | <ul style="list-style-type: none"> Adequate wireless connectivity |
| Other Requirements | <ul style="list-style-type: none"> One 50'x 84' regulation court Bleacher seating for 150 minimum; more if possible Motorized partition / half-court divider Sound system |

| HEALTH & PHYSICAL EDUCATION - STORAGE | |
|--|--|
| SPACE: 300 square feet | |
| NUMBER: One (1) | |

| HEALTH INSTRUCTOR'S OFFICE | |
|-----------------------------------|--|
| SPACE: 180 square feet | |
| NUMBER: Two (2) | |
| Furniture & Equipment | <ul style="list-style-type: none"> Teacher desk/chair Visitor seating Bookshelves |
| Storage | <ul style="list-style-type: none"> Lockable teacher storage wardrobe One (1) lockable four-drawer filing cabinet |
| Flooring | <ul style="list-style-type: none"> Vinyl enhanced tile |
| Boards | <ul style="list-style-type: none"> Magnetic whiteboard Bulletin boards |
| Technology | <ul style="list-style-type: none"> One (1) teacher computer |

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HEALTH & PHYSICAL EDUCATION – LOCKER ROOMS

SPACE: 1000 square feet (each with toilets)

NUMBER: Two (2)

MEDIA CENTER (GRADES 7 & 8)

Unless otherwise noted, the standard design for every classroom noted below are expected to provide the following:

- Room darkening shades at exterior windows
- Horizontal blinds at interior glazing
- Soft color, dimmable lighting
- Acoustical standards for school facilities
- Air conditioning
- ADA compliant building standards
- Wireless/internet access to support at least 50 mobile devices
- Multiple electrical outlets
- Sound Field System
- Wall mount telephone
- Intercom communication with office

MEDIA CENTER / READING ROOM

SPACE: 2,324 square feet (*Based on 10% of student enrollment x 35 sf/student*)

| | |
|----------------------------------|--|
| Furniture & Equipment | <ul style="list-style-type: none"> • Flexible book shelving that can easily be reconfigured • Centralized circulation area with staff workstations |
| Teaching Aides/Equipment | <ul style="list-style-type: none"> • Document Camera • Interactive LED Panel • Wall/ceiling mounted speakers • Motorized screen • Ceiling mount projector • High-quality sound system |
| Utility Requirements | <ul style="list-style-type: none"> • Work area to process books with workstations |
| Flooring | <ul style="list-style-type: none"> • Carpet tile or sheet flooring chosen for ease of maintenance and acoustical value |
| Boards | <ul style="list-style-type: none"> • Bulletin Boards to display student work and promotional materials |
| Technology | <ul style="list-style-type: none"> • Self-checkout technology compatible with cafeteria self-checkout software • Staff computers for the circulation desk area |
| Other Requirements | <ul style="list-style-type: none"> • The Media Center will be centrally located; “the heart of the school” • The Circulation Center will be located in the center of the Media Center and adjacent to the workroom and media specialist office |

MEDIA CENTER SMALL GROUP ROOM

SPACE 450 square feet (each)

NUMBER: Two (2)

| | |
|----------------------------------|--|
| Furniture & Equipment | <ul style="list-style-type: none"> • Comfortable chairs/desks/tables to accommodate ten (10) to fifteen (15) students (flexible/adaptable/easily movable workstations) |
| Storage | <ul style="list-style-type: none"> • Built-in counters with shelving below around perimeter of the room |
| Teaching Aides/Equipment | <ul style="list-style-type: none"> • Document Camera • Interactive LED Panel • Wall/ceiling mounted speakers • Consider other innovative projection devices for collaborative work |

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| MEDIA CENTER SMALL GROUP ROOM | |
|--------------------------------------|---|
| Flooring | <ul style="list-style-type: none"> • Vinyl enhanced tile or flooring that allows for easy cleaning and movement of furniture |
| Boards | <ul style="list-style-type: none"> • Multiple magnetic whiteboards • Bulletin boards |

| MEDIA SPECIALIST OFFICE | |
|----------------------------------|---|
| SPACE: 150 square feet | |
| NUMBER: One (1) | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Desk and chair • Table • Visitor seating |
| Storage | <ul style="list-style-type: none"> • Lockable storage/wardrobe • Lockable files • Bookcase |
| Flooring | <ul style="list-style-type: none"> • Carpet tile or sheet flooring chosen for ease of maintenance and acoustical value |
| Boards | <ul style="list-style-type: none"> • Magnetic whiteboard • Bulletin board |
| Technology | <ul style="list-style-type: none"> • One (1) computer/staff • Printer |
| Other Requirements | <ul style="list-style-type: none"> • Adjacent to Circulation Center |

| MEDIA CENTER WORKROOM | |
|----------------------------------|---|
| SPACE: 250 square feet | |
| NUMBER: One (1) | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Table and four (4) chairs • Sink |
| Storage | <ul style="list-style-type: none"> • Shelving and cabinetry storage • Counter at standing height for work |
| Flooring | <ul style="list-style-type: none"> • Vinyl enhanced tile |
| Boards | <ul style="list-style-type: none"> • Magnetic whiteboard • Bulletin boards |
| Technology | <ul style="list-style-type: none"> • Network copier/fax machine |
| Other Requirements | <ul style="list-style-type: none"> • Adjacent to Circulation Center |

| MEDIA CENTER STORAGE | |
|-------------------------------|---|
| SPACE: 250 square feet | |
| Storage | <ul style="list-style-type: none"> • Shelving and cabinetry storage • Vinyl enhanced flooring |

DINING & FOOD SERVICE (GRADES 7 & 8)

Unless otherwise noted, the standard design for every classroom noted below are expected to provide the following:

- Room darkening shades at exterior windows
- Horizontal blinds at interior glazing
- Soft color, dimmable lighting
- Acoustical standards for school facilities
- Air conditioning
- ADA compliant building standards
- Wireless/internet access to support at least 50 mobile devices

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- Multiple electrical outlets
- Sound Field System
- Wall mount telephone
- Intercom communication with office

| CAFETERIA / COMMONS | |
|--|--|
| SPACE: 3,873 square feet <i>(Based on 3 lunch periods and 17.5 sf/seat)</i> | |
| Furniture & Equipment | <ul style="list-style-type: none"> • "Floor Finish Friendly" tables and seating (for quick, easy cleaning) for 221 students per lunch wave |
| Teaching Aides/Equipment | <ul style="list-style-type: none"> • Interactive LED Panel (at least 75") (or multiple LCD panels) • Wall/ceiling mounted speakers |
| Flooring | <ul style="list-style-type: none"> • Vinyl enhanced tile or flooring that allows for easy cleanup |
| Boards | <ul style="list-style-type: none"> • Bulletin Boards • Signage and displays to be determined |

| FOOD COURT/SCRAMBLE SERVING AREA |
|---|
| SPACE: Shared with high school program |

| STAFF DINING | |
|----------------------------------|---|
| SPACE: 200 square feet | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Tables and chairs for up to 12 staff members • Refrigerator • Microwave • Coffee maker |
| Flooring | <ul style="list-style-type: none"> • Vinyl enhanced tile or flooring that allows for easy cleanup |
| Boards | <ul style="list-style-type: none"> • Magnetic whiteboards • Bulletin boards |

MEDICAL SERVICES (GRADES 7 & 8)

| NURSES' OFFICE | |
|---|--|
| SPACE: 300 square feet (Nurses' Office / Waiting Room) 120 square feet (Prep Area) 300 square feet (Examination Room / Resting) 60 square feet (Toilet) | |
| Furniture & Equipment | <ul style="list-style-type: none"> • One (1) desk with chair per nurse • Four (4) cots |
| Storage | <ul style="list-style-type: none"> • Built-in counters with shelving below around perimeter of the room • Multiple file cabinets (three (3) four-drawer; five (5) two-drawer) • Five (5) double cabinets (full size) • One (1) double cabinet (half-size) • Two (2) locked medicine cabinets • Two (2) locking wall cabinets • Large closet with shelving and doors |
| Utility Requirements | <ul style="list-style-type: none"> • Lavatory within Health Clinic • Refrigerator with generator back-up • Sink with hot and cold water, soap, and towel dispenser • Microwave • 2 wheelchairs • Scale |

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| NURSES' OFFICE | |
|----------------------------|---|
| Safety Requirements | <ul style="list-style-type: none"> • Eye-wash station • Double locks on medicine cabinets |
| Flooring | <ul style="list-style-type: none"> • Vinyl enhanced tile |
| Boards | <ul style="list-style-type: none"> • One (1) large bulletin board |
| Technology | <ul style="list-style-type: none"> • One (1) computer per nurse • One (1) phone per nurse • Printer |
| Other Requirements | <ul style="list-style-type: none"> • Centrally located adjacent to attendance office, counseling, social worker, main office |

ADMINISTRATION AND GUIDANCE (GRADES 7 & 8)

Unless otherwise noted, the standard design for every classroom noted below are expected to provide the following:

- Room darkening shades at exterior windows
- Horizontal blinds at interior glazing
- Soft color, dimmable lighting
- Acoustical standards for school facilities
- Air conditioning
- ADA compliant building standards
- Wireless/internet access to support at least 50 mobile devices
- Multiple electrical outlets
- Sound Field System
- Wall mount telephone
- Intercom communication with office

| GENERAL OFFICE (RECEPTION AND SECRETARIAL AREA) | |
|---|---|
| SPACE: 300 square feet (General Office / Toilet) | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Multiple Secretarial workstations • Multiple Secretarial chairs • Table and counter space |
| Storage | <ul style="list-style-type: none"> • Lockable storage wardrobes • Four (4) lockable four-drawer filing cabinets • Fire-rated student file storage • Base and wall cabinet storage • Vault/Personnel Records storage |
| Equipment | <ul style="list-style-type: none"> • Network copier and fax machine • Printer |
| Safety Requirements | <ul style="list-style-type: none"> • Located near Main Entrance • Multiple windows to view visitor activity • Appropriate security measures as outlined in Building Systems section of Ed Specs • Security "panic" button with dedicated phone line |
| Flooring | <ul style="list-style-type: none"> • Carpet tile or sheet flooring chosen for ease of maintenance and acoustic value |
| Boards | <ul style="list-style-type: none"> • Bulletin boards |
| Technology | <ul style="list-style-type: none"> • One (1) computer per secretary/clerk • Electronic security system |
| Other Requirements | <ul style="list-style-type: none"> • Adjacent to administrative offices • Separate entrance from High School entrance |

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| SECURITY DESK | |
|----------------------------------|---|
| SPACE: 100 square feet | |
| NUMBER: One (1) | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Desk and chair |
| Technology | <ul style="list-style-type: none"> • One (1) computer |
| Other Requirements | <ul style="list-style-type: none"> • Adjacent to main entrance and main office |

| WAITING ROOM | |
|----------------------------------|---|
| SPACE: 150 square feet | |
| NUMBER: Two (2) | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Comfortable visitor seating • End tables |
| Flooring | <ul style="list-style-type: none"> • Carpet tile or sheet flooring chosen for ease of maintenance and acoustic value |
| Boards | <ul style="list-style-type: none"> • Bulletin board |
| Technology | <ul style="list-style-type: none"> • One (1) computer (parent kiosk) |
| Other Requirements | <ul style="list-style-type: none"> • Adjacent to main office |

| PRINCIPAL'S OFFICE | |
|----------------------------------|---|
| SPACE: 150 square feet | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Desk and chair • Table • Seating for six (6) |
| Storage | <ul style="list-style-type: none"> • Lockable storage/wardrobe • Lockable lateral files • One (1) large wall unit bookcase |
| Teaching Aides/Equipment | <ul style="list-style-type: none"> • Document Camera • Interactive LED Panel (32-50" display) |
| Safety Requirements | <ul style="list-style-type: none"> • Security "panic" button with dedicated phone line |
| Flooring | <ul style="list-style-type: none"> • Carpet tile or sheet flooring chosen for ease of maintenance and acoustic value |
| Boards | <ul style="list-style-type: none"> • Magnetic whiteboard • Bulletin board |
| Technology | <ul style="list-style-type: none"> • One (1) computer • Aux ports for plugging into display |
| Other Requirements | <ul style="list-style-type: none"> • Adjacent to main office, assistant principal offices, and conference room |

| ASSISTANT PRINCIPAL'S OFFICE | |
|--------------------------------------|---|
| SPACE: 120 square feet (each) | |
| NUMBER: One (1) | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Desk and chair • Table • Seating for four (4) |
| Storage | <ul style="list-style-type: none"> • Lockable storage/wardrobe • Lockable lateral files • One (1) large wall unit bookcase |
| Flooring | <ul style="list-style-type: none"> • Carpet tile or sheet flooring chosen for ease of maintenance and acoustic value |
| Boards | <ul style="list-style-type: none"> • Magnetic whiteboard • Bulletin board |
| Technology | <ul style="list-style-type: none"> • One (1) computer |
| Other Requirements | <ul style="list-style-type: none"> • Adjacent to main office, principal office, and conference room |

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| SECURITY OFFICE | |
|----------------------------------|---|
| SPACE: 120 square feet | |
| NUMBER: One (1) | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Desk and chair • Table |
| Storage | <ul style="list-style-type: none"> • Lockable storage/wardrobe • One (1) large wall unit bookcase |
| Flooring | <ul style="list-style-type: none"> • Carpet tile or sheet flooring chosen for ease of maintenance and acoustic value |
| Boards | <ul style="list-style-type: none"> • Magnetic whiteboard • Bulletin board |
| Technology | <ul style="list-style-type: none"> • One (1) computer |
| Other Requirements | <ul style="list-style-type: none"> • Adjacent to main office, principal office, assistant principal offices, and conference room |

| SPEECH OFFICE | |
|----------------------------------|---|
| SPACE: 120 square feet | |
| NUMBER: One (1) | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Desk and chair • Table • Seating for four (4) |
| Storage | <ul style="list-style-type: none"> • Lockable storage/wardrobe • Lockable lateral files • One (1) large wall unit bookcase |
| Flooring | <ul style="list-style-type: none"> • Carpet tile or sheet flooring chosen for ease of maintenance and acoustic value |
| Boards | <ul style="list-style-type: none"> • Magnetic whiteboard • Bulletin board |
| Technology | <ul style="list-style-type: none"> • One (1) computer |
| Other Requirements | <ul style="list-style-type: none"> • Adjacent to main office, principal office, assistant principal offices, and conference room |

| PSYCHOLOGIST OFFICE | |
|--------------------------------------|---|
| SPACE: 120 square feet (each) | |
| NUMBER: Two (2) | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Desk and chair • Table • Seating for four (4) |
| Storage | <ul style="list-style-type: none"> • Lockable storage/wardrobe • Lockable lateral files • One (1) large wall unit bookcase |
| Flooring | <ul style="list-style-type: none"> • Carpet tile or sheet flooring chosen for ease of maintenance and acoustic value |
| Boards | <ul style="list-style-type: none"> • Magnetic whiteboard • Bulletin board |
| Technology | <ul style="list-style-type: none"> • One (1) computer |
| Other Requirements | <ul style="list-style-type: none"> • Adjacent to main office, principal office, assistant principal offices, and conference room |

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| GUIDANCE SECRETARIAL AREA | |
|----------------------------------|---|
| SPACE: 200 square feet | |
| NUMBER: One (1) | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Desk and chair |
| Storage | <ul style="list-style-type: none"> • Lockable storage/wardrobe |
| Flooring | <ul style="list-style-type: none"> • Carpet tile or sheet flooring chosen for ease of maintenance and acoustic value |
| Technology | <ul style="list-style-type: none"> • One (1) computer |
| Other Requirements | <ul style="list-style-type: none"> • Adjacent to Guidance Office, Guidance Storeroom, and Records Room |

| GUIDANCE OFFICE | |
|--------------------------------------|---|
| SPACE: 120 square feet (each) | |
| NUMBER: Two (2) | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Desk and chair • Table • Seating for four (4) |
| Storage | <ul style="list-style-type: none"> • Lockable storage/wardrobe • Lockable lateral files • Bookcase |
| Flooring | <ul style="list-style-type: none"> • Carpet tile or sheet flooring chosen for ease of maintenance and acoustic value |
| Boards | <ul style="list-style-type: none"> • Magnetic whiteboard • Bulletin board |
| Technology | <ul style="list-style-type: none"> • One (1) computer |
| Other Requirements | <ul style="list-style-type: none"> • Adjacent to Main Office, Guidance Storeroom, and Records Room |

| HEARING IMPAIRED OFFICE | |
|--------------------------------------|---|
| SPACE: 120 square feet (each) | |
| NUMBER: One (1) | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Desk and chair • Table • Seating for four (4) |
| Storage | <ul style="list-style-type: none"> • Lockable storage/wardrobe • Lockable lateral files • Bookcase |
| Flooring | <ul style="list-style-type: none"> • Carpet tile or sheet flooring chosen for ease of maintenance and acoustic value |
| Boards | <ul style="list-style-type: none"> • Magnetic whiteboard • Bulletin board |
| Technology | <ul style="list-style-type: none"> • One (1) computer |
| Other Requirements | <ul style="list-style-type: none"> • Adjacent to Main Office, Guidance Storeroom, and Records Room |

| SOCIAL WORKER | |
|--------------------------------------|---|
| SPACE: 120 square feet (each) | |
| NUMBER: Two (2) | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Desk and chair • Table • Seating for four (4) |
| Storage | <ul style="list-style-type: none"> • Lockable storage/wardrobe • Lockable lateral files • Bookcase |
| Flooring | <ul style="list-style-type: none"> • Carpet tile or sheet flooring chosen for ease of maintenance and acoustic value |

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| SOCIAL WORKER | |
|---------------------------|---|
| Boards | <ul style="list-style-type: none"> • Magnetic whiteboard • Bulletin board |
| Technology | <ul style="list-style-type: none"> • One (1) computer |
| Other Requirements | <ul style="list-style-type: none"> • Adjacent to Main Office, Guidance Storeroom, and Records Room |

| REFLECTIVE ROOM | |
|--------------------------------------|---|
| SPACE: 130 square feet (each) | |
| NUMBER: One (1) | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Desk and chair • Table • Seating for four (4) |
| Storage | <ul style="list-style-type: none"> • Lockable storage/wardrobe • Lockable lateral files • Bookcase |
| Flooring | <ul style="list-style-type: none"> • Carpet tile or sheet flooring chosen for ease of maintenance and acoustic value |
| Boards | <ul style="list-style-type: none"> • Magnetic whiteboard • Bulletin board |
| Technology | <ul style="list-style-type: none"> • One (1) computer |
| Other Requirements | <ul style="list-style-type: none"> • Adjacent to Main Office |

| CONFERENCE ROOM | |
|----------------------------------|--|
| SPACE: 250 square feet | |
| NUMBER: Two (2) | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Conference table • Seating for twelve (12) • Credenza • Telephone • Camera and microphone for video conferencing |
| Teaching Aides/Equipment | <ul style="list-style-type: none"> • Document Camera • Interactive LED Panel |
| Flooring | <ul style="list-style-type: none"> • Carpet tile or sheet flooring chosen for ease of maintenance and acoustic value |
| Boards | <ul style="list-style-type: none"> • Magnetic whiteboard • Bulletin board |
| Technology | <ul style="list-style-type: none"> • Aux ports for plugging into display |
| Other Requirements | <ul style="list-style-type: none"> • Adjacent to administrative offices |

| STOREROOM / RECORDS ROOM | |
|---------------------------------|--|
| SPACE: 150 square feet | |

| WORKROOM | |
|----------------------------------|---|
| SPACE: 200 square feet | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Staff mailboxes • Table |
| Storage | <ul style="list-style-type: none"> • Built-in counters with shelving below and above |
| Flooring | <ul style="list-style-type: none"> • Carpet tile or sheet flooring chosen for ease of maintenance and acoustic value |
| Boards | <ul style="list-style-type: none"> • Magnetic whiteboard • Bulletin board |
| Technology | <ul style="list-style-type: none"> • Network copier/fax machine |

PROGRAM SPECIFICATIONS – GRADES 9 -12 – Detailed Description

CORE ACADEMIC SPACES (GRADES 9-12)

Unless otherwise noted, the standard design for every classroom noted below are expected to provide the following:

- Room darkening shades at exterior windows
- Horizontal blinds at interior glazing
- Soft color, dimmable lighting
- Acoustical standards for school facilities
- Air conditioning
- ADA compliant building standards
- Wireless/internet access to support at least 50 mobile devices
- Multiple electrical outlets
- Sound Field System
- Wall mount telephone
- Intercom communication with office

| CLASSROOM – GENERAL (GRADES 9-12) | |
|--|--|
| SPACE: 825 square feet (each) | |
| NUMBER: Twenty-eight (28) | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Comfortable chairs/desks/tables to accommodate up to twenty-four (24) students (flexible/adaptable/easily movable workstations) • Teacher desk/chair (possibly built into counter area to save space) • Collaboration table with chairs • Bookshelves |
| Storage | <ul style="list-style-type: none"> • Built-in counters with shelving below around perimeter of the room • Counters to showcase student work • Secured storage for materials |
| Teaching Aides/Equipment | <ul style="list-style-type: none"> • Document Camera • Interactive LED Panel • Wall/ceiling mounted speakers • Consider other innovative projection devices for collaborative work |
| Flooring | <ul style="list-style-type: none"> • Vinyl enhanced tile or • Flooring that allows for easy cleaning and movement of furniture • Walls should be functional workspaces and for showcasing student work |
| Boards | <ul style="list-style-type: none"> • Multiple magnetic whiteboards on front and side walls • Bulletin boards lining the back wall |
| Display/Storage of Student Work | <ul style="list-style-type: none"> • Closed deep display cases in Learning Community corridors |
| Classroom Technology – Students | <ul style="list-style-type: none"> • One (1) Chromebook or similar device per student • Charging station for devices |
| Classroom Technology – Teacher | <ul style="list-style-type: none"> • One (1) teacher computer • Aux HDMI input |
| Other Requirements | <ul style="list-style-type: none"> • |

PROFESSIONAL LEARNING COMMUNITY (FACULTY ROOM)

SPACE: 950 square feet (each)

NUMBER: Four (4); one per learning community

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| PROFESSIONAL LEARNING COMMUNITY (FACULTY ROOM) | |
|---|--|
| Furniture & Equipment | <ul style="list-style-type: none"> • Three (3) – four (4) desks |
| Storage | <ul style="list-style-type: none"> • Three (3) – four (4) file cabinets • Three (3) – four (4) bookshelves • Built-in counters and shelving |
| Teaching Aides/Equipment | <ul style="list-style-type: none"> • Document Camera • Interactive LED Panel • Wall/ceiling mounted speakers • Consider other innovative projection devices for collaborative work |
| Flooring | <ul style="list-style-type: none"> • Flooring that allows for easy cleaning and movement of furniture |
| Boards | <ul style="list-style-type: none"> • Magnetic whiteboard • Bulletin boards |

| INNOVATION/ MEDICAL LAB | |
|--|---|
| SPACE: 1,000 square feet (each) | |
| NUMBER: Two (2); preferably dispersed one per floor | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Comfortable chairs/lab tables to accommodate up to twenty-four (24) students (flexible/adaptable/easily movable workstations; tables that can be locked in place) • Teacher desk/chair (possibly built into counter area to save space) |
| Storage | <ul style="list-style-type: none"> • Built-in counters on one wall with adjustable shelving below • Secured storage for materials and equipment • Project storage for student work |
| Teaching Aides/Equipment | <ul style="list-style-type: none"> • Document Camera • Interactive LED Panel • Wall/ceiling mounted speakers • Consider other innovative projection devices for collaborative work |
| Utility Requirements | <ul style="list-style-type: none"> • Sink, soap, towel dispenser • Retractable, overhead electrical outlets • Waste disposal |
| Safety Requirements | <ul style="list-style-type: none"> • Personal protective equipment (PPE) cabinet, • Appropriate combustion class fire extinguishers • Eye wash where applicable • Lab stations, sinks, stationary power equipment, etc. to meet accessibility standards • Per OSHA workplace standards |
| Flooring | <ul style="list-style-type: none"> • Vinyl enhanced tile or flooring that allows for easy cleaning and movement of furniture • Walls should be functional workspaces and for showcasing student work |
| Boards | <ul style="list-style-type: none"> • Multiple magnetic whiteboards • Bulletin boards |
| Display/Storage of Student Work | <ul style="list-style-type: none"> • Closed deep display case in Learning Community corridor |
| Classroom Technology – Students | <ul style="list-style-type: none"> • One (1) Chromebook or similar device per student • Charging station for devices |
| Classroom Technology - Teacher | <ul style="list-style-type: none"> • One (1) teacher computer • Aux HDMI input |

| SMALL GROUP /RESOURCE ROOM (GRADES 9-12) | |
|---|--|
| SPACE 425 square feet (each) | |
| NUMBER: Twelve (12); 3 per floor | |

| SMALL GROUP /RESOURCE ROOM (GRADES 9-12) | |
|---|---|
| Furniture & Equipment | <ul style="list-style-type: none"> • Comfortable chairs/desks/tables to accommodate ten (10) to fifteen (15) students (flexible/adaptable/easily movable workstations) • Teacher desk/chair (possibly built into counter area to save space) • Bookshelves |
| Storage | <ul style="list-style-type: none"> • Flexible furniture with secured storage for materials |
| Teaching Aides/Equipment | <ul style="list-style-type: none"> • Document Camera • Interactive LED Panel • Wall/ceiling mounted speakers • Consider other innovative projection devices for collaborative work |
| Flooring | <ul style="list-style-type: none"> • Vinyl enhanced tile or flooring that allows for easy cleaning and movement of furniture |
| Boards | <ul style="list-style-type: none"> • Multiple magnetic whiteboards • Bulletin boards |
| Classroom Technology - Students | <ul style="list-style-type: none"> • One (1) Chromebook or similar device per student • Charging station for devices |
| Classroom Technology - Teacher | <ul style="list-style-type: none"> • One (1) teacher computer • Aux HDMI input |
| Other Requirements | <ul style="list-style-type: none"> • Located near general education classrooms for flexibility and ease of collaboration and in close proximity to resources |

| SCIENCE CLASSROOM / LAB | |
|---|---|
| SPACE: 1,200 square feet (each) | |
| NUMBER: Eight (8); dispersed throughout learning communities | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Comfortable desks, chairs/lab tables to accommodate up to twenty-four (24) students (flexible/adaptable/easily movable workstations; tables that can be locked in place and appropriate for students standing work at tables) • Teacher desk/chair (possibly built into counter area to save space) • Teacher demonstration lab table • Room should be divided into "classroom area" and "lab area." |
| Storage | <ul style="list-style-type: none"> • Built-in counters on one wall with adjustable shelving below • Secured storage for materials and equipment |
| Teaching Aides/Equipment | <ul style="list-style-type: none"> • Document Camera • Interactive LED Panel • Wall/ceiling mounted speakers • Consider other innovative projection devices for collaborative work |
| Utility Requirements | <ul style="list-style-type: none"> • Sinks, soap, towel dispensers • Gas, where required • Retractable, overhead electrical outlets, where required • Fume hood, where required • Waste disposal, where required • Wastewater neutralization system, where required • Separate heat recovery units to compensate for independent ventilation, where required |
| Safety Requirements | <ul style="list-style-type: none"> • Personal protective equipment (PPE) cabinet, • Appropriate combustion class fire extinguishers • Eye wash and emergency showers • Lab stations, sinks, fume hoods, stationary power equipment, etc. to meet accessibility standards • Per NFPA code, OSHA and NSTA workplace standards |
| Flooring | <ul style="list-style-type: none"> • Flooring that allows for easy cleaning and movement of furniture • Walls should be functional workspaces and for showcasing student work |
| Boards | <ul style="list-style-type: none"> • Multiple magnetic whiteboards • Bulletin boards |

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| SCIENCE CLASSROOM / LAB | |
|--|--|
| Display/Storage of Student Work | <ul style="list-style-type: none"> • Closed deep display case in Learning Community corridor |
| Classroom Technology – Students | <ul style="list-style-type: none"> • One (1) Chromebook or similar device per student • Charging station for devices |
| Classroom Technology - Teacher | <ul style="list-style-type: none"> • One (1) teacher computer • Aux HDMI input |
| Other Requirements | <ul style="list-style-type: none"> • Adjacent to science prep room |

| SCIENCE PREP WORKROOMS | |
|--------------------------------------|--|
| SPACE: 200 square feet (each) | |
| NUMBER: Four (4) | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Tables for lab prep |
| Storage | <ul style="list-style-type: none"> • Built-in counters with shelving above and below around perimeter of the room • Secured storage for materials • Chemistry prep workrooms requires storage for chemicals; a separate and secure storage cabinet for flammables |
| Utility Requirements | <ul style="list-style-type: none"> • Sink with soap and towel dispenser • Refrigerator • Multiple electrical outlets |
| Safety Requirements | <ul style="list-style-type: none"> • Per OSHA workplace standards |
| Flooring | <ul style="list-style-type: none"> • Flooring that allows for easy cleanup and movement of furniture |
| Boards | <ul style="list-style-type: none"> • White board • Bulletin board |
| Other Requirements | <ul style="list-style-type: none"> • Adjacent to the science classroom labs |

| GREENHOUSE | |
|----------------------------------|---|
| SPACE: 200 square feet | |
| NUMBER: One (1) | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Water benches (3' wide – accessible from one side) • Expanded metal benchtops • Aisle width of 3'-4' • Automatic temperature control system • Heating and Cooling • Irrigation systems • Hanging basket rails |
| Flooring | <ul style="list-style-type: none"> • Concrete slabs |
| Other Requirements | <ul style="list-style-type: none"> • Adjacent to Culinary Kitchen, if possible • North-South orientation • Away from parking lot lighting or athletic field lighting • Galvanized steel or aluminum framing • Polycarbonate covering |

| ESL/ BILINGUAL CLASSROOM | |
|-------------------------------------|--|
| SPACE 425 square feet (each) | |
| NUMBER: One (1) | |

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| ESL / BILINGUAL CLASSROOM | |
|--|--|
| Furniture & Equipment | <ul style="list-style-type: none"> • Comfortable chairs/desks/tables to accommodate twenty (20) students (flexible/adaptable/easily movable workstations) • Teacher desk/chair (possibly built into counter area to save space) • Language lab setup • Bookshelves |
| Storage | <ul style="list-style-type: none"> • Built-in counters with shelving below around perimeter of the room • Secured storage for materials |
| Teaching Aides/Equipment | <ul style="list-style-type: none"> • Document Camera • Interactive LED Panel • Wall/ceiling mounted speakers • Consider other innovative projection devices for collaborative work |
| Flooring | <ul style="list-style-type: none"> • Flooring that allows for easy cleaning and movement of furniture |
| Boards | <ul style="list-style-type: none"> • Multiple magnetic whiteboards • Bulletin boards |
| Classroom Technology - Students | <ul style="list-style-type: none"> • One (1) Chromebook or similar device per student • Headsets with microphone • Charging station for devices |
| Classroom Technology - Teacher | <ul style="list-style-type: none"> • One (1) teacher computer • Aux HDMI input • Printer |

| ISS AND REFLECTION ROOM (general ed space/ adjacent to main office) |
|--|
| SPACE: 80 square feet |
| NUMBER: Two (2) |

SPECIAL EDUCATION PROGRAMS (GRADES 9-12)

Unless otherwise noted, the standard design for every classroom noted below are expected to provide the following:

- Room darkening shades at exterior windows
- Horizontal blinds at interior glazing
- Soft color, dimmable lighting
- Acoustical standards for school facilities
- Air conditioning
- ADA compliant building standards
- Wireless/internet access to support at least 50 mobile devices
- Multiple electrical outlets
- Sound Field System
- Wall mount telephone
- Intercom communication with office

| LIFE SKILLS CLASSROOM / P.A.V.E. CLASSROOM |
|--|
| SPACE: 950 square feet 60 square feet (toilet) |
| NUMBER: One (1) |

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| LIFE SKILLS CLASSROOM / P.A.V.E. CLASSROOM | |
|---|---|
| Furniture & Equipment | <ul style="list-style-type: none"> • Kitchen with prep tables • Ovens (3) with appropriate ventilation • Refrigerator • Prep sinks (3) • Sensory area • Stationary bicycle • Washer/dryer • Ironing board/iron • Bed |
| Storage | <ul style="list-style-type: none"> • Storage for large adaptive equipment and furniture • Lockable teacher storage wardrobe • One (1) lockable four-drawer filing cabinet • Built-in counters with shelving below around perimeter of the room • Secured storage for materials |
| Teaching Aides/Equipment | <ul style="list-style-type: none"> • Document Camera • Interactive LED Panel • Wall/ceiling mounted speakers |
| Flooring | <ul style="list-style-type: none"> • Vinyl enhanced tile or flooring that allows for easy cleaning and movement of furniture |
| Boards | <ul style="list-style-type: none"> • Multiple magnetic whiteboards • Bulletin boards |
| Classroom Technology - Students | <ul style="list-style-type: none"> • Sufficient mobile devices for each student with charging station |
| Classroom Technology - Teacher | <ul style="list-style-type: none"> • One (1) teacher computer • Aux HDMI input |

| O.T./P.T. RESOURCE | |
|---|--|
| SPACE: 425 square feet | |
| NUMBER: One (1) room shared by two (2) staff | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Teacher desk/chair (possibly built into counter area to save space) • Various equipment for Occupational Therapy • Area for gross motor activities • Floor mats |
| Storage | <ul style="list-style-type: none"> • Storage for OT/PT equipment • Two (2) lockable teacher storage wardrobe • Two (2) lockable four-drawer filing cabinet • Built-in counters with shelving below around perimeter of the room • Secured storage for materials |
| Teaching Aides/Equipment | <ul style="list-style-type: none"> • Various equipment for OT/PT |
| Flooring | <ul style="list-style-type: none"> • Vinyl enhanced tile or flooring that allows for easy cleaning and movement of furniture/equipment |
| Boards | <ul style="list-style-type: none"> • Magnetic whiteboards • Bulletin boards lining the back wall |
| Classroom Technology | <ul style="list-style-type: none"> • Two (2) teacher computers |
| Other Requirements | <ul style="list-style-type: none"> • In close proximity to the learning community classrooms |

ART & MUSIC PROGRAMS (GRADES 9-12)

Unless otherwise noted, the standard design for every classroom noted below are expected to provide the following:

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- Room darkening shades at exterior windows
- Horizontal blinds at interior glazing
- Soft color, dimmable lighting
- Acoustical standards for school facilities
- Air conditioning
- ADA compliant building standards
- Wireless/internet access to support at least 50 mobile devices
- Multiple electrical outlets
- Sound Field System
- Wall mount telephone
- Intercom communication with office

| ART CLASSROOM | |
|---|---|
| SPACE: 1,200 square feet 100 square feet (each) for Storage; 150 square feet for Kiln (in one room) | |
| NUMBER: Three (3) | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Five (5) large tables; twenty (20) chairs • Teacher desk/chair (possibly built into counter area to save space) • Bookshelves • Materials, tools, and equipment specific to each art classroom program |
| Storage | <ul style="list-style-type: none"> • Built-in counter space with storage above and below |
| Teaching Aides/Equipment | <ul style="list-style-type: none"> • Document Camera • Interactive LED Panel • Wall/ceiling mounted speakers • Consider other innovative projection devices for collaborative work |
| Utility Requirements | <ul style="list-style-type: none"> • Sufficient electrical outlets • Two (2) sinks |
| Safety Requirements | <ul style="list-style-type: none"> • Per OSHA safety standards |
| Flooring | <ul style="list-style-type: none"> • Vinyl enhanced tile or flooring that allows for easy cleanup • Walls should be functional workspaces and for showcasing student work |
| Boards | <ul style="list-style-type: none"> • Multiple magnetic whiteboards • Bulletin boards |
| Display/Storage of Student Work | <ul style="list-style-type: none"> • Closed deep display cases in Learning Community/Visual Arts corridors |
| Classroom Technology - Teacher | <ul style="list-style-type: none"> • One (1) teacher computer • Aux HDMI input |

| BAND ROOM | |
|----------------------------------|--|
| SPACE: 2,400 square feet | |
| NUMBER: One (1) | |
| Furniture & Equipment | <ul style="list-style-type: none"> • One hundred (100) performer chairs • One hundred (100) music stands • One (1) Studio Upright brand Piano with moving dolly attached • Music stand Carts • Chair storage Carts • Stereo and speaker system • Recording equipment built into classroom for assessment purposes • Acoustical treatment as needed |
| Storage | <ul style="list-style-type: none"> • Built-in counters/cabinets with storage above and below • See instrument storage • See music library storage |

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| BAND ROOM | |
|---------------------------------------|--|
| Teaching Aides/Equipment | <ul style="list-style-type: none"> • Document Camera • Interactive LED Panel • Wall/ceiling mounted speakers • Consider other innovative projection devices for collaborative work |
| Utility Requirements | <ul style="list-style-type: none"> • Recording equipment built into classroom • HVAC control • HVAC equipment to include sound deadening air handling equipment |
| Flooring | <ul style="list-style-type: none"> • Flooring suitable for acoustics |
| Boards | <ul style="list-style-type: none"> • Multiple magnetic whiteboards • Bulletin boards |
| Classroom Technology - Teacher | <ul style="list-style-type: none"> • One (1) teacher computer • Aux HDMI input |
| Other Requirements | <ul style="list-style-type: none"> • Adjacent to auditorium/theater area |

| CHORUS ROOM | |
|---------------------------------------|--|
| SPACE: | 1,525 square feet |
| NUMBER: | One (1) |
| Furniture & Equipment | <ul style="list-style-type: none"> • Fifty (50) performer chairs • One (1) grand piano with moving dolly attached • One (1) set of choral risers with wheels with back safety racks • Versatile staging to accommodate 50 singers and jazz band • Stereo and speaker system • Recording equipment built into classroom for assessment purposes |
| Storage | <ul style="list-style-type: none"> • Choral folder storage • Built-in counters/cabinetry with storage above and below • See Music Library storage |
| Teaching Aides/Equipment | <ul style="list-style-type: none"> • Document Camera • Interactive LED Panel • Wall/ceiling mounted speakers • Consider other innovative projection devices for collaborative work |
| Utility Requirements | <ul style="list-style-type: none"> • Adjustable ceiling clouds for acoustical variation • HVAC equipment to include sound deadening air handling equipment |
| Flooring | <ul style="list-style-type: none"> • Flooring suitable for acoustics |
| Boards | <ul style="list-style-type: none"> • Multiple magnetic whiteboards • Bulletin boards |
| Classroom Technology - Teacher | <ul style="list-style-type: none"> • One (1) teacher computer • Aux HDMI input |
| Other Requirements | <ul style="list-style-type: none"> • Adjacent to auditorium/theater area |

| ENSEMBLE ROOM | |
|----------------------------------|--|
| SPACE: | 400 square feet |
| NUMBER: | One (1) |
| Furniture & Equipment | <ul style="list-style-type: none"> • One (1) Studio upright piano with moving dolly attached • Acoustical treatment as needed |
| Teaching Aides/Equipment | <ul style="list-style-type: none"> • Document Camera • Interactive LED Panel • Wall/ceiling mounted speakers • Consider other innovative projection devices for collaborative work |
| Utility Requirements | <ul style="list-style-type: none"> • HVAC equipment to include sound deadening air handling equipment |
| Flooring | <ul style="list-style-type: none"> • Flooring suitable for acoustics |

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| ENSEMBLE ROOM | |
|----------------------|--|
| Boards | <ul style="list-style-type: none"> • Magnetic whiteboards • Bulletin boards |
| Technology | <ul style="list-style-type: none"> • One (1) teacher computer • Aux HDMI input • Recording equipment built into classroom for assessment purposes |

| MUSIC TECHNOLOGY | |
|----------------------------------|--|
| SPACE: 600 square feet | |
| NUMBER: One (1) | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Computer / keyboard workstations for 15 students • Headphones with microphone |
| Storage | <ul style="list-style-type: none"> • For equipment and music |
| Teaching Aides/Equipment | <ul style="list-style-type: none"> • MIDI Lab software |
| Utility Requirements | <ul style="list-style-type: none"> • HVAC equipment to include sound deadening air handling equipment |
| Flooring | <ul style="list-style-type: none"> • Flooring suitable for acoustics |
| Boards | <ul style="list-style-type: none"> • Magnetic whiteboards • Bulletin boards |
| Technology | <ul style="list-style-type: none"> • One (1) teacher computer with keyboard • Headphones with microphone |
| Other Requirements | <ul style="list-style-type: none"> • |

| PRACTICE ROOM | |
|--|--|
| SPACE: 80 square feet (each) | |
| NUMBER: Two (2) | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Recording equipment in one (1) practice room • Student chairs • Music stands |
| Utility Requirements | <ul style="list-style-type: none"> • Sound proofing |
| Flooring | <ul style="list-style-type: none"> • Flooring suitable for acoustics |
| Boards | <ul style="list-style-type: none"> • White board |
| Classroom Technology – Students | <ul style="list-style-type: none"> • Computer that supports notation software |

| MUSIC STORAGE | |
|-------------------------------|---|
| SPACE: 750 square feet | |
| NUMBER: One (1) | |
| Storage | <ul style="list-style-type: none"> • Multiple wall units designed to store sheet music |
| Utility Requirements | <ul style="list-style-type: none"> • Humidity control |
| Flooring | <ul style="list-style-type: none"> • Vinyl enhanced tile |
| Other Requirements | <ul style="list-style-type: none"> • Adjacent to Music Classrooms |

CAREER TECH PROGRAMS (GRADES 9-12)

Unless otherwise noted, the standard design for every classroom noted below are expected to provide the following:

- Room darkening shades at exterior windows
- Horizontal blinds at interior glazing

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- Soft color, dimmable lighting
- Acoustical standards for school facilities
- Air conditioning
- ADA compliant building standards
- Wireless/internet access to support at least 50 mobile devices
- Multiple electrical outlets
- Sound Field System
- Wall mount telephone
- Intercom communication with office

| INNOVATION/CONFERENCE MEETING CENTER | |
|---|---|
| SPACE: 2,400 square feet | |
| NUMBER: One (1) | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Comfortable chairs/lab tables to accommodate up to twenty-four (24) students (flexible/adaptable/easily movable workstations; tables that can be locked in place) • Teacher desk/chair (possibly built into counter area to save space) |
| Storage | <ul style="list-style-type: none"> • Built-in counters on one wall with adjustable shelving below • Secured storage for science materials and equipment • Project storage for student work |
| Teaching Aides/Equipment | <ul style="list-style-type: none"> • Document Camera • Interactive LED Panel • Wall/ceiling mounted speakers • Consider other innovative projection devices for collaborative work |
| Utility Requirements | <ul style="list-style-type: none"> • Sink, soap, towel dispenser • Retractable, overhead electrical outlets • Laminar Flow hood • Waste disposal |
| Safety Requirements | <ul style="list-style-type: none"> • Personal protective equipment (PPE) cabinet, • Appropriate combustion class fire extinguishers • Eye wash where applicable • Lab stations, sinks, fume hoods, stationary power equipment, etc. to meet accessibility standards • Per OSHA workplace standards |
| Flooring | <ul style="list-style-type: none"> • Vinyl enhanced tile or flooring that allows for easy cleaning and movement of furniture • Walls should be functional workspaces and for showcasing student work |
| Boards | <ul style="list-style-type: none"> • Multiple magnetic whiteboards • Bulletin boards lining the back wall |
| Display/Storage of Student Work | <ul style="list-style-type: none"> • Closed deep display case in Learning Community corridor |
| Classroom Technology – Students | <ul style="list-style-type: none"> • One (1) Chromebook or similar device per student • Charging station for devices |
| Classroom Technology - Teacher | <ul style="list-style-type: none"> • One (1) teacher computer • Aux HDMI input |

| JUNIOR AIR FORCE ROTC CLASSROOM | |
|--|---|
| SPACE: 825 square feet | |
| NUMBER: One (1) | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Comfortable chairs/ flexible and adaptable desks or tables to accommodate 15 - 20 students per class • Teacher desk/chair (possibly built into counter area to save space) |

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| JUNIOR AIR FORCE ROTC CLASSROOM | |
|--|--|
| Storage | <ul style="list-style-type: none"> Built-in counters on one wall with adjustable shelving below Secured storage for uniforms and equipment Secured rifle storage |
| Teaching Aides/Equipment | <ul style="list-style-type: none"> Document Camera Interactive LED Panel Wall/ceiling mounted speakers Consider other innovative projection devices for collaborative work |
| Utility Requirements | <ul style="list-style-type: none"> Sink, soap, towel dispenser |
| Safety Requirements | <ul style="list-style-type: none"> |
| Flooring | <ul style="list-style-type: none"> Vinyl enhanced tile or flooring that allows for easy cleaning and movement of furniture Walls should be functional workspaces and for showcasing student work |
| Boards | <ul style="list-style-type: none"> Multiple magnetic whiteboards Bulletin boards lining the back wall |
| Display/Storage of Student Work | <ul style="list-style-type: none"> Closed deep display case in Learning Community corridor |
| Classroom Technology – Students (<i>each classroom</i>) | <ul style="list-style-type: none"> One (1) Chromebook or similar device per student Charging station for devices |
| Classroom Technology - Teacher | <ul style="list-style-type: none"> One (1) teacher computer Aux HDMI input |
| Other Requirements | <ul style="list-style-type: none"> Adjacent to drill pad, if possible |

| JUNIOR AIR FORCE ROTC STORAGE |
|--------------------------------------|
| SPACE: 100 square feet |
| NUMBER: One (1) |

| ROTC STAFF OFFICE | |
|----------------------------------|--|
| SPACE: 100 square feet | |
| NUMBER: One (1) | |
| Furniture & Equipment | <ul style="list-style-type: none"> Teacher desk/chair Table and chairs to accommodate visitor Bookshelves |
| Storage | <ul style="list-style-type: none"> Lockable teacher storage wardrobe One (1) lockable four-drawer filing cabinet |
| Flooring | <ul style="list-style-type: none"> Vinyl enhanced tile |
| Boards | <ul style="list-style-type: none"> Magnetic whiteboard Bulletin boards |
| Technology | <ul style="list-style-type: none"> One (1) teacher computer |

TO SUPPORT BUSINESS PATHWAY:

| BUSINESS LAB | |
|--|--|
| SPACE: 1,000 square feet (each) | |
| NUMBER: One (1) | |
| Furniture & Equipment | <ul style="list-style-type: none"> Comfortable chairs/lab tables to accommodate up to twenty-four (24) students (flexible/adaptable/easily movable workstations; tables that can be locked in place) Teacher desk/chair (possibly built into counter area to save space) |

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| BUSINESS LAB | |
|--|--|
| Storage | <ul style="list-style-type: none"> • Built-in counters on one wall with adjustable shelving below • Secured storage for materials and equipment |
| Teaching Aides/Equipment | <ul style="list-style-type: none"> • Document Camera • Interactive LED Panel • Wall/ceiling mounted speakers • Consider other innovative projection devices for collaborative work |
| Utility Requirements | • |
| Safety Requirements | • |
| Flooring | <ul style="list-style-type: none"> • Vinyl enhanced tile or flooring that allows for easy cleaning and movement of furniture • Walls should be functional workspaces and for showcasing student work |
| Boards | <ul style="list-style-type: none"> • Magnetic whiteboards • Bulletin boards |
| Display/Storage of Student Work | <ul style="list-style-type: none"> • Closed deep display case |
| Classroom Technology – Students | <ul style="list-style-type: none"> • One (1) Chromebook or similar device per student • Charging station for devices |
| Classroom Technology - Teacher | <ul style="list-style-type: none"> • One (1) teacher computer • Aux HDMI input |
| Other Requirements | <ul style="list-style-type: none"> • Adjacent to School Store |

| SCHOOL STORE | |
|--|---|
| SPACE: 250 square feet | |
| NUMBER: One (1) | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Counter and two (2) chairs • Merchandise display • Cash register |
| Storage | <ul style="list-style-type: none"> • Cabinets (2) • Shelving for merchandise |
| Flooring | <ul style="list-style-type: none"> • Vinyl enhanced tile or flooring that allows for easy cleaning and movement of furniture |
| Display/Storage of Student Work | <ul style="list-style-type: none"> • Closed deep display case in Learning Community corridor |
| Other Requirements | <ul style="list-style-type: none"> • Adjacent to main entrance and student commons |

TO SUPPORT HEALTH & WELLNESS PATHWAY:

| CULINARY KITCHEN | |
|----------------------------------|--|
| SPACE: 1,850 square feet | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Organized as a classroom area (adjustable desks/tables and chairs that can be easily rearranged) and kitchen area (four stainless steel cooking stations with electrical outlets) • Washer/dryer • Dishwasher • Pizza oven • Refrigerator/freezer • Cooking equipment |
| Storage | <ul style="list-style-type: none"> • Storage for food (refrigerator and pantry) • Storage for cookware and utensils |

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| CULINARY KITCHEN | |
|-----------------------------|--|
| Utility Requirements | <ul style="list-style-type: none"> • Gas |
| Safety Requirements | <ul style="list-style-type: none"> • Eye wash station • Gas shut off • Exhaust hoods • Per OSHA workplace standards |
| Flooring | <ul style="list-style-type: none"> • Flooring that allows for easy cleanup, slip resistance, and appropriate for food safety and health standards |
| Boards | <ul style="list-style-type: none"> • Multiple white boards • Bulletin boards |
| Technology | <ul style="list-style-type: none"> • Sufficient Chromebooks per student • One teacher computer |
| Other Requirements | <ul style="list-style-type: none"> • In close proximity to Restaurant /Community Center |

| RESTAURANT / COMMUNITY CENTER | |
|--------------------------------------|--|
| SPACE: 1,200 square feet | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Counter for host/hostess and checkout purchases • Tables and chairs for dining • Microwave |
| Storage | <ul style="list-style-type: none"> • Refrigerator • Food display cases |
| Utility Requirements | <ul style="list-style-type: none"> • Multiple outlets for appliances (large and small) |
| Safety Requirements | <ul style="list-style-type: none"> • Per OSHA workplace standards |
| Flooring | <ul style="list-style-type: none"> • Vinyl enhanced tile easy to clean and disinfect |
| Technology | <ul style="list-style-type: none"> • Cash register |

| PUBLIC TOILETS (For Restaurant and Innovation Center) | |
|--|--|
| SPACE: 200 square feet | |
| NUMBER: Two (2) | |

| EARLY EDUCATION CLASSROOM | |
|--|--|
| SPACE: 825 square feet 60 square feet additional for toilets (each of two: one staff and one student) 200 square feet additional for Observation Room (1) | |
| NUMBER: One (1) classroom | |
| Toilet | <ul style="list-style-type: none"> • Separate toilet room within classroom for ages 3-5 with shelves and extra storage space |
| Sinks | <ul style="list-style-type: none"> • Three (3) stainless steel sinks with laminate counters (one adult, two children) • In-room drinking fountain • Soap and towel dispenser |
| Classroom Storage | <ul style="list-style-type: none"> • Built-in bookcases • Storage areas • Counters under windows where appropriate • Large drawer storage (posters, large books, etc.) |
| Teacher Storage | <ul style="list-style-type: none"> • Lockable teacher storage wardrobe • One (1) lockable four-drawer filing cabinet |
| Student Storage | <ul style="list-style-type: none"> • Coat and cubby storage for fifteen (15) students |
| Lighting | <ul style="list-style-type: none"> • Soft color, dimmable lighting |
| Flooring | <ul style="list-style-type: none"> • Carpet with vinyl tile near sink and toilet area |

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| EARLY EDUCATION CLASSROOM | |
|----------------------------------|--|
| Display | <ul style="list-style-type: none"> • Whiteboard • Bulletin Boards |
| Student Furniture | <ul style="list-style-type: none"> • PreK tables and chairs • Computer workstations |
| Teacher Furniture | <ul style="list-style-type: none"> • Teacher Desk/Chair |
| Other Furniture | <ul style="list-style-type: none"> • Center Instruction: three (3) small tables with four (4) chairs each • Activity Groups: one (1) kidney-shaped table with six (6) chairs • Whole Group Instruction: four (4) rectangular tables with twenty (20) chairs |
| Special Needs/Equipment | <ul style="list-style-type: none"> • Block carts • Easel • Play equipment for centers • Full-length mirror (Mylar) |
| Classroom Technology | <ul style="list-style-type: none"> • Document Camera • Interactive LED Panel • Wall/ceiling mounted speakers |
| Computers (each) | <ul style="list-style-type: none"> • One (1) teacher computer • Five (5) student iPads |
| Other Requirements | <ul style="list-style-type: none"> • Separate entrance • Separate parent drop-off area |

TO SUPPORT MANUFACTURING PATHWAY:

| DESIGN & VISUAL COMMUNICATION LAB | |
|--|---|
| SPACE: 2,200 square feet | |
| NUMBER: One (1) | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Comfortable chairs/tables/workstations to accommodate up to eighteen (18) students (flexible/adaptable/easily movable workstations) • Teacher desk/chair (possibly built into counter area to save space) • Bookshelves |
| Storage | <ul style="list-style-type: none"> • Built-in counters with shelving below around perimeter of the room • Counters to showcase student work and/or allow for standing collaborative work • Secured storage for materials |
| Teaching Aides/Equipment | <ul style="list-style-type: none"> • Document Camera • Interactive LED Panel • Wall/ceiling mounted speakers • Consider other innovative projection devices for collaborative work |
| Utility Requirements | <ul style="list-style-type: none"> • Outlets for nineteen (19) desktop computers • Two (2) data ports/machine |
| Flooring | <ul style="list-style-type: none"> • Vinyl enhanced tile or flooring that allows for easy cleaning and movement of furniture • Walls should be functional workspaces and for showcasing student work |
| Boards | <ul style="list-style-type: none"> • Multiple magnetic whiteboards • Bulletin boards |
| Display/Storage of Student Work | <ul style="list-style-type: none"> • Closed deep display cases |
| Classroom Technology – Students | <ul style="list-style-type: none"> • Eighteen (18) computers that will support digital design software programs |
| Classroom Technology – Teacher | <ul style="list-style-type: none"> • One (1) teacher computer • Aux HDMI input |

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| VIDEO PRODUCTION LAB | |
|--|---|
| SPACE: 2,000 square feet | |
| NUMBER: One (1) | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Comfortable chairs/tables/workstations to accommodate up to eighteen (18) students (flexible/adaptable/easily movable workstations) • Teacher desk/chair (possibly built into counter area to save space) • Bookshelves • Acoustical treatment as needed |
| Storage | <ul style="list-style-type: none"> • Built-in counters with shelving below around perimeter of the room • Counters to showcase student work and/or allow for standing collaborative work • Secured storage for materials |
| Teaching Aides/Equipment | <ul style="list-style-type: none"> • Document Camera • Interactive LED Panel • Wall/ceiling mounted speakers • Consider other innovative projection devices for collaborative work |
| Utility Requirements | <ul style="list-style-type: none"> • Outlets for nineteen (19) desktop computers • Two (2) data ports/machine |
| Flooring | <ul style="list-style-type: none"> • Vinyl enhanced tile or flooring that allows for easy cleaning and movement of furniture • Walls should be functional workspaces and for showcasing student work |
| Boards | <ul style="list-style-type: none"> • Multiple magnetic whiteboards • Bulletin boards lining the back wall |
| Display/Storage of Student Work | <ul style="list-style-type: none"> • Closed deep display cases in Learning Community corridors |
| Classroom Technology – Students | <ul style="list-style-type: none"> • Eighteen (18) computers that will support digital design software programs |
| Classroom Technology - Teacher | <ul style="list-style-type: none"> • One (1) teacher computer • Aux HDMI input |
| Other Requirements | <ul style="list-style-type: none"> • |

| CONSTRUCTION TECHNOLOGY | |
|--|--|
| SPACE: 2,500 square feet including office (120 sf), storage (450 sf), finishing room (200 sf) | |
| NUMBER: One (1) | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Permanent placement of equipment such as table saw, band saw, jointer, radial arm saw, sanders, and drill press with required clearances for safe operation • Dust collection • Utility sink • Work benches and stools • Compressed air with hose reels distributed throughout • Teacher station • Fire extinguisher/ fire blanket |
| Storage | <ul style="list-style-type: none"> • Secured tool storage and materials storage • Flammables storage • Personal protective equipment storage |
| Teaching Aides/Equipment | <ul style="list-style-type: none"> • Document Camera • Interactive LED Panel • Wall/ceiling mounted speakers |
| Flooring | <ul style="list-style-type: none"> • Flooring material to allow for ease of cleaning and durability |
| Boards | <ul style="list-style-type: none"> • Multiple magnetic whiteboards • Bulletin boards |
| Classroom Technology – Students | <ul style="list-style-type: none"> • One (1) Chromebook or similar device per student • Charging station for devices |

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| CONSTRUCTION TECHNOLOGY | |
|---------------------------------------|---|
| Classroom Technology - Teacher | <ul style="list-style-type: none"> • One (1) teacher computer • Aux HDMI input |
| Other Requirements | <ul style="list-style-type: none"> • Emergency shut offs • Sink/handwashing station • Eye and body wash • Overhead door • Other safety requirements per OSHA |

| AUTOMOTIVE LAB | |
|---------------------------------------|---|
| SPACE: 2,600 square feet | |
| NUMBER: One (1) | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Automotive lift • Parts washer • Utility sink • Overhead door • Worktables and stools • Compressed air with hose reels distributed throughout • Teacher station |
| Storage | <ul style="list-style-type: none"> • Flammables storage • Secure storage for tools and materials • Personal Protective Equipment storage |
| Teaching Aides/Equipment | <ul style="list-style-type: none"> • Document Camera • Interactive LED Panel • Wall/ceiling mounted speakers |
| Utility Requirements | <ul style="list-style-type: none"> • Ventilation • Floor drains with holding tank |
| Safety Requirements | <ul style="list-style-type: none"> • Emergency eyewash station and emergency showers • Handwash sink • Machine power shut off • Fire extinguisher/fire blanket • Emergency first aid equipment with cabinet • Meets OSHA standards and requirements |
| Flooring | <ul style="list-style-type: none"> • Flooring material to allow for ease of cleaning and durability |
| Boards | <ul style="list-style-type: none"> • Multiple magnetic whiteboards • Bulletin boards |
| Classroom Technology - Teacher | <ul style="list-style-type: none"> • One (1) teacher computer • Aux HDMI input |

HEALTH & PHYSICAL EDUCATION PROGRAMS

Unless otherwise noted, the standard design for every classroom noted below are expected to provide the following:

- Room darkening shades at exterior windows
- Horizontal blinds at interior glazing
- Soft color, dimmable lighting
- Acoustical standards for school facilities
- Air conditioning
- ADA compliant building standards
- Wireless/internet access to support at least 50 mobile devices
- Multiple electrical outlets
- Sound Field System

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- Wall mount telephone
- Intercom communication with office

| GYMNASIUM | |
|----------------------------------|---|
| SPACE: 12,000 square feet | |
| Safety Requirements | <ul style="list-style-type: none">• Standard wall padding as required |
| Flooring | <ul style="list-style-type: none">• All-purpose wood floor system with essential markings• Removable protective matting |
| Technology | <ul style="list-style-type: none">• Adequate wireless connectivity |
| Other Requirements | <ul style="list-style-type: none">• One high school competition main basketball court (50'x84')• Two cross courts (50'x84')• Bleacher seating for 1,000 minimum; more if possible• Ceiling mounted air de-stratification fans• Half-court divider• Sound system• Display space in lobby for awards, trophies, memorabilia |

| FITNESS / WEIGHT ROOM | |
|----------------------------------|--|
| SPACE: 2,750 square feet | |
| NUMBER: One (1) | |
| Furniture & Equipment | <ul style="list-style-type: none">• Standard weight room equipment; free weights and machines• Aerobic / Cardio equipment |
| Safety Requirements | <ul style="list-style-type: none">• Appropriate safety measures for all fitness room equipment |
| Flooring | <ul style="list-style-type: none">• Rubber flooring |
| Boards | <ul style="list-style-type: none">• Magnetic whiteboards• Bulletin boards |
| Technology | <ul style="list-style-type: none">• Sound system |
| Other Requirements | <ul style="list-style-type: none">• Mirrored walls• Adequate electrical supply for aerobic equipment |

| GYM STOREROOM | |
|-------------------------------|---|
| SPACE: 500 square feet | |
| NUMBER: One (1) | |
| Storage | <ul style="list-style-type: none">• Adjustable shelving |
| Flooring | <ul style="list-style-type: none">• Vinyl enhanced tile |

| LOCKER ROOM - GIRLS with toilets | |
|---|--|
| SPACE: 2,200 square feet | |
| NUMBER: One (1) | |

| LOCKER ROOM - BOYS with toilets | |
|--|--|
| SPACE: 2,200 square feet | |
| NUMBER: One (1) | |

| TRAINING ROOM | |
|-------------------------------|--|
| SPACE: 625 square feet | |
| NUMBER: One (1) | |

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| TRAINING ROOM | |
|----------------------------------|---|
| Furniture & Equipment | <ul style="list-style-type: none"> • Taping tables with adjustable heights (32" – 40") • Adjustable height stools • Rolling carts • Dollies • Laundry bins • Floor lamps • Computer with workstation |
| Storage | <ul style="list-style-type: none"> • Built-in counters with shelving below around perimeter of the room • Adjustable shelves • Cabinets • Wall peg storage |
| Flooring | <ul style="list-style-type: none"> • Vinyl enhanced tile |
| Boards | <ul style="list-style-type: none"> • Multiple magnetic whiteboards (wall-to-wall) • Bulletin boards |
| Other Requirements | <ul style="list-style-type: none"> • Close to medical services • Close to locker rooms |

| TRAINING ROOM ANNEX | |
|----------------------------------|---|
| SPACE: 75 square feet | |
| NUMBER: One (1) | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Ice-making machine |
| Flooring | <ul style="list-style-type: none"> • Vinyl enhanced tile |
| Other Requirements | <ul style="list-style-type: none"> • Close to training room, gymnasium, and medical services • Direct access from corridor to prevent coaches from entering training room when trainer is not present |

| ATHLETIC DIRECTOR OFFICE | |
|----------------------------------|--|
| SPACE: 120 square feet | |
| NUMBER: One (1) | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Teacher desk/chair • Table and chairs to accommodate four (4) people • Bookshelves |
| Storage | <ul style="list-style-type: none"> • Lockable teacher storage wardrobe • One (1) lockable four-drawer filing cabinet |
| Flooring | <ul style="list-style-type: none"> • Vinyl enhanced tile |
| Boards | <ul style="list-style-type: none"> • Magnetic whiteboard • Bulletin boards |
| Technology | <ul style="list-style-type: none"> • One (1) teacher computer |

| HEALTH INSTRUCTOR'S OFFICE | |
|-----------------------------------|--|
| SPACE: 180 square feet | |
| NUMBER: Two (2) | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Teacher desk/chair • Visitor seating • Bookshelves |
| Storage | <ul style="list-style-type: none"> • Lockable teacher storage wardrobe • One (1) lockable four-drawer filing cabinet |
| Flooring | <ul style="list-style-type: none"> • Vinyl enhanced tile |
| Boards | <ul style="list-style-type: none"> • Magnetic whiteboard • Bulletin boards |

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| HEALTH INSTRUCTOR'S OFFICE | |
|-----------------------------------|--|
| Technology | <ul style="list-style-type: none"> • One (1) teacher computer |

| |
|--------------------------------------|
| MEDIA CENTER LEARNING COMMONS |
|--------------------------------------|

Unless otherwise noted, the standard design for every classroom noted below are expected to provide the following:

- Room darkening shades at exterior windows
- Horizontal blinds at interior glazing
- Soft color, dimmable lighting
- Acoustical standards for school facilities
- Air conditioning
- ADA compliant building standards
- Wireless/internet access to support at least 50 mobile devices
- Multiple electrical outlets
- Sound Field System
- Wall mount telephone
- Intercom communication with office

| MEDIA CENTER / READING ROOM | |
|---|--|
| SPACE: 3,175 square feet (<i>Based on 10% of student enrollment x 35 sf/student</i>) | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Flexible book shelving that can easily be reconfigured • Centralized circulation area with staff workstations |
| Teaching Aides/Equipment | <ul style="list-style-type: none"> • Motorized screen with a fixed projector • Document Camera • Interactive LED Panel • Wall/ceiling mounted speakers • Consider other innovative projection devices for collaborative work • High-quality sound system |
| Utility Requirements | <ul style="list-style-type: none"> • Work area to process books with four workstations |
| Flooring | <ul style="list-style-type: none"> • Vinyl enhanced tile |
| Boards | <ul style="list-style-type: none"> • Bulletin Boards/art/exhibition display space to display student work and promotional materials |
| Technology | <ul style="list-style-type: none"> • Self-checkout technology • Four (4) staff computers for the circulation desk area • Recharging stations |
| Other Requirements | <ul style="list-style-type: none"> • The Media Center will be centrally located; "the heart of the school" • The Circulation Center will be located in the center of the Media Center and adjacent to the workroom and media specialist office |

| MEDIA CENTER SMALL GROUP ROOM | |
|--------------------------------------|--|
| SPACE 450 square feet (each) | |
| NUMBER: Two (2) | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Comfortable chairs/desks/tables to accommodate ten (10) to fifteen (15) students (flexible/adaptable/easily movable workstations) |
| Storage | <ul style="list-style-type: none"> • Built-in counters with shelving below around perimeter of the room |
| Teaching Aides/Equipment | <ul style="list-style-type: none"> • Document Camera • Interactive LED Panel • Wall/ceiling mounted speakers • Consider other innovative projection devices for collaborative work |
| Flooring | <ul style="list-style-type: none"> • Vinyl enhanced tile or flooring that allows for easy cleaning and movement of furniture |

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| MEDIA CENTER SMALL GROUP ROOM | |
|--------------------------------------|--|
| Boards | <ul style="list-style-type: none"> • Multiple magnetic whiteboards • Bulletin boards |
| Other Requirements | <ul style="list-style-type: none"> • |

| MEDIA SPECIALIST OFFICE | |
|----------------------------------|---|
| SPACE: 150 square feet | |
| NUMBER: One (1) | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Desk and chair • Table • Visitor seating |
| Storage | <ul style="list-style-type: none"> • Lockable storage/wardrobe • Lockable lateral files • Bookcase |
| Flooring | <ul style="list-style-type: none"> • Vinyl enhanced tile |
| Boards | <ul style="list-style-type: none"> • Magnetic whiteboard • Bulletin board |
| Technology | <ul style="list-style-type: none"> • One (1) computer/staff • Printer |
| Other Requirements | <ul style="list-style-type: none"> • Adjacent to Circulation Center |

| MEDIA CENTER WORKROOM | |
|----------------------------------|--|
| SPACE: 250 square feet | |
| NUMBER: One (1) | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Table and four (4) chairs • Laminator • Sink, soap and towel dispenser |
| Storage | <ul style="list-style-type: none"> • Shelving and cabinetry storage • Counter at standing height for work |
| Flooring | <ul style="list-style-type: none"> • Vinyl enhanced tile |
| Boards | <ul style="list-style-type: none"> • Magnetic whiteboard • Bulletin boards |
| Technology | <ul style="list-style-type: none"> • Network copier/fax machine |
| Other Requirements | <ul style="list-style-type: none"> • Adjacent to Circulation Center • Secure |

| MEDIA CENTER/HISTORICAL ARCHIVES STORAGE | |
|---|---|
| SPACE: 250 square feet | |
| NUMBER: One (1) | |
| Storage | <ul style="list-style-type: none"> • Shelving and cabinetry storage • Counter at standing height for work |
| Flooring | <ul style="list-style-type: none"> • Vinyl enhanced tile |
| Boards | <ul style="list-style-type: none"> • Magnetic whiteboard • Bulletin boards |
| Other Requirements | <ul style="list-style-type: none"> • Adjacent to Circulation Center |

| I.T. HELP DESK | |
|----------------------------------|---|
| SPACE: 400 square feet | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Adjustable shelving units • Ladder Rack/cable tray • Counter area 2 x 4 feet) standing height |

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| I.T. HELP DESK | |
|-----------------------------|---|
| Utility Requirements | <ul style="list-style-type: none"> • Dedicated low pressure HVAC • Generator backup |
| Safety Requirements | <ul style="list-style-type: none"> • Dry fire suppression system |
| Flooring | <ul style="list-style-type: none"> • Anti-static flooring |
| Other Requirements | <ul style="list-style-type: none"> • Adjacent to Media Center |

| ONLINE LEARNING PROGRAM CLASSROOM | |
|--|--|
| SPACE: 400 square feet | |
| NUMBER: One (1) classroom | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Comfortable chairs/desks/tables to accommodate up to twenty (20) students (flexible/adaptable/easily movable workstations) • Teacher station • Bookshelves |
| Teaching Aides/Equipment | <ul style="list-style-type: none"> • Document Camera • Interactive LED Panel • Wall/ceiling mounted speakers • Consider other innovative projection devices for collaborative work |
| Flooring | <ul style="list-style-type: none"> • Vinyl enhanced tile or flooring that allows for easy cleaning and movement of furniture |
| Boards | <ul style="list-style-type: none"> • Multiple magnetic whiteboards • Bulletin boards |
| Classroom Technology - Students | <ul style="list-style-type: none"> • One (1) Chromebook per student |
| Classroom Technology - Teacher | <ul style="list-style-type: none"> • One (1) teacher computer • Aux HDMI input |
| Other Requirements | <ul style="list-style-type: none"> • |

| CAREER CENTER | |
|--|---|
| SPACE: 450 square feet | |
| NUMBER: One (1) | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Comfortable chairs/tables to accommodate up to twenty (20) students (flexible/adaptable/easily movable) • Teacher station • Bookshelves |
| Storage | <ul style="list-style-type: none"> • Built-in counters with shelving below around perimeter of the room |
| Teaching Aides/Equipment | <ul style="list-style-type: none"> • Document Camera • Interactive LED Panel • Wall/ceiling mounted speakers • Consider other innovative projection devices for collaborative work |
| Flooring | <ul style="list-style-type: none"> • Vinyl enhanced tile or flooring that allows for easy cleaning and movement of furniture • Walls should be functional workspaces and for showcasing promotional materials |
| Boards | <ul style="list-style-type: none"> • Multiple magnetic whiteboards • Bulletin boards lining the back wall |
| Display/Storage of Student Work | <ul style="list-style-type: none"> • Closed deep display case in corridor |
| Classroom Technology - Students | <ul style="list-style-type: none"> • One (1) Chromebook per student • Charging stations |

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| CAREER CENTER | |
|---------------------------------------|--|
| Classroom Technology - Teacher | <ul style="list-style-type: none"> • One (1) teacher computer • Aux HDMI input |
| Other Requirements | <ul style="list-style-type: none"> • Consider design style of a "student union" |

AUDITORIUM / THEATER

Unless otherwise noted, the standard design for every classroom noted below are expected to provide the following:

- Room darkening shades at exterior windows
- Horizontal blinds at interior glazing
- Soft color, dimmable lighting
- Acoustical treatment as needed
- Air conditioning
- ADA compliant building standards
- Wireless/internet access to support at least 50 mobile devices
- Sound Field System

| AUDITORIUM |
|---|
| SPACE: 7,000 square feet |
| <ul style="list-style-type: none"> • 786-seat auditorium for music rehearsal and performance and public assembly functions • Provide high-quality variable acoustical environment and production support for music, conferences, lectures, and speakers, with projection • HVAC equipment to include sound deadening air handling equipment • Front projection system with motorized screen • Multicam video recording |
| Considerations: <ul style="list-style-type: none"> • One hundred fifty (10) performer chairs (stackable/storable) • One hundred fifty (10) music stands • Storage cages for 25 large instruments (tympani, tuba, etc.) • Provide for multiple types of performances (theatre, concerts, presentations, etc.) • Middle aisle seating arrangement • Stage should be accessible to all from auditorium • Stage to accommodate 100 performers in chairs with music stands • Ceiling cloud structures adjustable for acoustics control • Stage lighting and sound systems appropriate for size of stage and auditorium • Control Room – connectivity to all built in lighting, video recording, and sound production within auditorium, and music classrooms; storage for microphones and computers used in productions |

| STAGE |
|---------------------------------|
| SPACE: 2,150 square feet |

| AUDITORIUM STORAGE | |
|------------------------|---|
| SPACE: 400 square feet | |
| Storage | <ul style="list-style-type: none">• Adjustable shelving and open area |
| Flooring | <ul style="list-style-type: none">• Vinyl enhanced tile |

| MAKE-UP/DRESSING ROOM |
|-------------------------------|
| SPACE: 200 square feet |
| NUMBER: Two (2) |

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CONTROL ROOM / LIGHTING / PROJECTION

SPACE: 100 square feet

DINING & FOOD SERVICES

Unless otherwise noted, the standard design for every classroom noted below are expected to provide the following:

- Room darkening shades at exterior windows
- Horizontal blinds at interior glazing
- Soft color, dimmable lighting
- Acoustical standards for school facilities
- Air conditioning
- ADA compliant building standards
- Wireless/internet access to support at least 50 mobile devices
- Multiple electrical outlets
- Sound Field System
- Wall mount telephone
- Intercom communication with office

CAFETERIA / COMMONS

SPACE: 5,291 square feet *(Based on 3 lunch periods and 17.5 sf/seat)*

| | |
|----------------------------------|--|
| Furniture & Equipment | <ul style="list-style-type: none">• "Floor Finish Friendly" tables and seating (for quick, easy cleaning) for 302 students per lunch wave• Enclosed trash containers strategically located in the dining area |
| Teaching Aides/Equipment | <ul style="list-style-type: none">• Interactive LED Panel (or multiple LCD panels)• Wall/ceiling mounted speakers |
| Flooring | <ul style="list-style-type: none">• Vinyl enhanced tile or flooring that allows for easy cleanup |
| Boards | <ul style="list-style-type: none">• Bulletin Boards• Signage and displays to be determined |

CHAIR / TABLE STORAGE

SPACE: 200 square feet

NUMBER: One (1)

STAFF DINING

SPACE: 200 square feet

| | |
|----------------------------------|---|
| Furniture & Equipment | <ul style="list-style-type: none">• Tables and chairs for up to 12 staff members• Refrigerator• Microwave• Coffee set-up |
| Flooring | <ul style="list-style-type: none">• Vinyl enhanced tile or flooring that allows for easy cleanup |
| Boards | <ul style="list-style-type: none">• Magnetic whiteboards• Bulletin boards |

SCRAMBLE SERVING AREA/FOOD COURT

SPACE: 2,800 square feet

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| KITCHEN | |
|----------------------------------|--|
| SPACE: 4,005 square feet. | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Can wash • Clothes washer and dryer • Commodities freezer • Ware washing/pot washing room • Double sink preparation tables • Hand wash sinks • Preparation equipment such as slicer, food processor, food cutter, mixer • Ice making machine • Cooking equipment such as convection ovens, convection steamer, combi-oven, tilting skillet, tilting kettle, and range with oven including a utility distribution system behind equipment • 3-compartment sink with drainboards • Cashier stations with network connections • Server equipment such as hot and cold food stations, pizza stations, deli stations, pre-wrapped soup and salad stations, self-serve pre-wrapped food and dry snacks, refrigerated merchandisers for bottled beverages, milk cabinets, ice cream cabinets, condiment stations |
| Storage | <ul style="list-style-type: none"> • Dry food storage • Paper storage • Refrigerator /freezer storage for 10 days of inventory • Walk-in refrigerators/Freezers on back-up generator • Personal protective equipment storage • Accessible lockers for staff |
| Utility Requirements | <ul style="list-style-type: none"> • Self-sustaining without dependence on outside commissary operations • Exhaust hoods |
| Safety Requirements | <ul style="list-style-type: none"> • Eyewash station • Space complies with all applicable OSHA workplace standards |
| Flooring | <ul style="list-style-type: none"> • Easily cleanable, slip resistant, and conformity to Health Code and Food Safety standards |
| Boards | <ul style="list-style-type: none"> • Bulletin boards, as needed |
| Technology | <ul style="list-style-type: none"> • Network drop for cashier stations |
| Other Requirements | <ul style="list-style-type: none"> • Food service office • Janitor's closet • Trash containers • Space for recycle holding • Accessible toilets for staff |

MEDICAL SERVICES

| MEDICAL SUITE | |
|---|--|
| SPACE: 60 square feet (each) Toilet (2) 300 square feet for Nurses' Office / Waiting Room 120 square feet for Prep Area 100 square feet for Interview Room 100 square feet (each) for Examination Room / Resting (4) | |
| TOTAL: 1,040 square feet | |
| Furniture & Equipment | <ul style="list-style-type: none"> • One (1) desk with chair per nurse • Four (4) cots |

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| MEDICAL SUITE | |
|-----------------------------|--|
| Storage | <ul style="list-style-type: none"> • Built-in counters with shelving below around perimeter of the room • Multiple file cabinets • Storage for extra work • Locking cabinets • Locked medicine cabinets • Large closet with shelving and doors |
| Utility Requirements | <ul style="list-style-type: none"> • Lavatory within Health Clinic • Refrigerator with generator back-up • Sink with hot and cold water, soap, and towel dispenser • Microwave • 2 wheelchairs • Scale |
| Safety Requirements | <ul style="list-style-type: none"> • Eye-wash station • Double locks on medicine cabinets |
| Flooring | <ul style="list-style-type: none"> • Vinyl enhanced tile |
| Boards | <ul style="list-style-type: none"> • One (1) large bulletin board |
| Technology | <ul style="list-style-type: none"> • One (1) computer per nurse • One (1) phone per nurse |
| Other Requirements | <ul style="list-style-type: none"> • Centrally located adjacent to attendance office, counseling, social worker, main office |

ADMINISTRATION AND GUIDANCE

Unless otherwise noted, the standard design for every classroom noted below are expected to provide the following:

- Room darkening shades at exterior windows
- Horizontal blinds at interior glazing
- Soft color, dimmable lighting
- Acoustical standards for school facilities
- Air conditioning
- ADA compliant building standards
- Wireless/internet access to support at least 50 mobile devices
- Multiple electrical outlets
- Sound Field System
- Intercom communication with office

| GENERAL OFFICE | |
|--|--|
| SPACE: 400 square feet (including toilet) | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Multiple secretarial workstations • Multiple secretarial chairs • Table and counter space |
| Storage | <ul style="list-style-type: none"> • Lockable storage wardrobes • Four (4) lockable four-drawer filing cabinets • Fire-rated student file storage • Base and wall cabinet storage • Vault/Personnel Records storage, as noted above |
| Teaching Aides/Equipment | <ul style="list-style-type: none"> • Network copier and fax machine |

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| GENERAL OFFICE | |
|----------------------------|---|
| Safety Requirements | <ul style="list-style-type: none"> • Located near Main Entrance • Multiple windows to view visitor activity • Appropriate security measures as outlined in Building Systems section of Ed Specs • Security "panic" button with dedicated phone line |
| Flooring | • Carpet tile or sheet flooring chosen for ease of maintenance and acoustical value |
| Boards | • Bulletin boards |
| Technology | <ul style="list-style-type: none"> • One (1) computer per secretary/clerk • Printer • Electronic security system |
| Other Requirements | <ul style="list-style-type: none"> • Adjacent to administrative offices • Separate entrance from Middle School entrance |

| SECURITY DESK | |
|----------------------------------|---|
| SPACE: 100 square feet | |
| NUMBER: One (1) | |
| Furniture & Equipment | • Desk and chair |
| Technology | • One (1) computer |
| Other Requirements | • Adjacent to main entrance and main office |

| WAITING ROOM | |
|----------------------------------|---|
| SPACE: 150 square feet | |
| NUMBER: Two (2) | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Visitor seating • End tables |
| Other Requirements | • Adjacent to main office (One adjacent to Guidance area) |

| PRINCIPAL'S OFFICE | |
|----------------------------------|---|
| SPACE: 150 square feet | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Desk and chair • Table • Seating for six (6) |
| Storage | <ul style="list-style-type: none"> • Lockable storage/wardrobe • Lockable lateral files • One (1) large wall unit bookcase |
| Teaching Aides/Equipment | <ul style="list-style-type: none"> • Document Camera • Interactive LED Panel (32-50" display) |
| Safety Requirements | • Security "panic" button with dedicated phone line |
| Flooring | • Carpet tile or sheet flooring chosen for ease of maintenance and acoustical value |
| Boards | <ul style="list-style-type: none"> • Multiple magnetic whiteboards • Bulletin board |
| Technology | <ul style="list-style-type: none"> • One (1) computer • Aux ports for plugging into display |
| Other Requirements | • Adjacent to main office, assistant principal offices, and conference room |

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| ASSISTANT PRINCIPAL'S OFFICE | |
|--------------------------------------|---|
| SPACE: 120 square feet (each) | |
| NUMBER: Three (3) | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Desk and chair • Table • Seating for four (4) |
| Storage | <ul style="list-style-type: none"> • Lockable storage/wardrobe • Lockable lateral files • One (1) large wall unit bookcase |
| Flooring | • Carpet tile or sheet flooring chosen for ease of maintenance and acoustical value |
| Boards | <ul style="list-style-type: none"> • Magnetic whiteboard • Bulletin board |
| Technology | • One (1) computer |
| Other Requirements | • Adjacent to main office, principal office, and conference room |

| SCHOOL RESOURCE OFFICER OFFICE | |
|---------------------------------------|---|
| SPACE: 120 square feet | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Desk and chair • Table • Seating for four (4) |
| Storage | <ul style="list-style-type: none"> • Lockable storage/wardrobe • Lockable lateral files • Bookcase |
| Safety Requirements | • Access to security monitors (52" display with dedicated machine that connects to security system) |
| Flooring | • Carpet tile or sheet flooring chosen for ease of maintenance and acoustical value |
| Boards | <ul style="list-style-type: none"> • Magnetic whiteboard • Bulletin board |
| Technology | • One (1) computer |
| Other Requirements | • Adjacent to Main Office |

| GUIDANCE OFFICE | |
|----------------------------------|---|
| SPACE: 120 square feet | |
| NUMBER: Four (4) | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Desk and chair • Table • Seating for 4 |
| Storage | <ul style="list-style-type: none"> • Lockable storage/wardrobe • Lockable lateral files • Bookcase |
| Flooring | • Carpet tile or sheet flooring chosen for ease of maintenance and acoustical value |
| Technology | • One (1) computer |
| Other Requirements | • Adjacent to Conference, Storage/Records Room |

| GUIDANCE SECRETARIAL AREA | |
|----------------------------------|--------------------------------|
| SPACE: 200 square feet | |
| NUMBER: One (1) | |
| Furniture & Equipment | • Desk and chair |
| Technology | • One (1) computer |
| Other Requirements | • Adjacent to Guidance Offices |

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| SPEECH/LANGUAGE | |
|----------------------------------|---|
| SPACE: 120 square feet | |
| NUMBER: One (1) | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Desk and chair • Table • Seating for four (4) |
| Storage | <ul style="list-style-type: none"> • Lockable storage/wardrobe • Lockable lateral files • Bookcase |
| Flooring | • Carpet tile or sheet flooring chosen for ease of maintenance and acoustical value |
| Boards | <ul style="list-style-type: none"> • Magnetic whiteboard • Bulletin board |
| Technology | • One (1) computer |
| Other Requirements | • Adjacent to Guidance Storage/Records Room, and conference room |

| HEARING IMPAIRED OFFICE | |
|----------------------------------|---|
| SPACE: 120 square feet | |
| NUMBER: One (1) | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Desk and chair • Table • Seating for four (4) |
| Storage | <ul style="list-style-type: none"> • Lockable storage/wardrobe • Lockable lateral files • Bookcase |
| Flooring | • Carpet tile or sheet flooring chosen for ease of maintenance and acoustical value |
| Boards | <ul style="list-style-type: none"> • Magnetic whiteboard • Bulletin board |
| Technology | • One (1) computer |
| Other Requirements | • Adjacent to Guidance Storage/Records Room, and conference room |

| SOCIAL WORKER | |
|---|---|
| SPACE: 120 square feet (each office) | |
| NUMBER: Two (2) | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Desk and chair • Table • Seating for four (4) |
| Storage | <ul style="list-style-type: none"> • Lockable storage/wardrobe • Lockable lateral files • Bookcase |
| Flooring | • Carpet tile or sheet flooring chosen for ease of maintenance and acoustical value |
| Boards | <ul style="list-style-type: none"> • Magnetic whiteboard • Bulletin board |
| Technology | • One (1) computer |
| Other Requirements | • Adjacent to Guidance Storage/Records Room, and conference room |

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| REFLECTIVE ROOM | |
|----------------------------------|---|
| SPACE: 130 square feet | |
| NUMBER: One (1) | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Desk and chair • Table • Seating for four (4) |
| Storage | <ul style="list-style-type: none"> • Lockable storage/wardrobe • Lockable lateral files • Bookcase |
| Flooring | • Carpet tile or sheet flooring chosen for ease of maintenance and acoustical value |
| Boards | <ul style="list-style-type: none"> • Magnetic whiteboard • Bulletin board |
| Technology | • One (1) computer |
| Other Requirements | • Adjacent to Guidance Storage/Records Room, and conference room |

| CONFERENCE ROOM | |
|----------------------------------|--|
| SPACE: 250 square feet | |
| NUMBER: Two (2) | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Conference table • Seating for twelve (12) • Credenza |
| Teaching Aides/Equipment | <ul style="list-style-type: none"> • Telephone • Document Camera • Interactive LED Panel (at least 75") • Microphone and camera for video conferencing |
| Flooring | • Carpet tile or sheet flooring chosen for ease of maintenance and acoustical value |
| Boards | <ul style="list-style-type: none"> • Magnetic whiteboard • Bulletin board |
| Technology | • Aux ports for plugging into display |
| Other Requirements | • Adjacent to administrative offices |

| STOREROOM / RECORDS | |
|-------------------------------|--|
| SPACE: 150 square feet | |
| NUMBER: One (1) | |

| CARE CLOSET | |
|----------------------------------|--|
| SPACE: 650 square feet | |
| NUMBER: One (1) | |
| Furniture & Equipment | • Industrial shelving and wardrobe racks to hold personal care items and clothing; organized by type/size for use by students who need these items |

| WORKROOM | |
|----------------------------------|---|
| SPACE: 150 square feet | |
| NUMBER: One (1) | |
| Furniture & Equipment | • Staff mailboxes |
| Storage | • Built-in counters with shelving below and above |
| Flooring | • Vinyl enhanced tile |
| Boards | <ul style="list-style-type: none"> • Magnetic whiteboards • Bulletin boards |

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| WORKROOM | |
|-------------------|--|
| Technology | <ul style="list-style-type: none"> • Network copier/fax machine |

| PSYCHOLOGIST OFFICE | |
|----------------------------------|---|
| SPACE: 120 square feet | |
| NUMBER: Two (2) | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Desk and chair • Table • Seating for four (4) |
| Storage | <ul style="list-style-type: none"> • Lockable storage/wardrobe • Lockable lateral files • Bookcase |
| Flooring | <ul style="list-style-type: none"> • Carpet tile or sheet flooring chosen for ease of maintenance and acoustical value |
| Boards | <ul style="list-style-type: none"> • Magnetic whiteboard • Bulletin board |
| Technology | <ul style="list-style-type: none"> • One (1) computer |
| Other Requirements | <ul style="list-style-type: none"> • Adjacent to counseling offices |

| |
|------------------------------------|
| CUSTODIAL & MAINTENANCE |
|------------------------------------|

| CUSTODIAL OFFICE | |
|----------------------------------|--|
| SPACE: 120 square feet | |
| Furniture & Equipment | <ul style="list-style-type: none"> • One (1) desk/chair • Workstation table • Small refrigerator |
| Storage | <ul style="list-style-type: none"> • Lockable storage wardrobes • One (1) lockable four-drawer filing cabinet |
| Flooring | <ul style="list-style-type: none"> • Vinyl enhanced tile |
| Boards | <ul style="list-style-type: none"> • Magnetic whiteboard • Bulletin boards |
| Technology | <ul style="list-style-type: none"> • One (1) computer • One (1) laptop or PC for building automation • Time clock computer |
| Other Requirements | <ul style="list-style-type: none"> • A restroom should be in close proximity to custodial office • Office should be in close proximity to Receiving and loading dock |

| CUSTODIAN'S WORKSHOP | |
|----------------------------------|---|
| SPACE: 250 square feet | |
| Furniture & Equipment | <ul style="list-style-type: none"> • Workbench, vise, stool • Compressed air system • Chain fall |
| Storage | <ul style="list-style-type: none"> • Steel storage shelves • Lockable tool cabinets • Wall-mounted tool hanging system |
| Utility Requirements | <ul style="list-style-type: none"> • Water spigot with hose rack • Adequate electrical service |
| Safety Requirements | <ul style="list-style-type: none"> • PPE cabinet and first aid cabinet • Meet all applicable OSHA workplace standards |
| Flooring | <ul style="list-style-type: none"> • Grease resistant epoxy finish over concrete |

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| CUSTODIAN'S WORKSHOP | |
|-----------------------------|---|
| Boards | <ul style="list-style-type: none">• Magnetic whiteboards• Bulletin boards |
| Other Requirements | <ul style="list-style-type: none">• Overhead rollup door• Direct access to outside |

| RECYCLING ROOM / TRASH |
|-------------------------------|
| SPACE: 100 square feet |

| RECEIVING |
|-------------------------------|
| SPACE: 400 square feet |

| STOREROOM |
|-------------------------------|
| SPACE: 500 square feet |

| NETWORK / TELECOM ROOM |
|-------------------------------|
| SPACE: 500 square feet |

NOTE: Provide additional utility rooms (data, electrical, mechanical, fire protection), custodial closets, storage, restrooms, and circulation as needed to support program and for code compliance.

CENTRAL OFFICE ADMINISTRATION

The Central Office Administration program shall occupy an area of 5,960 square feet of space within the Torrington Middle & High School facility. The detailed description of spaces is identified in the companion document, "Educational Specifications for Torrington Public Schools Central Office Administration."

IX. COMMUNITY USE

The community uses Torrington Middle & High Schools in various ways. The most significant community use is by the Torrington Continuing Education and Recreation programs that use the high school on nights and weekends throughout the year for adult and youth enrichment and recreational activities. This use consists of the gym, classrooms, art rooms, computer labs, auditorium, and cafeteria.

Other groups that regularly use the facilities after school hours include:

- Civic organizations
- Municipal boards and groups
- PTO
- Performing Groups
- Registrar of Voters
- Local Non-Profit organizations
- Parent Groups
- Athletic Organizations
- Adult Education

Facility spaces not dedicated for student use during school hours include:

- Central Office Administration program space

X. ENVIRONMENT – SYSTEMS – EQUIPMENT

| SYSTEM | SPECIFICATIONS |
|--|---|
| General | <ul style="list-style-type: none"> • Wall mounted AED's in key locations throughout the building • Architectural provisions, including hardware, to facilitate security procedures as outlined in the All hazard Safety and Security Plan (AHSSP) • Designs that allow instruction and collaborative learning to be visible from hallways must make provisions for the creation of a safe area for security lockdowns as described in the AHSSP |
| Building Systems | <ul style="list-style-type: none"> • The building systems incorporated into the new construction will be designed in accordance with Connecticut High Performance Building standards, equivalent in performance to LEED Silver rating. |
| Heating/Cooling (HVAC) System | <ul style="list-style-type: none"> • Heating & cooling should be produced with natural gas with a boiler for heating and roof top DX cooling. Consider including Geo-thermal wells for energy efficiency. • All spaces are to receive air conditioning, but only those areas with summertime use will have the systems running year-round; all other areas will have systems set to dehumidification only during summer months. • In-line water heaters for domestic hot water shall be provided during non-heating season usage. • Energy recovery units, VFD fan systems and pumps to be utilized in the design. • Perimeter heating will be provided by fin tube radiation and the possible use of ceiling mounted radiant panels, cooled by a VAV system with each room served by a dedicated VAV box and hydronic reheat coil. • The use of "chill beams" will be considered for general heating and cooling. Designer to provide additional information on chill beam systems to Owner. • The gymnasium/auditorium and cafeteria will be served by separate variable speed air handlers. Air handlers shall include a hot water heating coil and DX cooling coils. |
| Climate Controls/Ventilation System | <ul style="list-style-type: none"> • District standard |
| Lighting System | <ul style="list-style-type: none"> • Consider LED lighting throughout where possible • Efficient and appropriate natural lighting will be maximized within the facility as appropriate for the programmatic use of the spaces. • Motion sensors and dual switching will be installed in classrooms. • Attention should be given to security lighting for both interior and exterior of the building. • The use of light shelves and light sensors for natural light to reduce electrical load shall be considered in locations where possible. |
| Electrical (Power) System | <ul style="list-style-type: none"> • Power to be provided by local utility company. • Consider roof-mounted photovoltaic system. • Distribution will include customer metering. • Auto Transfer generator |

| SYSTEM | SPECIFICATIONS |
|------------------------|---|
| Technology | <ul style="list-style-type: none"> • Occupied spaces shall have an integrated communication system to receive emergency and routine announcements. The intercom system should allow for exterior intercom as well. • There shall be a combined voice/data system with "VOIP" (Voice Over Internet Protocol) design. • The school shall have wall mounted LED panels with media controlled both locally from the teacher's station and with a centralized media system at the head end. • Head equipment to be housed in an MDF with 24-hour environmental control. • Horizontal cabling shall be Category 6e or contemporary equivalent. • Cable trays shall be run in corridors to support horizontal cable structure. • Fiber backbone between the MDF and IDF rooms shall be single-mode type (10GB minimum). • Fiber optical cable from street to MDF |
| Security | <ul style="list-style-type: none"> • Clear, attractive signage inside and outside the building • Digital video surveillance of exterior/interior areas of the building with high resolution and infrared (IR) technology where applicable • Design the plan to prevent access to instructional areas of the school when community events take place in assembly areas during non-school hours. • Motion sensors shall be mounted in corridors. • Respond to future state and/or federal mandates related to security requirements for high school facilities such as the CT DAS School Safety Infrastructure Standards • "Door open" status on-screen notifications • Proxy card entry system on selected exterior and interior doors • Electronic security system with keypad access control installed into the school and integrated with proxy card entry system (for limited credentials) • Door locks shall have District standard high security lock cylinders |
| Phone System | <ul style="list-style-type: none"> • A comprehensive, district-integrated phone system (dial-out) will be integrated into technology scope of the project, including hands-free and handle options. • Install phones in every room of the facility occupied by teachers or students at any given time, including all support and instructional spaces. • Classrooms and offices shall have the ability to make local area calls and communicate with the main office and other classrooms. Voice mail shall be accessible from within the school and remotely. • Provide Voice Over "IP" options. |
| Public Address | <ul style="list-style-type: none"> • The building's public address system is comprehensive and will be addressed as part of the technology component of the project to incorporate internal building communications as well as external communications. • The PA system should be developed in conjunction with the phone, clock, data, voice and DIVOS video distribution system of the school. • Secondary access to security and public address systems will be located in the MDF/Head End Room. |
| Clocks | <ul style="list-style-type: none"> • Clocks, similar to the phone system will be integrated into the technology component of the project. • All support and instructional spaces will be included. • System to have manual override capability in the event that Daylight Saving Times are adjusted by the Federal Government. |
| Plumbing System | <ul style="list-style-type: none"> • Plumbing fixtures/system will be designed per current and applicable codes. • Fixtures will be self-operating • Plastic piping to be considered for domestic water and heating where possible. • Floor drains in gang toilet areas • Plumbed for full whole building sprinkler system • Consider separate metering for irrigation and concession stand |
| Fire Protection | <ul style="list-style-type: none"> • Building will be fully protected by a sprinkler system installed per NFPA 13. |

| SYSTEM | SPECIFICATIONS |
|----------------------|--|
| Fire Alarm | <ul style="list-style-type: none"> The building will be protected by a fully addressable analog, manual and automatic fire alarm system. |
| Acoustics | <ul style="list-style-type: none"> The building will comply with ANSI S12.60-2002: Acoustical Performance Criteria, Design Requirements and Guidelines for Schools. Suspended acoustical ceilings and/or acoustical decks will be installed throughout the building. Corridor walls should be constructed of glazed concrete masonry units, or materials with a comparable NRC rating, and provide an adequate separation for sound control. In specialized areas, such as media centers, appropriate acoustical treatments will be installed. Sound field system will be provided in each classroom. |
| Windows/Doors | <ul style="list-style-type: none"> Windows should be high efficiency with low e-glazing. Windows and rated doors will be installed in accordance with applicable codes. Key fobs, thumb latches, vision panels – review with District and integrate with security section. Door locks shall have District standard cylinders |

XI. SITE DEVELOPMENT

The existing single driveway entry at Winthrop street is to remain in its current configuration. There will be two primary common entrance areas to the building (one for Middle School and one for High School) for students arriving by bus, in their own cars, or being dropped off by parents. Additionally, there will be a separate entrance for the PreK program. As vehicles enter the site, student drivers will be directed to a student parking lot, and parents dropping off students will be directed through a separate drop off route from buses. Passive security measures, such as visual control of the entrances from the adjacent office areas, must be planned for. Active security measures and systems will be developed within the building design. Adequate lighting for monitoring activities and ensuring safety are of paramount importance at the building entrances. Entry overhangs or covered walkways will be provided for inclement weather to the extent practicable.

Bus loading areas will be configured as a one-way drive in a direction to assure that loading and unloading of students occurs from the right-hand side of the vehicle adjacent to the building. The drive will have two lanes: one for travel, and one for stopping and unloading. The bus loading driveway should be located such that buses exit upstream of automobiles, thereby reducing delays.

Parent drop-off areas will also be configured as a one-way drive in a direction to ensure that loading and unloading of students occurs from the right-hand side of the vehicle adjacent to the building. Student drop-off and pick-up areas are to be separated from the bus loading area and will be separate from other parking lots.

Parking for staff and visitors will be developed to take the multiple uses of the building into account. In determining the size and location of the parking lots, consideration will be given to the use of the building for community access and assembly as well as student safety. ADA, accessibility, and other code requirements will be addressed in the design of all site elements.

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Sidewalks will be featured around the perimeter of the school and will be paved. Access to the parking lots, athletic fields, bus and parent pickup/drop-off areas, and access for student walkers will be addressed. Sidewalks will be designed to accommodate students who walk or ride bicycles to school. The number of driveways that are crossed by sidewalks will be minimized as much as practicable. Athletic fields will be provided for both high school and middle school use. Existing high school athletic fields will be relocated due to the location of the new building, and the need for parking and staging areas during construction.

Playfields, parking, service drives, drop-off zones and bus zones will be located to reduce the cost of connecting elements without requiring pedestrians to cross vehicular traffic lanes. The location of driveways, walkways and landscaping must permit adequate sight distances for both vehicles and pedestrians.

Site utilities, service, and physical plant components, including drives and access roads, will be located to avoid conflict with student and vehicular traffic, as well as the planned future growth of building components. Existing water, sanitary and electrical services are adequate for the proposed building and will be reused to the greatest extent possible.

Consideration shall be given to maximize outside spaces by creating outdoor learning spaces as well as walking paths around the perimeter of the property. Landscaping will be designed to allow the school to blend with the environment as well as to provide passive cooling and windbreaks when possible. Trees and other greenery will be of a hearty variety and require little maintenance and which complement the building and site. Trees will be planted a sufficient distance from the building to avoid future maintenance problems. Consideration will be given to safety and security when placing foliage around walkways and areas of building access.

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| TORRINGTON MIDDLE SCHOOL (7-8) ED SPECS SPACE SUMMARY | | | |
|--|----------------------------|-----------------------------|------------------------------|
| Room Description | Required # of Rooms | Square Feet Per Room | Total Area (Sq. Feet) |
| ACADEMIC CORE PROGRAMS | | | |
| Academic Core Classroom – General | 24 | 850 | 20,400 |
| Makerspace/STEM/Coding Classroom/Lab | 2 | 1,200 | 2,400 |
| Science Classroom / Lab – Grades 7-8 | 6 | 1,000 | 6,000 |
| Professional Learning Community (Faculty Room) | 2 | 950 | 1,900 |
| Small Group Room/ Resource Room | 12 | 425 | 5,100 |
| ESL/ Bilingual | 1 | 425 | 425 |
| Total | | | 36,225 |
| SPECIAL EDUCATION PROGRAMS | | | |
| Self-Contained Classroom | 1 | 900 | 900 |
| Self-Contained Classroom – toilet | 1 | 60 | 60 |
| OT/PT | 1 | 425 | 425 |
| Total | | | 1,385 |
| ART & MUSIC | | | |
| Art Classroom | 2 | 1,000 | 2,000 |
| Art Storage | 2 | 100 | 200 |
| Band (100 seats) | 1 | 1,850 | 1,850 |
| Chorus (50 seats) | 1 | 1,200 | 1,200 |
| Music Practice | 2 | 80 | 160 |
| Music Storage | 1 | 200 | 200 |
| Total | | | 5,610 |
| VOCATIONS & TECHNOLOGY | | | |
| Construction Technology | 1 | 1,200 | 1,200 |
| Total | | | 1,200 |
| HEALTH & PHYSICAL EDUCATION | | | |
| Gymnasium | 1 | 7,000 | 7,000 |
| Gym Storage | 1 | 300 | 300 |
| Health Instructor's Office | 2 | 180 | 360 |
| Locker Rooms with Toilets | 2 | 1,000 | 2,000 |
| Total | | | 9,660 |
| MEDIA CENTER | | | |
| Media Center / Reading Room | 1 | 2,324 | 2,324 |
| Small Group Room | 2 | 450 | 900 |
| Office | 1 | 150 | 150 |
| Workroom | 1 | 250 | 250 |
| Storage | 1 | 250 | 250 |
| Total | | | 3,874 |
| DINING & FOOD SERVICE | | | |
| Cafeteria / Commons | 1 | 3,873 | 3,873 |
| Staff Dining | 1 | 200 | 200 |
| Total | | | 4,073 |

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| MEDICAL SERVICES | | | |
|--------------------------------------|---|-----|---------------|
| Medical Suite Toilet | 1 | 60 | 60 |
| Nurses' Office / Waiting Room | 1 | 300 | 300 |
| Prep Area | 1 | 120 | 120 |
| Examination Room / Resting | 3 | 100 | 300 |
| Total | | | 780 |
| ADMINISTRATION & GUIDANCE | | | |
| General Office / Toilet | 1 | 300 | 300 |
| Security Desk | 1 | 100 | 100 |
| Waiting Room | 2 | 150 | 300 |
| Principal's Office | 1 | 150 | 150 |
| Assistant Principal Office | 1 | 120 | 120 |
| Security Office | 1 | 120 | 120 |
| Speech Office | 1 | 120 | 120 |
| Psychologist Office | 2 | 120 | 240 |
| Guidance Secretarial Area | 1 | 200 | 200 |
| Guidance Office | 2 | 120 | 240 |
| Hearing Impaired Office | 1 | 120 | 120 |
| Social Worker | 2 | 120 | 240 |
| Reflective Room | 1 | 130 | 130 |
| Conference Room | 2 | 250 | 500 |
| Storeroom / Records Room | 1 | 150 | 150 |
| Workroom | 1 | 150 | 150 |
| Total | | | 3,180 |
| Total | | | 65,987 |

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| TORRINGTON HIGH SCHOOL ED SPECS SPACE SUMMARY | | | |
|--|---------------------|----------------------|-----------------------|
| Room Description | Required # of Rooms | Square Feet Per Room | Total Area (Sq. Feet) |
| CORE ACADEMIC SPACES | | | |
| Classroom – General | 28 | 825 | 23,100 |
| Professional Learning Community (Faculty Room) | 4 | 950 | 3,800 |
| Innovation/ Medical Lab | 2 | 1,000 | 2,000 |
| Small Group/ Resource Room | 12 | 425 | 5,100 |
| Science Classroom / Lab | 8 | 1,200 | 9,600 |
| Science Prep Room | 4 | 200 | 800 |
| Greenhouse | 1 | 200 | 200 |
| ESL/Bilingual | 1 | 425 | 425 |
| ISS/ Reflection | 2 | 80 | 160 |
| Total | | | 45,185 |
| SPECIAL EDUCATION PROGRAMS | | | |
| Self-Contained Classroom | 1 | 950 | 950 |
| Self-Contained SPED Toilet | 1 | 60 | 60 |
| OT/PT | 1 | 425 | 425 |
| Total | | | 1,435 |
| ART & MUSIC | | | |
| Art Classroom | 3 | 1,200 | 3,600 |
| Art Storage | 3 | 100 | 300 |
| Art Kiln | 1 | 150 | 150 |
| Band Room (100 seats) | 1 | 2,400 | 2,400 |
| Chorus Room (50 seats) | 1 | 1,525 | 1,525 |
| Ensemble Room | 1 | 400 | 400 |
| Music Technology | 1 | 600 | 600 |
| Music Practice Room | 2 | 80 | 160 |
| Music Storage | 1 | 750 | 750 |
| Total | | | 9,885 |
| CAREER TECH | | | |
| Innovation/ Conference Meeting Center | 1 | 2,400 | 2,400 |
| Air Force ROTC | 1 | 825 | 825 |
| ROTC Storage | 1 | 100 | 100 |
| ROTC Office | 1 | 100 | 100 |
| | | | |
| Business Lab | 1 | 1,000 | 1,000 |
| School Store | 1 | 250 | 250 |
| | | | |
| Culinary Kitchen | 1 | 1,850 | 1,850 |
| Restaurant / Community Center | 1 | 1,200 | 1,200 |
| Public Toilets | 2 | 200 | 400 |
| Early Education Classroom | 1 | 825 | 825 |

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| | | | |
|--|---|--------|---------------|
| Child Toilet | 1 | 60 | 60 |
| Staff Toilet | 1 | 60 | 60 |
| Observation Room | 1 | 200 | 200 |
| | | | |
| Design & Visual Communication | 1 | 2,200 | 2,200 |
| Video Production | 1 | 2,000 | 2,000 |
| Construction Technology | 1 | 2,500 | 2,500 |
| Automotive | 1 | 2,600 | 2,600 |
| Total | | | 18,570 |
| HEALTH & PHYSICAL EDUCATION | | | |
| Gymnasium | 1 | 12,000 | 12,000 |
| Fitness / Weight Room | 1 | 2,750 | 2,750 |
| Gym Storeroom | 1 | 500 | 500 |
| Locker Room – Girls with Toilets | 1 | 2,200 | 2,200 |
| Locker Room – Boys with Toilets | 1 | 2,200 | 2,200 |
| Training Room | 1 | 625 | 625 |
| Training Room Annex | 1 | 75 | 75 |
| Athletic Director's Office | 1 | 120 | 120 |
| Health Instructors' Office | 2 | 180 | 360 |
| Total | | | 20,830 |
| MEDIA CENTER | | | |
| Media Center / Reading Room | 1 | 3,175 | 3,175 |
| Small Group Room | 2 | 450 | 900 |
| Office | 1 | 150 | 150 |
| Workroom | 1 | 250 | 250 |
| Storage | 1 | 250 | 250 |
| IT Help Desk | 1 | 400 | 400 |
| Online Learning Program | 1 | 400 | 400 |
| Career Center | 1 | 450 | 450 |
| Total | | | 5,975 |
| AUDITORIUM / THEATER | | | |
| Auditorium | 1 | 7,000 | 7,000 |
| Stage | 1 | 2,150 | 2,150 |
| Auditorium Storage | 1 | 400 | 400 |
| Make-up / Dressing Room | 2 | 200 | 400 |
| Controls /Lighting / Projection | 1 | 100 | 100 |
| Total | | | 10,050 |
| DINING & FOOD SERVICES | | | |
| Cafeteria / Commons | 1 | 5,291 | 5,291 |
| Chair / Table Storage | 1 | 200 | 200 |
| Staff Dining | 1 | 200 | 200 |
| Scramble Servery/ Food Court | 1 | 2,800 | 2,800 |
| Kitchen | 1 | 4,005 | 4,005 |
| Total | | | 12,496 |

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| MEDICAL SERVICES | | | |
|--------------------------------------|---|-----|----------------|
| Medical Suite Toilet | 2 | 60 | 120 |
| Nurses' Office / Waiting Room | 1 | 300 | 300 |
| Prep Area | 1 | 120 | 120 |
| Interview Room | 1 | 100 | 100 |
| Examination Room / Resting | 4 | 100 | 400 |
| Total | | | 1,040 |
| ADMINISTRATION & GUIDANCE | | | |
| General Office & Toilet | 1 | 400 | 400 |
| Security Desk | 1 | 100 | 100 |
| Waiting Room | 2 | 150 | 300 |
| Principal's Office | 1 | 150 | 150 |
| Assistant Principal's Office | 3 | 120 | 360 |
| SRO Office | 1 | 120 | 120 |
| Guidance Secretarial Area | 1 | 200 | 200 |
| Guidance Office | 4 | 120 | 480 |
| Speech/Language | 1 | 120 | 120 |
| Hearing Impaired Office | 1 | 120 | 120 |
| Social Worker | 2 | 120 | 240 |
| Reflective Room | 1 | 130 | 130 |
| Conference Room | 2 | 250 | 500 |
| Storeroom / Records | 8 | 150 | 150 |
| Care Closet | 1 | 650 | 650 |
| Psychologist Office | 2 | 120 | 240 |
| Workroom | 1 | 150 | 150 |
| Total | | | 4,410 |
| CUSTODIAL & MAINTENANCE | | | |
| Custodian's Office | 1 | 120 | 120 |
| Custodian's Workshop | 1 | 250 | 250 |
| Recycling Room / Trash | 1 | 100 | 100 |
| Receiving | 1 | 400 | 400 |
| Storeroom | 1 | 500 | 500 |
| Network / Telecom Room | 1 | 500 | 500 |
| Total | | | 1,870 |
| Total Program Area | | | 131,745 |

| TOTAL SQUARE FOOTAGE SUMMARY (HIGH SCHOOL) | |
|--|----------------|
| TOTAL PROGRAM (NET FLOOR) AREA | 197,732 |
| TOTAL BUILDING AREA (Inside face of walls) | 268,640 |
| TOTAL GROSS SQUARE FEET (Outside face of walls) | 277,020 |

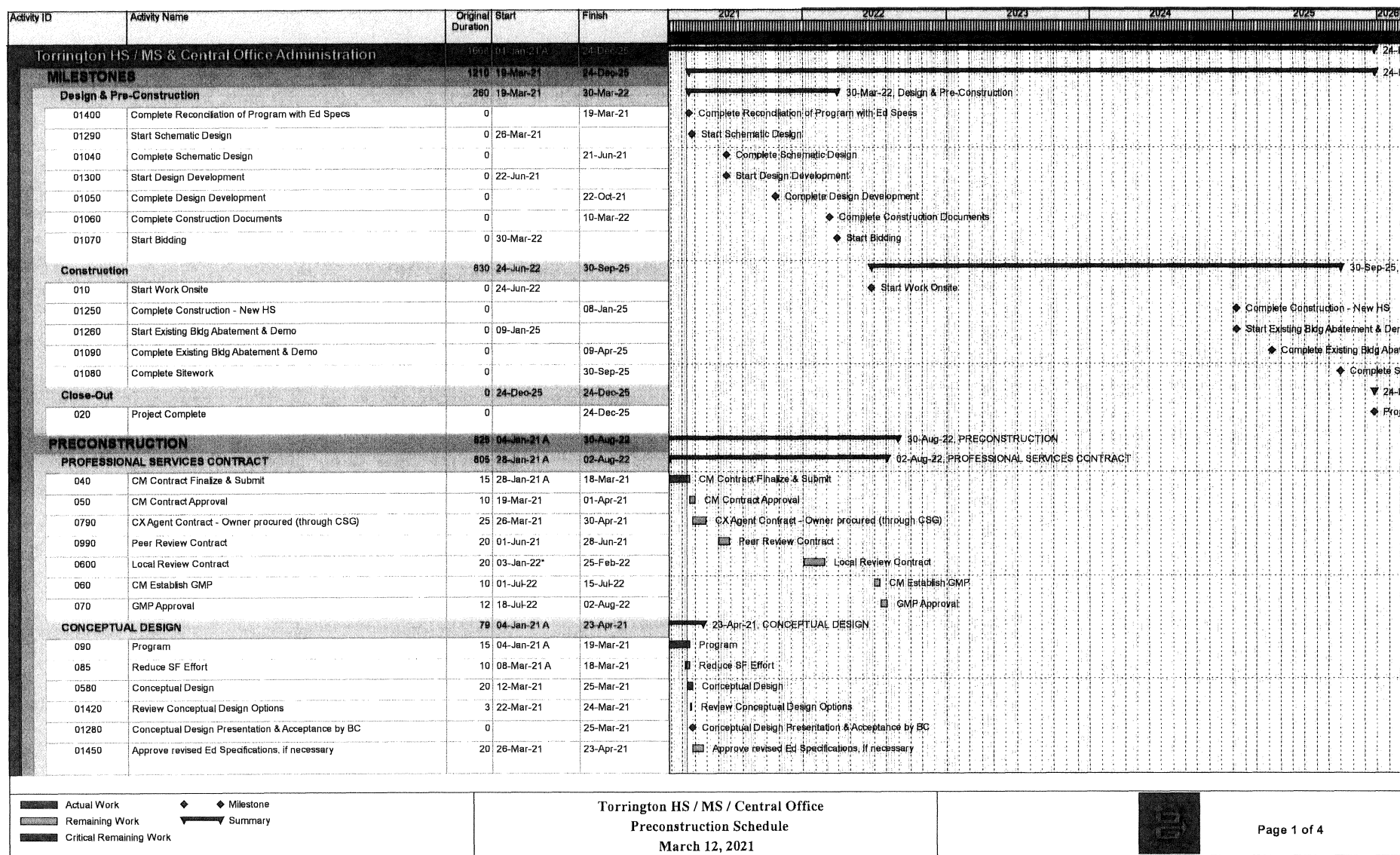


EXHIBIT C

| Activity ID | Activity Name | Original Duration | Start | Finish | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 |
|---|---|-------------------|-----------|-----------|---|------|------|------|------|------|
| SCHEMATIC DESIGN | | | | | 21-Jun-21, SCHEMATIC DESIGN | | | | | |
| 0940 | HazMat Survey & Assessment Report | 30 | 26-Mar-21 | 07-May-21 | ■ HazMat Survey & Assessment Report | | | | | |
| 0150 | Schematic Design (SD) | 40 | 26-Mar-21 | 21-May-21 | ■ Schematic Design (SD) | | | | | |
| 0110 | Traffic Study | 30 | 26-Mar-21 | 30-Apr-21 | ■ Traffic Study | | | | | |
| 0140 | PH1 Geotechnical Field Work & Reports | 30 | 26-Mar-21 | 07-May-21 | ■ PH1 Geotechnical Field Work & Reports | | | | | |
| 0980 | Peer Review Required? | 5 | 24-May-21 | 28-May-21 | ■ Peer Review Required? | | | | | |
| 0870 | SD LEED/CTHPB Review | 10 | 24-May-21 | 07-Jun-21 | ■ SD LEED/CTHPB Review | | | | | |
| 0860 | SD - Cx Agent Review | 15 | 24-May-21 | 07-Jun-21 | ■ SD - Cx Agent Review | | | | | |
| 0880 | OSCGR SDR Document Compilation | 17 | 24-May-21 | 16-Jun-21 | ■ OSCGR SDR Document Compilation | | | | | |
| 080 | SD Estimate | 15 | 24-May-21 | 14-Jun-21 | ■ SD Estimate | | | | | |
| 0780 | SD Design & Estimate Presentation & Acceptance | 10 | 15-Jun-21 | 21-Jun-21 | ■ SD Design & Estimate Presentation & Acceptance | | | | | |
| DESIGN DEVELOPMENT | | | | | 22-Oct-21, DESIGN DEVELOPMENT | | | | | |
| 0170 | Design Development (DD) | 80 | 22-Jun-21 | 17-Sep-21 | ■ Design Development (DD) | | | | | |
| 0890 | Finalize Site Documents For Regulatory Approval | 0 | 14-Jul-21 | | ◆ Finalize Site Documents For Regulatory Approval | | | | | |
| 0970 | PH2 Geotechnical Field Work & Reports | 25 | 13-Aug-21 | 17-Sep-21 | ■ PH2 Geotechnical Field Work & Reports | | | | | |
| 0210 | DD Estimate | 15 | 20-Sep-21 | 08-Oct-21 | ■ DD Estimate | | | | | |
| 0200 | OSCGR DDR Document Compilation | 17 | 20-Sep-21 | 12-Oct-21 | ■ OSCGR DDR Document Compilation | | | | | |
| 0190 | DD LEED/CTHPB Review | 10 | 20-Sep-21 | 01-Oct-21 | ■ DD LEED/CTHPB Review | | | | | |
| 0220 | DD - Cx Agent Review | 15 | 20-Sep-21 | 08-Oct-21 | ■ DD - Cx Agent Review | | | | | |
| 0160 | DD Design & Estimate Presentation & Acceptance | 10 | 11-Oct-21 | 22-Oct-21 | ■ DD Design & Estimate Presentation & Acceptance | | | | | |
| CONSTRUCTION DOCUMENTS | | | | | 10-Mar-22, CONSTRUCTION DOCUMENTS | | | | | |
| 0230 | Construction Documents (CD) | 65 | 25-Oct-21 | 26-Jan-22 | ■ Construction Documents (CD) | | | | | |
| 01000 | Structural (Threshold) Peer Review | 20 | 21-Dec-21 | 19-Jan-22 | ■ Structural (Threshold) Peer Review | | | | | |
| 0240 | CD Estimate 90% | 15 | 27-Jan-22 | 16-Feb-22 | ■ CD Estimate 90% | | | | | |
| 0280 | CD OSCGR PCR Document Compilation | 10 | 27-Jan-22 | 16-Feb-22 | ■ CD OSCGR PCR Document Compilation | | | | | |
| 0270 | CD Owner Review & Comment | 10 | 27-Jan-22 | 09-Feb-22 | ■ CD Owner Review & Comment | | | | | |
| 0260 | CD LEED/CTHPB Review | 10 | 27-Jan-22 | 09-Feb-22 | ■ CD LEED/CTHPB Review | | | | | |
| 0250 | CD's - Cx Agent Review | 15 | 27-Jan-22 | 16-Feb-22 | ■ CD's - Cx Agent Review | | | | | |
| 01390 | Construction Documents (CD) Remaining 10% | 15 | 27-Jan-22 | 16-Feb-22 | ■ Construction Documents (CD) Remaining 10% | | | | | |
| 0300 | CD A/E QA/QC Review & Owner Comment Response | 10 | 10-Feb-22 | 23-Feb-22 | ■ CD A/E QA/QC Review & Owner Comment Response | | | | | |
| 0310 | CD Estimate Reconciliation | 5 | 17-Feb-22 | 23-Feb-22 | ■ CD Estimate Reconciliation | | | | | |
| 0370 | Prepare PCR State Submission Estimate | 6 | 17-Feb-22 | 24-Feb-22 | ■ Prepare PCR State Submission Estimate | | | | | |
| 0340 | Adjust CD's per Local Code Review and Commissioning Agent | 5 | 24-Feb-22 | 02-Mar-22 | ■ Adjust CD's per Local Code Review and Commissioning Agent | | | | | |
| 0330 | CD Owner Approval & Present to BOE | 6 | 03-Mar-22 | 10-Mar-22 | ■ CD Owner Approval & Present to BOE | | | | | |
| 0320 | CD Owner Approval & Present to Building Committee | 6 | 03-Mar-22 | 10-Mar-22 | ■ CD Owner Approval & Present to Building Committee | | | | | |
| <div> <div>■ Actual Work</div> <div>◆ Milestone</div> <div>■ Remaining Work</div> <div>■ Critical Remaining Work</div> </div> | | | | | <div> <div>Torrington HS / MS / Central Office</div> <div>Preconstruction Schedule</div> <div>March 12, 2021</div> </div> | | | | | |
| | | | | | <div> <div>Page 2 of 4</div> </div> | | | | | |

EXHIBIT C

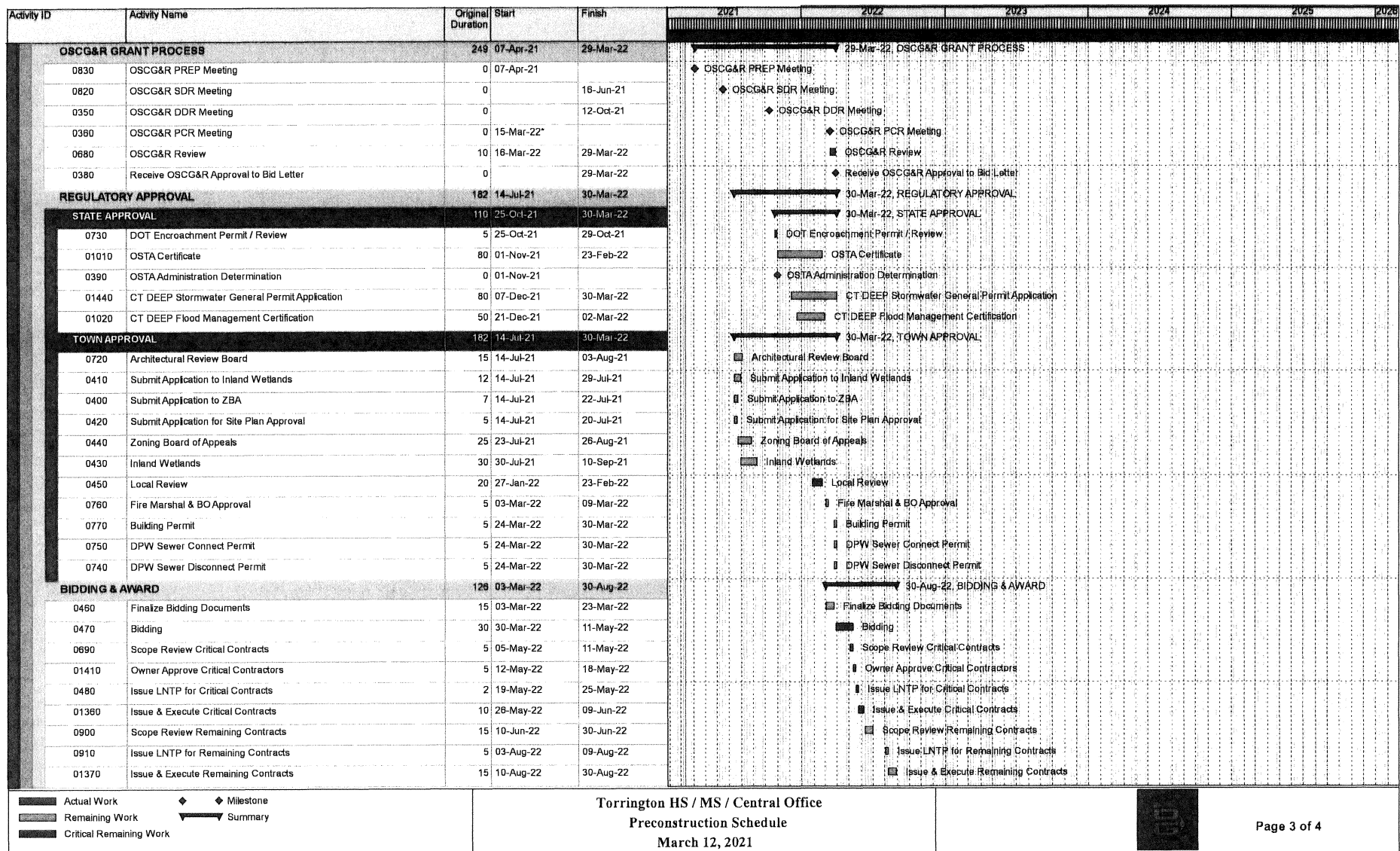
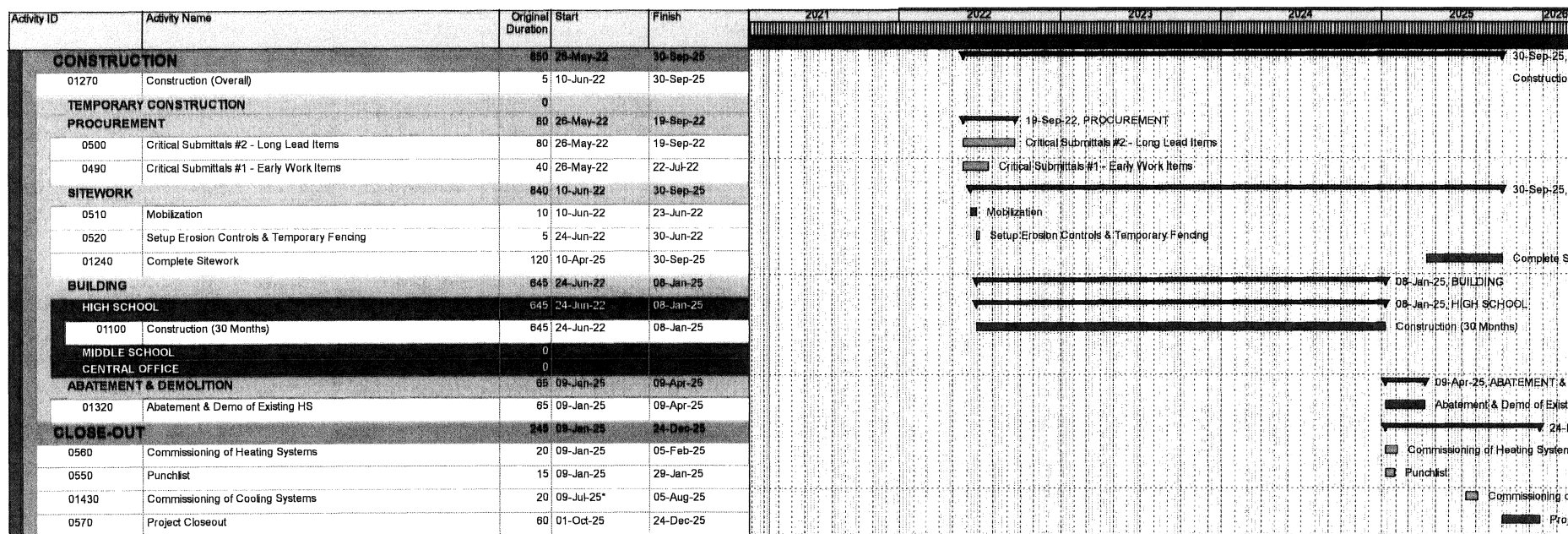


EXHIBIT C



Actual Work
 Remaining Work
 Critical Remaining Work
 Milestone
 Summary

Torrington HS / MS / Central Office
 Preconstruction Schedule
 March 12, 2021

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EXHIBIT C

EXHIBIT D

| | A | B | C | D | E | F | G | H | I | J | K |
|----|---|--|--|---|---|---|-----------------------|---|---|---|---|
| 1 | | | | | | | | | | | |
| 2 | | | | | | | | | | | |
| 3 | | | ARCHITECT AND OWNER RESPONSIBILITY MATRIX | | | | | | | | |
| 4 | | | | | | | | | | | |
| 5 | | In order to assist the architectural firms in their interview, the following responsibility matrix is included | | | | | | | | | |
| 6 | | | | | | | | | | | |
| 7 | | | CHART OF ARCHITECT/OWNER RESPONSIBILITY | | | | | | | | |
| 8 | | | | | | | | | | | |
| 9 | | | SERVICES | | | | RESPONSIBILITY | | | | |
| 10 | | | | | | | | | | | |
| 11 | Land Survey Services | | | | | | Architect | | | | |
| 12 | Geotechnical Services | | | | | | Architect | | | | |
| 13 | Existing Facilities Surveys | | | | | | Architect | | | | |
| 14 | Environmental Studies and Reports (Hazmat) | | | | | | Architect | | | | |
| 15 | Owner-Supplied Data Coordination | | | | | | Architect | | | | |
| 16 | Schedule Development and Monitoring | | | | | | Architect/Owner | | | | |
| 17 | Detailed Profession Cost Estimation (3x) | | | | | | Architect | | | | |
| 18 | Construction Management | | | | | | Owner | | | | |
| 19 | Programming | | | | | | Architect/Owner | | | | |
| 20 | Value Analysis | | | | | | Architect/Owner | | | | |
| 21 | FF&E and related equipment, Technology-design, | | | | | | Architect | | | | |
| 22 | bidding and administration | | | | | | | | | | |
| 23 | Civil Design | | | | | | Architect | | | | |
| 24 | Landscape Design | | | | | | Architect | | | | |
| 25 | Structural Design | | | | | | Architect | | | | |
| 26 | Mechanical Systems Design | | | | | | Architect | | | | |
| 27 | Electrical Systems Design | | | | | | Architect | | | | |
| 28 | Fire Protection System Design | | | | | | Architect | | | | |
| 29 | Interior Design | | | | | | Architect | | | | |
| 30 | Telecommunications/Data | | | | | | Architect | | | | |
| 31 | Food Service Consultant | | | | | | Architect | | | | |
| 32 | Acoustical Consultant | | | | | | Architect | | | | |
| 33 | Space Schematic/Flow Diagrams | | | | | | Architect | | | | |
| 34 | Coordination of Owner's Consultant | | | | | | Architect | | | | |
| 35 | On-site Project Representative | | | | | | Architect | | | | |
| 36 | As Designed Record Drawings | | | | | | Architect | | | | |
| 37 | Record Drawings (as-built) | | | | | | Architect | | | | |
| 38 | Special Inspections | | | | | | Architect | | | | |
| 39 | Statement of Special Inspection | | | | | | Architect | | | | |
| 40 | Any other specialty consultants necessary to | | | | | | Architect | | | | |
| 41 | provide a complete and usable facility | | | | | | | | | | |
| 42 | Hardware and Security Design | | | | | | Architect | | | | |
| 43 | Coordination with Owner, Facility and Operations Staff | | | | | | Architect | | | | |
| 44 | Onsite Project Representation/Construction Administration | | | | | | Architect | | | | |



EAGLE
Environmental, Inc.

- Industrial Hygiene / IAQ
- Hazardous Building Materials
- Environmental Assessments
- Laboratory Services & Training

November 20, 2020

EXHIBIT E

Mr. Kemp A. Morhardt, AIA
Principal
The S/L/A/M Collaborative, Inc.
80 Glastonbury Boulevard
Glastonbury, CT 06033

**RE: Hazardous Building Material and Phase I and II Environmental Consulting Services
New Middle/High School and Central Office Administration Space
Torrington, Connecticut
Eagle Proposal No. 20 - 324**

Dear Mr. Morhardt:

Eagle Environmental, Inc. (Eagle) is pleased to submit this proposal to The S/L/A/M Collaborative, Inc. (Client) to provide building and site environmental consulting services to support a new Middle/High School and Central Office Administration space to be located on the current Torrington High School campus at 50 Major Besse Drive in Torrington, Connecticut (the Site). It is our understanding that the existing High School building will be demolished to support construction of the new High School and Middle School. This proposal includes pre-demolition hazardous building material inspection services, preparation of plans and technical specifications for hazardous building materials abatement and contaminated soil remediation, ~~preparation of a Phase I Environmental Site Assessment (ESA), completion of a Phase II Environmental Site Investigation (ESI),~~ preparation of a soil management plan project monitoring and construction administration services during abatement and soil remediation activities.

Phase-I and II
Prepared by
Fuss &
O'Neill,
Provided by
Torrington
Board of
Education

This work will be performed cost effectively and in compliance with applicable laws and regulations of the U.S. Department of Labor, Occupational Safety and Health Administration (OSHA), U.S. Environmental Protection Agency (USEPA), and the State of Connecticut Department of Public Health (CTDPH) and the Department of Energy and Environmental Protection (DEEP).

Eagle Environmental, Inc. is an Equal Opportunity Employer and does not discriminate against any person or group of persons on the grounds of race, color, religious belief, age, marital status, national origin, gender, sexual orientation, mental and physical disabilities, or other basis prohibited by the laws. We confirm that we will comply with the nondiscrimination and affirmative action provisions of the State of Connecticut.

Mr. Peter Folino will be the primary contact for any questions related to this proposal. His contact information is as follows:

1. Address: 8 South Main Street, Suite 3, Terryville CT 06786
2. Phone No.: (860) 589-8257 x104
3. Email: pfolino@eagleenviro.com

8 SOUTH MAIN STREET, SUITE 3 • TERRYVILLE, CT 06786
PHONE (860) 589-8257 • FAX (860) 585-7034

EXHIBIT E

We look forward to the opportunity to work with The S/L/A/M Collaborative, Inc. as their environmental consultant for this project.

Sincerely,
Eagle Environmental, Inc.


Peter J. Folino

Principal

Y:\Clients\S\SLAM Collaborative\2020\Torrington MS-HS\Torrington MS-HS - Eagle Proposal.docx

EXHIBIT E

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| STATEMENT OF QUALIFICATIONS | 4-7 |
| SCOPE OF SERVICES | 8-18 |

ATTACHMENTS

ATTACHMENT A: FEE PROPOSAL

EXHIBIT E

PROJECT UNDERSTANDING

It is our understanding that the City of Torrington is seeking to engage a qualified architectural firm to prepare plans, specifications, and cost estimates for the project. Eagle will serve as S/L/A/M's hazardous materials and environmental permitting environmental consultant for the project. We will provide site and building environmental services to support the demolition of the existing Torrington High School and construction of a new 268,840 square foot Middle School/High School and an 11,250 square foot Central Office Administration building. The existing Torrington High School was constructed in the 1960's with an addition constructed in 1999.

Eagle will perform a hazardous building material inspection to support the mass demolition of the structure. We understand that abatement and demolition may be performed in a phased approach to support construction of the new building prior to mass demolition of the existing high school. Eagle is unaware of any existing environmental testing data other than asbestos-containing materials AHERA reports for the building. Our approach will include a comprehensive pre-demolition hazardous building material inspection of the entire building. ~~We will perform a Phase I Environmental Site Assessment for the entire Site. A Phase II Environmental Site Investigation will be performed to evaluate any Recognized Environmental Conditions (REC's) identified during our Phase I ESA.~~ We will develop hazardous building material technical specifications, a soil management plan, and technical specifications for contaminated soil remediation. This proposal includes an allowance for hazardous building material project monitoring services and construction administration services during hazardous material abatement and soil remediation since the full duration of the work cannot be quantified at this time. The allowances were established based on available information at the time of proposal development.

Phase-I and II
Prepared by
Fuss &
O'Neill,
Provided by
Torrington
Board of
Education

Eagle has not had an opportunity to visit the Site but has recently performed several pre-demolition/renovation inspections of similar size school buildings including the following:

1. Huckleberry Hill Elementary School, Brookfield, CT (~67,000 SF) – Inspection completed 2020
2. Burns Latino Studies Academy, Hartford, CT (~82,000 SF) – Inspection completed 2020
3. Cutler Elementary School, Groton, CT (~70,000 SF) – Inspection completed 2019
4. Memorial Boulevard School, Bristol, CT (~96,000 SF) – Inspection completed 2019
5. Bulkeley High School, Hartford, CT (~240,000 SF) – Inspection completed 2020
6. MLK Elementary School, Hartford, CT (~167,000 SF) – Inspection completed 2018

Eagle's proposed scope of work is further defined in this Proposal but our general understanding of the scope of work is as follows:

Pre-Demolition Hazardous Building Material Inspection

Before commencing any inspection work, Eagle will first have a meeting with the Project Team comprising of the City's designated representative, Program Manager and the Architect to review the scope of work and discuss hazardous building materials inspection and environmental site investigation approach and remediation options.

Eagle will perform a pre-demolition level hazardous building material inspection of the existing Torrington High School. Eagle's general project approach will include a comprehensive hazardous building material inspection of the interior and exterior of the existing structure. The process will start with the review of previous inspection reports including the asbestos AHERA reports for the school. A comprehensive asbestos-containing material inspection will be performed of the accessible interior and exterior spaces of the structure including the pipe tunnels, if any. We will separate the inspections by construction dates to ensure that each homogeneous sampling area is

EXHIBIT E

properly characterized. Based on existing records, the Torrington High School was constructed in at least two separate phases. We will also test each roof and apply temporary patches on the test cuts. Eagle has carried a professional roofing company to patch the roofs should the roof still be under warranty. Should the City of Torrington elect to perform their own patching, the roofing contractor allowance will not be necessary.

We will perform a lead-based paint screening of the structure to evaluate painted, stained and varnished building surfaces for lead. We will perform lead waste characterization of the anticipated demolition waste streams for the building. Eagle will perform a visual inspection for the presence of universal waste materials in the building. The universal waste inspection will not include any testing of materials.

We will develop an inventory of potential PCB-containing materials in the structure. The inventory will allow the City to make an informed decision on timing and scope of PCB sampling, if any. Our current scope of work does not include testing of suspect PCB-containing building materials or PCB in soil. We will perform a visual inspection for the presence of suspect PCB-containing caulk, mastic, adhesives, and paint. Testing of suspect PCB-containing materials shall not be performed without discussion with the Project Team and authorization by the City of Torrington. The City of Torrington may elect to assume materials to contain PCB's without testing and specify them for proper disposal in an appropriate landfill. Eagle has included disposal analysis by TCLP of five (5) potential PCB waste streams that will be generated during building demolition. The TCLP sample analysis will not be performed without prior consent from the City of Torrington.

The inspection will be initiated upon a written notice to proceed from the Client. The inspection will be semi-destructive in nature and will be coordinated with the A/E firm. If requested, we can perform the inspection during off hours to minimize disruption to normal building operations. Eagle will prepare a detailed inspection report for the building, which will include abatement and remediation cost estimates. The cost estimates will be generated utilizing current industry standard pricing for labor and disposal.

Project Design Plans and Specifications

Eagle will prepare plans and specifications for the removal and disposal of regulated and hazardous building materials identified during the inspection. The technical specifications will be developed following the Architect's specification format. We will prepare Division 1 and 2 technical specifications for asbestos-abatement, lead-based paint demolition, universal waste reclamation, PCB waste management and soil remediation. We will develop scaled drawings for abatement and remediation utilizing the architect's base plans (if available). If CAD files are not available of the existing building, Eagle may provide not-to-scale schematic drawings to identify areas and materials for abatement. If applicable, Eagle will prepare an Alternative Work Practices (AWP) to support specific abatement scenarios.

Eagle will prepare the environmental checklists required by the State of Connecticut Office of School Construction Grants and Review (OSCG&R) and will attend the OSCG&R Pre-Bid Conformance Review (PCR) meeting.

We will participate in scope development review meetings with the City of Torrington and architect and will attend a pre-bid meeting at the Site to review the scope of work with the Contractors. We will respond to RFI's during the Bid process. Eagle will participate in scope review meetings of the apparent low bidder(s) to review their bids prior to Contract award.

Phase I ESA Prepared by Fuss & O'Neill, Provided by Torrington Board of Education

EXHIBIT E

Phase II Environmental Site Investigation (ESI) Prepared by Fuss & O'Neill, Provided by Torrington Board of Education

Remediation Planning and Soil Management Services

Eagle will assist the Client, if necessary, in development of a remedial plan for the Site to address areas where mitigation of contaminant releases is deemed necessary to bring the Site into compliance with the RSRs. We would develop a remedial action plan and would prepare pertinent associated specifications and design drawings suitable for direction of the selected remediation contractor.

Eagle will also prepare a Soil Management Plan to facilitate appropriate handling, staging, and disposition of soil excavated as part of Project construction and/or remediation activities.

Hazardous Building Material Project Monitoring and Construction Administration Services

Eagle has included hazardous building material project monitoring services, soil remediation oversight and construction administration services that will be necessary during the project. The fees associated with this work are based on a ninety (90) day abatement and remediation schedule. We are assuming that the project will be completed in two (2) construction phases. Phase I abatement and remediation activities include demolition of a portion of the existing building to support new construction followed by Phase II abatement and remediation activities of the remaining portion of the existing building.

EXHIBIT E

STATEMENT OF QUALIFICATIONS

Established in 1994, Eagle is a Connecticut based Hazardous Building Materials Consulting firm located at 8 South Main Street, Suite 3 in Terryville, Connecticut. Eagle provides hazardous building materials consulting and construction management services throughout Connecticut and various New England States. Eagle offers complete inspection, abatement design, and abatement monitoring services and environmental site assessments (Phases I, II and III), tank inspection and underground storage tank (UST) removal monitoring and closeout reporting, remedial design, and soil management and reuse strategies during construction. The firm and its staff are licensed to provide asbestos and lead-based paint services and have extensive experience in issues relating to structural contamination from PCBs, lead, mercury and mold. The Phase II and Phase III ESA will be performed under the management of Eagle's Licensed Environmental Professional (LEP). Eagle is approved by the American Industrial Hygiene Association and certified by the Connecticut Department of Public Health for asbestos air sample analysis by Phase Contrast Microscopy (PCM). Eagle is a Connecticut certified Small Business Enterprise.

Eagle understands the commitment necessary to execute a successful project within budgeted cost and time schedule. School buildings offer an even greater challenge due to occupancy issues, schedules, public relations, and additional layers of regulatory requirements. It is our knowledge of these regulatory requirements, good relationship with the regulating agencies, attending parent and public meetings, and experience managing fast track projects with aggressive schedules that qualifies us for this project. Eagle has a successful track record managing both small- and large-scale projects, many of which pertain to occupied school buildings. We will commit the necessary personnel and resources required to ensure that our contractual obligations for this project are fulfilled in a timely manner. As a State of Connecticut Small Business Enterprise, Eagle can offer professional consulting and engineering services at non-corporate pricing. Our tenure in this industry reflects our quality services, good reputation, and competitive pricing. We have previously provided and are currently providing these services to many schools, cities, towns, and municipalities throughout Connecticut.

Eagle's staff of professionals is cross-trained in asbestos, lead-based paint and other hazardous building materials inspection and monitoring services as well as environmental site assessment and remediation services. This allows the same individual to perform various field operations allowing for cost effective services. All consultants undergo mandated refresher training for maintaining licenses and additional in-house training to ensure that they are familiar with the latest changes in industry standards. Our technical staff has diverse experience that enables Eagle to consult on a variety of environmental projects. Eagle consistently completes challenging projects dealing with vacant as well as occupied structures within the budgeted time and cost parameters. Our in-house protocols have been developed over time and have allowed us to provide cost effective and accurate consulting services. Eagle believes that hazardous building materials should not bring construction to a halt, but rather they should be considered an integrated step in the design and construction process -- *one that is adequately planned and budgeted for in advance.*

Within the past five years, Eagle has inspected, designed and monitored several school construction projects that were partially funded through the State of Connecticut Office of School Construction Grants and Review (OSCG&R). Eagle has a good relationship with the reviewing members of OSCG&R and they are familiar with our work. The following is a list of current or recently completed projects, which require(d) similar services to that of this Project and were also approved by the OSCG&R:

- Town of Groton: Cutler Elementary School (2019/2020)
- City of Bristol: Memorial Boulevard School (2019/2020)

EXHIBIT E

- Hartford Public Schools: Burns Latino Studies Academy (2020)
- Hartford Public Schools: Martin Luther King Elementary School (2018-2020)
- Town of Tolland: Birch Grove Primary School (2019)
- Town of N. Stonington: N. Stonington Middle and Elementary Schools (2018-2019)
- Hartford Public Schools: Weaver High School (2017-2019)
- Town of Stratford: Stratford High School (2016-2020)
- Town of Rocky Hill: Moser School (2017)
- Town of Plainville: Linden Street School (2016)
- Town of East Hampton: East Hampton High School (2015-2017)
- City of New Haven: Bowen Field Athletic Complex (2015)
- Windsor Locks High School (2014-2015)
- City of Waterbury: JFK High School (2014)
- Hartford Public Schools: West Middle School (2013)

The list of school projects all required hazardous building material inspection, design, and monitoring elements as well as conformance with the OSCG&R. Eagle provided turnkey consulting services and worked closely with each project team including the Owner, Project Architect, Construction Manager, School Construction Program Manager and Contractor. The Town of Groton Cutler School, Town of Tolland Birch Grove Primary School, Town of Stratford High School, Town of Rocky Hill Moser School Town of Plainville Linden Street School were complete mass demolitions of the existing buildings.

The Windsor Locks High School, Linden Street School, Stratford High School and East Hampton High School all required Variances to perform asbestos abatement while the schools were in session. The East Hampton High School required eight (8) separate variances and the Windsor Locks High School required five (5) separate variances. These projects were performed over the course of two (2) to three (3) years under several different phases. Eagle worked in conjunction with the State of Connecticut Department of Public Health (CT DPH), local building officials such as the fire marshal, local health departments and building inspector, to ensure the variances not only addressed pertinent asbestos regulations but also addressed potential fire code issues such as emergency egress during abatement and construction and the use of fire rated materials for separation barriers between the construction area and abatement area, and dust control monitoring during demolition. Eagle performed full time asbestos project monitoring during all abatement activities as a condition of the variance approval. Air sample results were reviewed and transmitted to the CT DPH throughout the course of each project. In addition, Eagle performed dust control monitoring during the demolition phase of the Linden Street School project.

Eagle has completed several large school projects that required preparation of a Self-Implementing Cleanup and Disposal Plan (SIP) and/or PCB Remedial Action Plan (RAP). Eagle developed and submitted for approval a SIP and RAP for the Windsor Locks High School Project, a SIP for the City of New Haven Bowen Athletic Field Complex and a RAP for the North Stonington Public Schools. The Windsor Locks High School and City of New Haven Bowen Athletic Field Complex projects have been completed and are closed out. Eagle received plan approval for the Town of North Stonington and PCB remediation is complete and the project is being closed out. Eagle has a high level of experience in working with the USEPA PCB Regional Coordinator and the State of Connecticut Department of Energy and Environmental Protection (DEEP) on PCB plans, interim controls between testing and remediation and project close out. Our knowledge in these areas is extremely useful in guiding the Client through the potential pitfalls of PCB testing in an occupied school facility. The City of Bridgeport will have several decisions to make as to the level of PCB testing desired. Our consulting experience related to PCB's in occupied school buildings will be an important asset in supporting the Connecticut State Department of Education – Connecticut Technical Education and Career System during the decision-making process.

EXHIBIT E

Eagle is familiar with the PCB Bulk Product Waste Reinterpretation, which allows building materials that have become contaminated as a result of leaching from PCB's to be removed and disposed of with the source material as long as the materials are removed together. This will prevent the generation of PCB Remediation Waste under several scenarios. Eagle will explore the different options related to PCB remediation and waste disposal scenarios based on the results of any testing (if performed). The Windsor Locks High School project included the removal of large curtain wall window systems, which were caulked with PCB-containing caulk in concentrations greater than 50 parts per million. The entire window system was permitted to be removed and disposed of as PCB Bulk Product Waste under the USEPA's reinterpretation.

Eagle maintains an excellent professional relationship with the State of Connecticut Department of Public Health (DPH). Our strong relationship with DPH and their confidence in Eagle's team serves our Clients well. We routinely develop solutions for technically challenging projects with input from DPH. Having an open line of communication with DPH on the design development phase of a project ensures that our technical approach satisfies applicable regulatory requirements and meets the expectations of the regulators while supporting the overall goals of the project. Eagle has developed numerous Alternative Work Practices (AWP's) and Asbestos Variances to meet challenging site-specific conditions through creative project approaches.

Firm's Familiarity with Laws/Regulations

Our Project Managers are thoroughly conversant with the Federal and State Regulations as they pertain to asbestos, lead, and PCB work. These include but are not limited to United States Environmental Protection Agency (USEPA) National Emission Standard for Hazardous Air Pollutant (NESHAP) 40 CFR Part 61, USEPA Asbestos Hazard Emergency Response Act (AHERA) 40 CFR Part 763, CT-DPH Standards of Asbestos Abatement 19a-332a-1 through 16, CT-DPH Asbestos Containing Materials in School Regulation 19a-333a-1 through 23, OSHA Asbestos Construction Standard 29 CFR 1926.1101, USEPA PCB Standard 40 CFR Part 761 and the State of Connecticut Department of Public Health (DPH) Lead Poisoning Prevention and Control Regulation 19a-111-1 through 19a-111-11. On a regular basis, we deal with the State agencies for approval of Alternative Work Practices (AWP) to reduce the cost of abatement and Variance Applications to perform asbestos abatement while the school is in session. We are also familiar with the USEPA approval process of PCB Remediation Plans through USEPA Region 1 Office in Boston, Massachusetts and have got several remediation plans approved.

Personnel and Training

Our Principal, Peter J. Folino, is a "hands-on" business owner who routinely contributes to the technical aspects of our projects through on-site management of field staff, direct participation of project design and alternative work practice preparation and client interaction. Mr. Folino's expertise serves as an asset to every project and all our Clients. He is actively involved in day to day operations and quality assurance and quality control.

Eagle believes in a mission of excellence through teaching and learning. Our staff routinely attends in-house professional development training, seminars, and annual refresher training. Eagle's Principal and project managers communicate information to technical staff gained through personal experience in the industry. We firmly believe that ongoing training and professional development is a key factor in building a strong and competent team. Eagle currently employs eighteen (18) full time employees

Eagle maintains a staff of trained and licensed inspectors, project designers and project monitors. Our professionals are all cross-trained in asbestos, lead based paint, PCB, mold, radon and other hazardous building materials inspection and monitoring services. This allows the same individual to perform various field operations allowing for cost effective services. All technical staff members participate in the Asbestos Analyst Testing (AAT) by American Industrial Hygiene Association

EXHIBIT E

Asbestos Analyst Registry (AAR) and attend continuing education and annual refresher training by State of Connecticut approved training providers. We also conduct in-house training for our staff to keep them abreast of the latest regulatory changes and updates.

All Eagle hygienists to be assigned for on-call services will meet the certification and licensing requirements of the State of Connecticut, Department of Public Health Regulations Section 20-440-1 through 20-440-9 and 20-441, and the Environmental Protection Agency 40 CFR 763, Appendix C to Subpart E, Asbestos Model Accreditation Plan (MAP).

Equipment

Eagle has an adequate supply of equipment to provide the services as requested in a timely manner. This includes but not limited to high and low flow pumps, Phase Contrast microscopes, rotometers, sampling media, XRF analyzer's, IAQ and moisture meters, infrared camera etc. Eagle also has an arrangement with US Environmental to rent specialized equipment, if necessary.

If a job requires industrial type heavy equipment Eagle will retain the services of a professional company to operate such equipment. Eagle can retain the services of a professional roofer/mason if the test cuts need to be professionally patched following sample collection if the Town does not have a roofing company under contract.

Laboratory Services

Eagle utilizes Electron Microscopy Services Laboratory (EMSL), Inc. for asbestos Polarized Light Microscopy and Transmission Electron Microscopy analyses of asbestos bulk and TEM air samples. EMSL is accredited by the National Institute for Science and Technology (NIST) under the National Voluntary Laboratory Accreditation Program (NVLAP) and by the American Industrial Hygiene Association (AIHA). EMSL is also a State of Connecticut Department of Public Health approved laboratory for asbestos bulk sample analysis. We also use EMSL for analyses of mold bulk, swab, tape lift and air samples. EMSL is accredited by the American Industrial Hygiene Association (AIHA) for mold analysis and participates in the Environmental Microbiology Laboratory Accreditation Program (EMLAP).

Eagle utilizes Phoenix Environmental Laboratories, Inc. of Manchester, Connecticut for lead waste characterization, paint chip, soil and drinking water sample analyses and PCB bulk, wipe, air, and soil sample analyses.

Eagle utilizes Radon Testing Corporation in Elmsford, New York for analyses of radon samples.

If the job requires specialized analysis Eagle utilizes services of other laboratories such as Environmental Health Laboratory in Cromwell, Connecticut or Con-Test Analytical in East Longmeadow, Massachusetts.

COVID-19 Protocols

Eagle has remained in full operation from the onset of the novel Coronavirus Pandemic to support various large school and private construction projects. We immediately developed in-house protocols based on CDC and State public health recommendations to ensure the health and safety our team, our clients and their constituents while completing our service obligations. Eagle personnel will follow current COVID-19 measures in accordance with the State of Connecticut, CDC and Company's own internal COVID-19 procedures regarding performance of field activities found in our Health and Safety Management System, when performing its operations to minimize the potential exposure of Company personnel, clients and their constituents to COVID19.

EXHIBIT E

SCOPE OF SERVICES

1. Inspection Services

Asbestos-Containing Materials (ACM)

Inspections and Abatement Reports Review

Eagle will first review existing inspection reports and past abatement records before inspecting the building. The AHERA reports that will provide useful information regarding past asbestos-related activities. The information elicited from existing reports can minimize redundancy in sampling. We may perform confirmatory sampling on certain materials that have been determined to be non-ACM during previous inspection(s).

Building Inspection

Eagle will conduct a semi-destructive NESHAP pre-demolition inspection of suspect asbestos-containing materials in the building that will be impacted by proposed demolition. This process will include locating and sampling the suspect materials identified within and on the structure. The inspections will focus on the interior spaces of the building, exterior facades, roofs, and other structures such as tunnels and connectors that may be impacted by the work. We have included a professional roofer to assist in roof test cuts and patching of the roof. If the City utilizes their own personal to perform the patching, a credit will be issued to the Contract. Estimated quantities of ACM will be developed to assist in developing abatement costing estimates. The asbestos inspection work shall be performed by State of Connecticut licensed asbestos inspector(s).

Bulk Sampling

We will collect samples of suspect bulk materials for analysis by Polarized Light Microscopy (PLM) using EPA approved protocol in accordance with accreditation of the National Institute of Standards and Technology (NIST). This sampling will be performed in accordance with the USEPA requirements for asbestos identification. Eagle Environmental, Inc. will not duplicate sampling of materials already known to be asbestos-containing, however confirmatory sampling of certain materials determined to be non-ACM may be conducted. Eagle anticipates collecting approximately four hundred and five hundred (500) asbestos bulk samples.

Sample analyses

The samples of the suspect asbestos containing materials will be sent to a State of Connecticut approved laboratory, for analyses. Each set of samples will systematically be analyzed until one sample in the set is determined to contain asbestos. Upon determination that a sample in the set contains asbestos, analysis of the remaining samples in the set will be discontinued and the Town will be charged for only those samples that will be analyzed. If no asbestos is observed during analyses of the set of samples, the suspect material will be determined to be negative for asbestos content.

Non-friable ACM

The USEPA recommends that Transmission Electron Microscopy (TEM) analyses be performed on certain non-friable suspect materials found to be negative by PLM. Non-friable Organically Bound Transmission Electron Microscopy (NOB - TEM) analyses are especially designed to identify asbestos fibers in organically bound non-friable materials. Eagle may confirm certain negative PLM results with a NOB - TEM analyses. Eagle has included twenty-five (25) samples for analysis by the NOB - TEM method.

EXHIBIT E

Friable ACM

Certain samples of friable materials shown to contain less than 10% asbestos may be analyzed further by the "Point Count Method". This procedure is recommended by the United States Environmental Protection Agency to confirm friable bulk samples shown to have less than 10% asbestos by PLM to be definitively negative or positive for asbestos. This method is accepted as providing statistically reliable results when analyzing bulk samples with very low asbestos concentrations. Eagle has included twelve (12) samples for analysis by the PLM Point Count Method.

The sample analysis will be performed at the unit rates indicated on the Bid Form.

Lead-Based Paint

Eagle will conduct lead-based paint (LBP) screening using an X-Ray Florescent (XRF) analyzer. The purpose of this screening is to determine if LBP exists within or on the structure. This is the initial testing in determining if hazardous lead waste material will be generated because of demolition activities. Additionally, the XRF sampling will provide useful data to contractors contemplating work at the site. This data will assist the contractor in developing a personal air monitoring approach to maintain compliance with OSHA 29 CFR 1926.62 Lead Exposure in Construction; Interim Final Rule.

Following the XRF screen, we will perform calculation for lead waste characterization sampling based on the contribution of leaded materials into the waste stream. We will analyze the waste streams by the Toxicity Characteristic Leachate Procedure (TCLP) method to determine if any hazardous lead waste will be generated during the renovation and/or demolition activities. Eagle will identify, where necessary, any lead-based painted materials that may require special disposal.

We will utilize the Sample, Composite and Demolish method of TCLP sampling for a demolition scenario. These methods of TCLP sampling are consistent with the State of Connecticut DEP guidance on disposal of leaded materials in the renovation and demolition industries. Eagle has included five (5) samples for analysis by TCLP lead.

The sample analysis will be performed at the unit rate indicated on the Bid Form.

PCB/DEHP Containing Light Ballasts

Eagle will conduct a visual inspection for the presence of lighting ballasts at the school building and the house. If present, florescent light ballasts will be evaluated to determine their potential for containing PCBs or DEHP. We will record the locations and estimated quantities of light ballasts throughout the building and on the building's exterior. Lighting ballasts that are energized may not be suitable for complete inspection. No sampling shall be conducted of the ballast.

PCB Containing Equipment and "Source" Materials

Eagle will first provide a written inventory of each "source" material in the building that could potentially contain PCBs. This list will be called "Potential PCB-Containing Material Inventory List". We will then schedule a meeting with the Project Team to discuss the List to determine Owner's desired course of action regarding the various materials on the List. The City of Torrington may opt to forgo any PCB testing and dispose of the construction waste stream as PCB Bulk Product Waste or perform exclusion testing in an effort to rule out certain large scale items as PCB-containing. Eagle will develop a list of suspect PCB-containing building materials during the inspection. Our Proposal does not include testing or analysis of any building materials or soil for PCB's but does include five (5) samples for disposal characterization.

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Mercury Vapor Lamps

Eagle will conduct a visual inspection for the presence of Mercury containing lamps associated with the building. This includes fluorescent and Sodium vapor lamps. We will provide the location, size, and estimated quantity of fluorescent lamps throughout the building and on the building's exterior.

Mercury Containing Thermostatic Controls

Eagle will conduct a visual inspection for the presence of Mercury containing thermostatic controls associated with the building. Certain thermostatic controls and switches are known to contain Mercury. Mercury is a liquid at room temperature and is a good conductor of electricity. Because of these properties, Mercury is useful in various types of thermostatic controls. We will inventory the location and quantity of each thermostatic control.

Chlorofluorocarbons

Eagle will conduct a visual inspection for the presence of compressors containing Chlorofluorocarbons. The most common type of Chlorofluorocarbons is Freon. The inspection will focus on coolers, freezers and Heating, Ventilation and Air Conditioning (HVAC) equipment that generally contain Freon gas as the cooling agent. We will provide an inventory of equipment that contains compressors with Freon gas. The Freon gas must be reclaimed if the equipment that contains the gas will be impacted resulting in a potential release.

Pre-Demolition Inspection Report

We will develop a pre-demolition hazardous building materials inspection report for the building. The final report will provide an inventory of the identified hazardous building material including the location and quantity of each type of material. The report will include cost estimates for abatement and consulting necessary to support the demolition of the building. The report will also include single line floor plans that will depict the layout of the building and the roofs with sample locations, all sample logs, laboratory chain of custodies, accreditations, and licenses.

2. Abatement Design Services

Alternate Work Practice Submittal

If applicable; Eagle's Asbestos Project Designer will apply for an Alternate Work Practice (AWP) to the State of Connecticut Department of Public Health (DPH) to request a site-specific variance from the Asbestos Abatement Standard. AWP's are variances that the DPH will issue on a case-by-case basis that enables the abatement contractor to modify their abatement procedures to accommodate site specific conditions. Our Asbestos Project Designer will submit AWP's as necessary to support the various abatement scenarios that may be encountered during the projects.

Abatement Design

Eagle will develop hazardous materials abatement specifications, drawings, and a scope of work. The Specifications, drawings and the scope of work can be included with the project's Contract Documents to solicit competitive bids for hazardous materials removal. Scaled drawings will be provided if based CAD plans are available. Eagle can develop not-to-scale schematic drawings if CAD files are not available, but this proposal assumes that existing condition CAD base plans will be available for our use.

The Technical Specifications are performance-based specifications that provide minimum performance requirements for abatement procedures. Procedures that are addressed include but are not limited too applicable regulations, Submittals and Notices, Worker Protection, Equipment and Waste Decontamination, Tools and Equipment, Proper Execution of the Work, Maintenance of Enclosure Systems, Asbestos Removal Methods, Visual Inspection, Clearance Testing, and Waste

EXHIBIT E

Disposal.

The technical specifications will include the following Division 1 specification sections:

- Hazardous Materials General Conditions (Section 010100)
- Scheduling and Phasing (Section 010160)
- Unit Prices (Section 010260)
- Hazardous Materials Contract Closeout (Section 017001)

The technical specifications will include the following Division 2 specification sections:

- Selective Demolition for Hazardous Materials Abatement (Section 020750)
- Asbestos Abatement (Section 020800)
- Universal Waste Materials Reclamation (Section 020820)
- Lead-Based Paint Awareness (Section 020900)
- Polychlorinated Biphenyls (PCB) Waste Removal (Section 021100)
- Contaminated Soil Remediation Specifications (Section number to be determined)

Our services and fee proposal do not include preparation of Self-Implementing Cleanup and Disposal Plan (SIP) for submission to USEPA.

Eagle will coordinate with the A/E firm to ensure that proper design and/or repair of areas to remain are properly addressed in the construction documents of the design firm. The drawings will be developed utilizing CAD generated existing condition drawings provided by the A/E firm. This fee proposal assumes these drawings will be available for our use in AutoCAD Version 2019 LT.

Eagle will prepare the environmental checklists required by the State of Connecticut Office of School Construction Grants and Review (OSCG&R) and will attend the OSCG&R Pre-Bid Conformance Review (PCR) meeting.

We will assist the client in the bid process including attending pre-bid meeting with the contractors, reviewing all bids received and contractor qualifications and making recommendations. We will participate in a scope review meeting with the apparent low bidder(s) to review their understanding of the scope of work and pricing.

Not included within our design services scope of work is the preparation of a soil management plan to address polluted soils.

3. Abatement Monitoring and Construction Administration

Abatement Monitoring

Eagle will serve as the Owner's representative during the abatement of the hazardous building materials impacted by the demolition project. Eagle's Project Manager and the lead Project Monitor assigned to this project will attend the Pre-construction Meeting at the job site with the selected Abatement Contractor and the Construction Manager. Prior to attending this meeting, Eagle will request and review Abatement Contractors submittals so any deficiencies can be brought forward in the meeting. The Abatement Contractor will also be asked to submit a resource loading schedule for review. We will also discuss the project schedule and resource allocation by the contractor at this meeting so the project can be successfully completed within the budgeted time and cost parameters.

Asbestos Containing Materials

EXHIBIT E

The asbestos project monitoring services shall include the following:

Review of Asbestos Contractor's 10-day Notice of Asbestos Abatement

1. Review of Asbestos Contractor's Supervisor and Worker training certificates, State of Connecticut licenses, medical clearance letters and respiratory fit-test records.
2. Daily air monitoring and analysis (On-site analysis of PCM samples)
3. Daily visual inspections
4. Completion of daily logs, containment check lists and other pertinent paper work.
5. Final visual inspections
6. Re-Occupancy air monitoring

Eagle will monitor the performance of the contractor as it pertains to compliance with applicable regulations and or Technical Specifications. A State of Connecticut licensed Asbestos Project Monitor will review the Asbestos Contractor's state and federal abatement notifications and supervisor/worker training certificates, licenses, medical clearance letters and respiratory fit-test records for abatement personnel on site. The Asbestos Project Monitor will perform daily air monitoring at the entrance to the personnel decontamination facility, negative air machines and any other area deemed necessary by the Asbestos Project Monitor. Phase Contrast Microscopy samples will be analyzed on site using the NIOSH 7400 protocol. Staff professionals have been trained in the NIOSH 582 course, "Sampling and Evaluating Airborne Asbestos Dust" or equivalent. Eagle is an AIHA and State of Connecticut approved laboratory for PCM air sample analysis.

The Asbestos Project Monitor shall perform pre-commencement visual inspections of each work area to evaluate if the work area preparation is performed in accordance with applicable regulations, variances and Technical Specifications. Progress inspections shall be performed within the work areas to evaluate the Asbestos Contractor's compliance with applicable regulations and technical specifications. The Asbestos Project Monitor shall maintain daily log notes, work area check lists and inspection logs on site. Final visual inspections shall be completed following the completion of final cleaning to evaluate if the work area meets the "no visible residue" criteria.

Asbestos final air clearance samples will be analyzed either by PCM or by Transmission Electron Microscopy (TEM) depending upon the quantity of ACM being removed. Eagle's on-site Project Monitor will analyze the PCM samples. Certain abatement areas will require re-occupancy clearance sample analyses by TEM to comply with the regulatory requirements. EMSL Analytical, Inc. will analyze the TEM samples. Samples will be delivered overnight to reach the laboratory by 10:30 the next business morning. Samples will be analyzed with appropriate turnaround time, as required for the timely completion of the project.

PCB Demolition Monitoring

The remediation monitoring assumes the building will be demolished and disposed of as PCB Bulk Product Waste.

1. On-Site Daily Monitoring: Eagle will perform daily monitoring during Bulk Product Waste removal and demolition of the Site building. Our primary on-site personnel shall have 40 - hour Hazardous Waste Operations and Emergency Response training, 10 - hour Construction Safety and Health training and 40 - hour Asbestos Project Monitoring training. Support staff shall have 40 - hour Hazardous Waste Operations and Emergency Response training, 10 - hour Construction. Eagle's on-site daily monitoring shall consist of the following:
 - Inspect the contractor's dust control equipment to ensure proper operation;
 - Inspect the work area fencing and signage to ensure proper containment;

EXHIBIT E

- Assess wind direction and overall weather conditions that may affect the work;
- Assist the contractor with evaluation of the placement of misting stations;
- Perform visual monitoring of demolition activities and document the presence or absence of visible dust.
- Maintain a log of waste shipments that leave the Site.
- Perform a final visual inspection at the completion of the work to ensure the contractor has cleaned the Site to specification.

Daily Air Monitoring: Eagle will perform daily air monitoring to document the presence or absence of PCB's in fugitive dust during demolition activities. Air monitoring shall consist of the following:

- Perform real-time aerosol dust monitoring utilizing a TSI Dust Track II at a minimum of 2 locations along the regulated work area. Air monitoring stations will be adjusted daily according to wind direction and work activities. Air monitoring data shall be data logged and maintained on a lap top computer;
- Ensure the location of the monitoring stations are consistent with wind direction and the location of site activities to capture worst-case conditions for fence line locations;

Lead Based Paint

During LBP abatement activities, we will monitor the abatement contractor's performance to document compliance with the Contract Documents. Eagle Environmental will monitor the demolition contractor's removal and disposal of any hazardous lead waste generated during demolition of the building.

Other Hazardous Materials

During hazardous materials abatement activities, we will serve as the owner's consultant. Eagle will monitor the performance of the contractor as it pertains to compliance with the Contract Documents. We will perform visual inspections to document the removal of previously identified hazardous materials.

Construction Administration

Eagle will assign a Senior Project Manager to manage the Consultant's effort and to assist the Construction Manager with the management and administration of the abatement remediation projects. These duties will include, but are not limited to, scheduling, coordinating, and managing Consultant personnel; assisting the Construction Manager with abatement and remediation project management; reviewing abatement/remediation contractor applications for payment and requests for change orders; attending weekly job meetings while abatement and/or remediation activities are underway; and communicating abatement information to the Owner and other parties designated by the Owner. Connecticut asbestos regulation mandates that no abatement shall take place in a school when there are students or children less than 18 years of age present in the building. Eagle will prepare a "Waiver Letter" on behalf of the Town indicating that no students/children under 18 years of age will be present or apply for a "Variance" if students/children will be present during abatement.

EXHIBIT E

Documentation of Records Report

At the completion of the project, and upon receipt of closeout documents from the contractor, we will submit a "Documentation of Records" report of the asbestos abatement program to the Client. The report will include all records required to be kept by the client documenting the proper removal and disposal of the asbestos-containing materials and universal waste materials generated during the abatement project. One hard copy report and one electronic file of the report will be provided to the Client.

Eagle will prepare a final report summarizing the removal of PCB Bulk Product Waste for the Site building. The report will include daily monitoring data, air monitoring data, laboratory analysis data, photo documentation and contractor post project submittals including waste manifests, worker training certificates and permits and notices. One hard copy report and one electronic file of the report will be provided to the Client.

4. **Phase I Environmental Site Assessment** Prepared by Fuss & O'Neill, Provided by Torrington Board of Education

EXHIBIT E

5. **Phase II Environmental Site Investigation** Prepared by Fuss & O'Neill, Provided by Torrington Board of Education

EXHIBIT E

EXHIBIT E

6. Remediation and Soil Management Planning

In order to provide guidance to the Contractor regarding required remediation activities, Eagle will develop a Remedial Action Plan (RAP) that will describe the specific scope of work proposed for each remediation area, following completion of the Site investigation. The RAP will define the remediation goals, based on the regulatory framework for the Site, and will include an evaluation of remedial options and a discussion of rationale used to select the final remediation strategy. The RAP will include pertinent plans identifying required remediation areas. In association with RAP development, Eagle will prepare appropriate specifications to be provided to the Contractor performing the remediation work to ensure that proper procedures are followed and that proper documentation is maintained.

In order to ensure that impacted soil is handled, staged, and disposed during the Project, Eagle will prepare a Soil Management Plan (SMP) for the remediation program at the Site. The Plan will establish pertinent criteria for classifying excavated soil, and will establish general guidance for handling and disposition of the various classes of soil. The Contractor will ultimately be responsible for ensuring that soil is properly managed and for coordinating appropriate disposal, but Eagle will provide soil management parameters and guidance via the SMP and will provide oversight of soil management activities, including approval of proposed disposal facilities, on behalf of the owner.

7. Soil Remediation Program Oversight and Reporting

Remediation Oversight

Eagle staff will provide field monitoring of soil excavation activities and will perform confirmatory sampling of completed excavations. An Eagle Licensed Environmental Professional (LEP) will provide remediation program oversight and will assist in coordination and monitoring of remediation and soil management activities. Because investigation of areas of environmental concern at the Site has not yet been completed, the specific scope for a potential remediation

EXHIBIT E

program that would be necessary to bring the Site into compliance with the RSRs cannot be established. Based upon the nature of common environmental concerns at secondary school campuses, Eagle has developed an allowance for soil remediation oversight. the conceptual remediation program below and associated costs for Project planning purposes. The scope of necessary remediation is likely to change as investigation data becomes available and may vary significantly from the costs provided.

- Automotive Repair and Autobody Shops - Eagle has assumed that two days of field oversight may be necessary to address potential environmental concerns related to auto shop activities, such as underground hydraulic lifts, oil/water separators, parts washing units, and/or waste oil storage. We have assumed analysis of up to 20 soil samples for ETPH, VOCs, PAHs, and RCRA 8 metals. We have also assumed that analysis of up to five (5) soil samples for PCBs and leachable RCRA 8 metals using the Synthetic Precipitation Leaching Procedure (SPLP) will be necessary.
- UST Removal – Eagle has assumed that one day of field oversight may be necessary in association with removal of one or more heating oil UST(s) potentially present at the Site. We have assumed that collection and analysis of up to eight soil samples will be necessary to document proper closure of potential UST(s) at the Site. Eagle has assumed that all samples will be analyzed for ETPH, and that up to two samples will additionally be analyzed for VOCs and PAHs.
- Soil Management - Eagle has assumed that 60 hours of total staff time will be necessary for monitoring of Contractor soil management activities and collection of waste characterization soil samples to facilitate off-site soil disposal. We have assumed that up to four soil samples will be analyzed for ETPH, VOCs, semi-volatile organic compounds (SVOCs), PCBs, pesticides, total RCRA 8 metals, leachable RCRA 8 metals using the Toxicity Characteristic Leaching Procedure (TCLP), RCRA hazardous waste characteristics (ignitability/flashpoint, pH/corrosivity, and cyanide and sulfide reactivity), and paint filter test.
- LEP Coordination and Oversight – Eagle has assumed that 50 hours of LEP time will be needed to coordinate remediation activities, provide general oversight of the remediation program, and consult with the Project team regarding remediation activities.

Remedial Action Reporting

If remediation activities are necessary at the Site, Eagle will prepare a remedial action report (RAR) at the conclusion of the remediation program that will summarize activities and analytical testing data for areas where remediation is required, to document that required remediation activities have been satisfactorily been completed. The report will include pertinent analytical testing reports, excavation and disposal documentation, and figures. The RAR will also provide an evaluation of the Site's compliance status with respect to the RSRs. The report will also provide a description of any post-remediation tasks necessary to achieve full RSR compliance and, if necessary, identification of areas where additional investigation and/or remediation may be necessary. This task does not include costs for performance of any post-remediation tasks, such as groundwater monitoring or preparation of an environmental use restriction, that may be necessary, or costs for recommended supplemental investigation or remediation activities.

EXHIBIT E

ATTACHMENT A

FEE PROPOSAL

EXHIBIT E

Eagle Fee Proposal

| CLIENT | PROJECT LOCATION | PROJECT DESCRIPTION | PROPOSAL # |
|---|------------------|---------------------|------------|
| The SLAM Collaborative Somerset Square 80 Glastonbury Boulevard Glastonbury, CT 06033-4415 E-mail: accounts payable@slamcoll.com | Torrington HS | HBMI & Design | 20-324 |

| DESCRIPTION | TOTAL |
|---|-------|
| <p>Hazardous Building Materials Inspection, Abatement Design, Phase I Update and Phase II, Monitoring and Construction Administration Torrington High School 50 Major Bese Drive Torrington, Connecticut Eagle Proposal No. 20 - 324</p> <p>INSPECTION PHASE SERVICES (Schematic Design Phase)</p> <p>Asbestos-Containing Materials Inspection Services (90 hours PLM - Bulk Sample Analysis for Asbestos - 3 Day TAT (estimate 500 samples PLM-Point Count Bulk Sample Analysis - 24 Hr TAT (estimate 12 samples TEM-Bulk Sample Analysis for Asbestos - 24 Hr TAT (estimate 25 samples</p> <p>Lead-Based Paint Screen Services (24 hours Toxic Characterization Leachate Procedure (TCLP) Sampling and Waste Contributions Calculations (estimate hour TCLP Sample Analysis - 3-5 Day TAT (estimate 5 sample</p> <p>Other Hazardous Materials Survey (16 hours (PCB/DEPH, Mercury Containing Items, Chlorofluorocarbons)</p> <p>PCB Visual Inspection Services (16 Hours PCB TCLP Sample Analysis (5 samples</p> <p>Construction Supervision, Project Management, Client Meetings and Consultations (Senior Manager)</p> <p>Technical Report Development: Administrative / Clerical Services (estimate 12 hours by Environmental Consultant (estimate 16 hours by Senior Project Manager (estimate 8 hours by Principal/VP (estimate 4 hour Sample Plotting and Drafting (estimate 12 hours</p> | |

| | |
|--------------|--------|
| SALES TAX | |
| TOTAL | |
| TERMS | Net 45 |

AUTHORIZATION TO PROCEED

SIGNATURE

DATE _____

PRINT NAME _____

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EXHIBIT E

Eagle Fee Proposal

| CLIENT | PROJECT LOCATION | PROJECT DESCRIPTION | PROPOSAL # |
|---|------------------|---------------------|------------|
| The SLAM Collaborative Somerset Square 80 Glastonbury Boulevard Glastonbury, CT 06033-4415 E-mail: accountspayable@slamcoll.com | Torrington HS | HBMI & Design | 20-324 |

| DESCRIPTION | TOTAL | |
|---|-------|--|
| DESIGN PHASE SERVICES - Abatement and Demolition (Design Development and Construction Document Phases) Asbestos Abatement Technical Specification - Licensed Designer Universal Waste Reclamation Technical Specification - Licensed Designer Lead-Based Paint Demolition Technical Specification - Licensed Designer Polychlorinated Biphenyls (PCB) Waste Removal Technical Specification - Licensed Designer Underground Storage Tank Removal and Disposal Technical Specification - LEP (If Required) Soil Management Plan Development Soil Remediation Specifications and Remedial Action Plan Contract Drawings (Contingent upon base CAD plans being available for use) Development & Submittal of Alternative Work Practice (included fee to CT-DPH) PCR Checklist Preparation OSCG&R Pre-Bid Conformance Review (PCR) Meeting (estimate 1 meeting) Progress Meetings with Architect and Owner by Licensed Designer (estimate 15 hours) Progress Meetings with Architect and Owner by Principal/VP (estimate 12 hours) Pre-Bid Meeting Scope Review Meetings Estimated Total Associated With This Work Is Phase I Environmental Site Assessment Update Phase II Environmental Site Investigation (Allowance) Estimated Total Associated With This Work Is HAZARDOUS BUILDING MATERIAL MONITORING AND CONSTRUCTION ADMINISTRATION (Construction Administration Phase) (Allowance No. 1) Pre-Construction Meeting (1 Meeting) Submittal Review (20 hours) Abatement Monitoring (90 days) Abatement Monitoring - Premium Rate (24 hours) | | |

| | |
|--------------|--------|
| SALES TAX | |
| TOTAL | |
| TERMS | Net 45 |

AUTHORIZATION TO PROCEED

SIGNATURE _____

DATE _____

PRINT NAME _____

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EXHIBIT E

Eagle Fee Proposal

| CLIENT | PROJECT LOCATION | PROJECT DESCRIPTION | PROPOSAL # |
|---|------------------|---------------------|------------|
| The SLAM Collaborative Somerset Square 80 Glastonbury Boulevard Glastonbury, CT 06033-4415 E-mail: accountspayable@slamcoll.com | Torrington HS | HBMI & Design | 20-324 |

| DESCRIPTION | TOTAL |
|---|-------|
| Phase Contrast Microscopy Air Sample Analysis (800 samples) Asbestos Fiber Analysis by TEM (AHERA) - 24 Hr TAT (35 samples) Dust Track Monitoring Equipment for PCB Monitoring (per month/per unit) Documentation of Records Reports (ACM and PCB) Administrative / Clerical Services (40 hour) Construction Supervision, Project Management, Client Meetings and Consultations (60 hours) Principal Management Oversight & Report Review (25 hours) Estimated Total Associated With This Work Is SOIL REMEDIATION OVERSIGHT AND CONSTRUCTION ADMINISTRATION (Construction Administration Phase) (Allowance No. 2) Automotive Repair & Autobody Shops Oversight by Environmental Consultant (16 hours) UST Oversight by Environmental Consultant (8 hours) Soil Management Oversight by Environmental Consultant (60 hours) Extractable Total Petroleum Hydrocarbons (ETPH) Sample Analysis - 24 Hr TAT (32 samples) Volatile Organic Compounds (VOCs) Sample Analysis - 24 Hr TAT (26 samples) Semi-volatile organic compounds (SVOCs) Sample Analysis - 24 Hr TAT (4 samples) Polyaromatic Hydrocarbons (PAHs) Sample Analysis - 24 Hr TAT (22 samples) 8 RCRA Total Metals Sample Analysis - 24 Hr TAT (9 samples) 8 RCRA SPLP Metals Sample Analysis - 24 Hr TAT (5 samples) 8 RCRA TCLP Metals Sample Analysis - 24 Hr TAT (4 samples) Pesticide Sample Analysis - 24 Hr TAT (4 samples) Polychlorinated biphenyls (PCBs) Soil Sample Analysis - 24 Hr TAT (9 samples) Ignitability/Flashpoint Sample Analysis - 24 Hr TAT (4 samples) pH, Corrosivity Sample Analysis - 24 Hr TAT (4 samples) Cyanide/Sulfide Reactivity Sample Analysis - 24 Hr TAT (4 samples) Paint Filter Test Sample Analysis - 24 Hr TAT (4 samples) | |

| | |
|--------------|--------|
| SALES TAX | |
| TOTAL | |
| TERMS | Net 45 |

AUTHORIZATION TO PROCEED

SIGNATURE

DATE _____

PRINT NAME _____

Page 3

EXHIBIT E

Eagle Fee Proposal

| CLIENT | PROJECT LOCATION | PROJECT DESCRIPTION | PROPOSAL # |
|---|------------------|---------------------|------------|
| The SLAM Collaborative Somerset Square 80 Glastonbury Boulevard Glastonbury, CT 06033-4415 E-mail: accountspayable@slamcoll.com | Torrington HS | HBMI & Design | 20-324 |

| DESCRIPTION | TOTAL |
|--|-------|
| Remedial Action Report - Field Technician (24 hours Administrative / Clerical Services (10 hours LEP Oversight & Report Review (60 hours Principal Management Oversight & Report Review (10 hours Estimated Total Associated With This Work Is *This is an estimate only. Number of samples collected might be more or less. You will only be charged for the samples actually analyzed. Additional samples, if any, will be charged at the above rates respective to the type of analysis. | |

| | |
|--------------|-----------|
| | SALES TAX |
| TOTAL | |
| TERMS | Net 45 |

Eagle Environmental, Inc. will perform the above outlined services in accordance with the Terms and Conditions attached hereto. If you are in agreement with the proposal, please sign and return one executed contract to our office. Receipt of a signed contract will be considered authorization to proceed with the work and is required prior to project initiation.

AUTHORIZATION TO PROCEED

SIGNATURE _____ DATE _____

PRINT NAME _____ Page 4

EXHIBIT F

CITY OF TORRINGTON, CT – ARCHITECTURAL SERVICES FOR THE PROPOSED NEW MIDDLE/HIGH SCHOOL AND CENTRAL OFFICE ADMINISTRATION

ARCHITECT'S AND THE ARCHITECT'S CONSULTANTS STANDARD HOURLY FEE SCHEDULE

The S/L/A/M Collaborative, Inc.:

Architecture

| | |
|---|-----------------------|
| Principal | \$ 240.00 |
| Proj. Manager / Sr. Proj. Manager | \$ 140.00 / \$ 180.00 |
| Cost Estimator / Sr. Cost Estimator | \$ 135.00 / \$ 190.00 |
| Project Architect / Sr. Project Architect | \$ 135.00 / \$ 160.00 |
| Design Architect / Sr. Design Architect | \$ 145.00 / \$ 160.00 |
| Planner / Sr. Planner | \$ 140.00 / \$ 175.00 |
| Staff Architect / Sr. Staff Architect | \$ 85.00 / \$ 120.00 |
| Specifications Writer | \$ 145.00 |
| Construction Representatives | \$ 145.00 |
| Support Staff | \$ 85.00 |

Interior Design

| | |
|-----------------------|-----------|
| Principal | \$ 240.00 |
| Sr. Interior Designer | \$ 135.00 |
| Interior Designer | \$ 90.00 |

Structural Engineering

| | |
|---------------------|-----------|
| Principal | \$ 240.00 |
| Structural Engineer | \$ 160.00 |
| Staff Engineer | \$ 100.00 |

Landscape Architecture

| | |
|------------------------|-----------|
| Principal | \$ 240.00 |
| Landscape Architect | \$ 120.00 |
| Landscape Design Staff | \$ 85.00 |

Consulting Engineering Services, Inc. (Mechanical, Electrical, Plumbing):

| | |
|-----------------------------|-----------|
| Principal-in-Charge: | \$ 240.00 |
| Associate/ Team Leader | \$ 220.00 |
| Project Manager | \$ 200.00 |
| Senior Engineer | \$ 180.00 |
| Engineer | \$ 160.00 |
| Senior Engineering Designer | \$ 140.00 |
| Engineering Designer | \$ 120.00 |
| Technician | \$ 110.00 |
| Clerical / Secretarial | \$ 80.00 |

The above hourly rates are subject to change on April 30, 2021.



EXHIBIT F

CITY OF TORRINGTON, CT – ARCHITECTURAL SERVICES FOR THE PROPOSED NEW MIDDLE/HIGH SCHOOL AND CENTRAL OFFICE ADMINISTRATION

ARCHITECT'S AND THE ARCHITECT'S CONSULTANTS STANDARD HOURLY FEE SCHEDULE

Alfred Benesch & Associates (Civil):

| | |
|-------------------------|-----------|
| Principal-in-Charge: | \$ 195.00 |
| Project Manager I | \$ 140.00 |
| Project ManagerII | \$ 160.00 |
| Senior Project Manager | \$ 175.00 |
| Project Engineer I | \$ 112.00 |
| Project Engineer II | \$ 134.00 |
| Senior Project Engineer | \$ 138.00 |
| Designer I | \$ 86.00 |
| Designer II | \$ 108.00 |
| Senior Designer | \$ 94.00 |
| Technologist II | \$ 86.00 |
| Senior Tecnhologist | \$ 115.00 |
| Proejct Assistant | \$ 75.00 |
| Engineering Intern | \$ 50.00 |

McFarland & Kistler Associates, Inc. (Food Service):

| | |
|-----------------|-----------|
| Principal | \$ 195.00 |
| Project Manager | \$ 150.00 |

Eagle Environmental, Inc. (Hazardous Building Material):

| | |
|---|-----------|
| Principal | \$ 150.00 |
| Licensed Environmental Professional | \$ 130.00 |
| Senior Project Manager | \$ 110.00 |
| Project Manager | \$ 95.00 |
| Senior Consultant | \$ 85.00 |
| Licensed Asbestos Inspector | \$ 70.00 |
| Licensed Asbestos Project monitor | \$ 65.00 |
| Licensed Asbestos Management Planner | \$ 70.00 |
| Licensed Lead Inspector | \$ 70.00 |
| Licensed Project Asbestos/Lead Designer | \$ 110.00 |
| Clerical | \$ 55.00 |
| AutoCAD | \$ 65.00 |

The above hourly rates are subject to change on April 30, 2021.



EXHIBIT G



November 24, 2020

Mr. Ed Arum
Co-Chair, Torrington School Building Committee
Torrington Public Schools
355 Migeon Avenue
Torrington, CT 06790

RE: Fee Proposal for Architectural Services for the proposed New Middle/ High School
And Central Office Administration

Dear Mr. Arum:

The S/L/A/M Collaborative (SLAM) is pleased to submit the enclosed fee proposal for the New Torrington Middle/ High School and Central Office Administration project. The scope of services included in the attached lump sum proposal are as indicated in the attached "Cost Proposal Worksheet" and "Architect and Owner Responsibility Matrix", subject to the following assumptions and clarifications:

1. We've assumed the following regarding Construction Cost, FF&E and Technology budgets:
 - a. Construction Cost of \$ 128 - 132.5 million, based on a range of 17 - 20% soft cost allocation from the Total Project Value of \$ 159,575,000;
 - b. FF&E budget assumed to be approximately \$2.5 - 3 million;
 - c. Technology Equipment budget assumed to be approximately \$2.5 - 3 million;
2. As-Built Record Documents will be electronic scans of construction manager's field set;
3. Geotechnical services include field boring program, laboratory analysis and report with the following scope:
 - a. Up to 35 borings for the building;
 - b. Up to 12 borings for site improvements;
 - c. Up to 8 test pits for general character of proposed earthwork;
4. Hazardous material abatement monitoring and construction administration services are included with the following scope:
 - a. Based on a ninety (90) day abatement and remediation schedule;
 - b. Abatement monitoring for Asbestos and PCB's, including daily air monitoring;
 - c. Construction Administration and Documentation of Records reporting;
5. The following services are understood to be contracted directly by the City of Torrington:
 - a. Commissioning (required for CT HPBS requirements C.G.S. 16a-38k);
 - b. Third Party Code Review consultant for the purposes of assisting the local officials with permit review (if required);
 - c. Materials testing laboratory and inspection services during construction;

We appreciate your consideration of our team's unique credentials and expertise presented in our qualifications, proposal and interview. We welcome the opportunity to work with the City of Torrington on this exciting project and our team is available for an immediate start.

Please contact me at kmorhardt@slamcoll.com , or 860-368-4221 (office) and 860-712-9233 (cell) with any questions.

Respectfully submitted,

Kemp A. Morhardt, AIA
Principal

CT Registered Architect: 14580

Enclosures:

1. Cost Proposal Form
2. Cost Proposal Worksheet
3. Architect and Owner Responsibility Matrix
4. SLAM + Key Consultant Hourly Rate Schedule;

The S/L/A/M Collaborative Inc.
Somerset Square, 80 Glastonbury Blvd, Glastonbury, CT 06033

o 860 657.8077 w slamcoll.com

CA CO CT FL GA IA MA NY PA

COST PROPOSAL

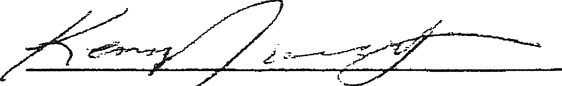
| | |
|--|---------------------|
| Schematic Design | \$ 955,000.00 |
| Design Development | \$ 1,583,000.00 |
| Construction Documents/PCT | \$ 1,715,000.00 |
| Bidding Phase | \$ 165,000.00 |
| Construction Administration | \$ 1,649,000.00 |
| FF&E (Design, Bidding, Administration) | \$ 264,000.00 |
| Closeout (Minimum 4% of Total Fee) | \$ 264,000.00 |
| TOTAL FEE | \$ 6,595,000.00 |

All reimbursable costs should be included in the fee categories above. No reimbursable costs will be accepted separate from the fee proposal.

Firm: The S/L/A/M Collaborative, Inc.

Name, Title Kemp A. Morhardt, AIA, Principal

Please Print

Signature, Date 

November 24, 2020

| | A | B | C | D | E | F | G | H | I | J |
|----|--|---|----------|---|-------------------------|----------|---|----------|---|---|
| 1 | | | | | | | | | | |
| 2 | | | | | | | | | | |
| 3 | | | | | COST PROPOSAL WORKSHEET | | | | | |
| 4 | | | | | | | | | | |
| 5 | Firms must acknowledge that the costs of items listed below are included in their base fee. | | | | | | | | | |
| 6 | Acknowledgement to be made by firm's principle architect identified in the responsr by | | | | | | | | | |
| 7 | initialing the service in the column provided. If an item is not initialed it will be considered not included in | | | | | | | | | |
| 8 | the base fee therefore the City of Torrington may consider the fee proposal non-responsive and the firm | | | | | | | | | |
| 9 | will not be considered for the project. | | | | | | | | | |
| 10 | | | | | | | | | | |
| 11 | | | | | | | | COSTS | | |
| 12 | | | | | | BREAKOUT | | INCLUDED | | |
| 13 | | | SERVICES | | | COST | | INITIAL | | |
| 14 | Programming | | | | | Incl. | | <i>P</i> | | |
| 15 | Conceptual Design for Location on the site | | | | | Incl. | | <i>P</i> | | |
| 16 | Multiple Preliminary Designs, as necessary | | | | | Incl. | | <i>P</i> | | |
| 17 | Mechanical and Electrical Engineering | | | | | Incl. | | <i>P</i> | | |
| 18 | Fire Protection Engineering | | | | | Incl. | | <i>P</i> | | |
| 19 | Structural Engineering | | | | | Incl. | | <i>P</i> | | |
| 20 | Civil Engineering | | | | | Incl. | | <i>P</i> | | |
| 21 | Landscape Design | | | | | Incl. | | <i>P</i> | | |
| 22 | Interior Design | | | | | Incl. | | <i>P</i> | | |
| 23 | As-designed Record Drawings | | | | | Incl. | | <i>P</i> | | |
| 24 | As-constructed Record Drawings | | | | | Incl. | | <i>P</i> | | |
| 25 | Coordination of Owner's Consultants, as necessary | | | | | Incl. | | <i>P</i> | | |
| 26 | FF&E and Equipment Design, Technology | | | | | Incl. | | <i>P</i> | | |
| 27 | Bidding and Administration | | | | | | | <i>P</i> | | |
| 28 | Telecommunication/Data Design | | | | | Incl. | | <i>P</i> | | |
| 29 | Security Design and Hardware Design | | | | | Incl. | | <i>P</i> | | |
| 30 | Food Service Consultant | | | | | Incl. | | <i>P</i> | | |
| 31 | Acoustical Consultant | | | | | Incl. | | <i>P</i> | | |
| 32 | Traffic Analysis and Report for Submission to STC | | | | | Incl. | | <i>P</i> | | |
| 33 | Wetlands Delineation | | | | | Incl. | | <i>P</i> | | |
| 34 | Color Renderings (4ea) of final design | | | | | Incl. | | <i>P</i> | | |
| 35 | Detailed Professional Cost Estimation (3X) | | | | | Incl. | | <i>P</i> | | |
| 36 | Geotechnical Services | | | | | Incl. | | <i>P</i> | | |
| 37 | Environmental Studies and Report | | | | | Incl. | | <i>P</i> | | |
| 38 | Any Other Specialty Consultants Necessary | | | | | Incl. | | <i>P</i> | | |
| 39 | to Provide Complete and Usable Facility | | | | | | | <i>P</i> | | |
| 40 | Structural Peer Reviews, if needed | | | | | Incl. | | <i>P</i> | | |
| 41 | Completion and Submission of Statement | | | | | | | <i>P</i> | | |
| 42 | of Special Inspection | | | | | Incl. | | <i>P</i> | | |
| 43 | Copying, Presentation Material, Mileage | | | | | Incl. | | <i>P</i> | | |
| 44 | City of Torrington Approval Process, Zoning, | | | | | | | <i>P</i> | | |
| 45 | Building Permit | | | | | Incl. | | <i>P</i> | | |

| | A | B | C | D | E | F | G | H | I | J | K |
|----|---|--|-----------------|--|---|---|-----------------------|---|---|---|---|
| 1 | | | | | | | | | | | |
| 2 | | | | | | | | | | | |
| 3 | | | | ARCHITECT AND OWNER RESPONSIBILITY MATRIX | | | | | | | |
| 4 | | | | | | | | | | | |
| 5 | | In order to assist the architectural firms in their interview, the following responsibility matrix is included | | | | | | | | | |
| 6 | | | | | | | | | | | |
| 7 | | | | CHART OF ARCHITECT/OWNER RESPONSIBILITY | | | | | | | |
| 8 | | | | | | | | | | | |
| 9 | | | SERVICES | | | | RESPONSIBILITY | | | | |
| 10 | | | | | | | | | | | |
| 11 | Land Survey Services | | | | | | Architect | | | | |
| 12 | Geotechnical Services | | | | | | Architect | | | | |
| 13 | Existing Facilities Surveys | | | | | | Architect | | | | |
| 14 | Environmental Studies and Reports (Hazmat) | | | | | | Architect | | | | |
| 15 | Owner-Supplied Data Coordination | | | | | | Architect | | | | |
| 16 | Schedule Development and Monitoring | | | | | | Architect/Owner | | | | |
| 17 | Detailed Profession Cost Estimation (3x) | | | | | | Architect | | | | |
| 18 | Construction Management | | | | | | Owner | | | | |
| 19 | Programming | | | | | | Architect/Owner | | | | |
| 20 | Value Analysis | | | | | | Architect/Owner | | | | |
| 21 | FF&E and related equipment, Technology-design, | | | | | | Architect | | | | |
| 22 | bidding and administration | | | | | | | | | | |
| 23 | Civil Design | | | | | | Architect | | | | |
| 24 | Landscape Design | | | | | | Architect | | | | |
| 25 | Structural Design | | | | | | Architect | | | | |
| 26 | Mechanical Systems Design | | | | | | Architect | | | | |
| 27 | Electrical Systems Design | | | | | | Architect | | | | |
| 28 | Fire Protection System Design | | | | | | Architect | | | | |
| 29 | Interior Design | | | | | | Architect | | | | |
| 30 | Telecommunications/Data | | | | | | Architect | | | | |
| 31 | Food Service Consultant | | | | | | Architect | | | | |
| 32 | Acoustical Consultant | | | | | | Architect | | | | |
| 33 | Space Schematic/Flow Diagrams | | | | | | Architect | | | | |
| 34 | Coordination of Owner's Consultant | | | | | | Architect | | | | |
| 35 | On-site Project Representative | | | | | | Architect | | | | |
| 36 | As Designed Record Drawings | | | | | | Architect | | | | |
| 37 | Record Drawings (as-built) | | | | | | Architect | | | | |
| 38 | Special Inspections | | | | | | Architect | | | | |
| 39 | Statement of Special Inspection | | | | | | Architect | | | | |
| 40 | Any other specialty consultants necessary to | | | | | | Architect | | | | |
| 41 | provide a complete and usable facility | | | | | | | | | | |
| 42 | Hardware and Security Design | | | | | | Architect | | | | |
| 43 | Coordination with Owner, Facility and Operations Staff | | | | | | Architect | | | | |
| 44 | Onsite Project Representation/Construction Administration | | | | | | Architect | | | | |

**CITY OF TORRINGTON, CT – ARCHITECTURAL SERVICES FOR THE PROPOSED NEW MIDDLE/HIGH
SCHOOL AND CENTRAL OFFICE ADMINISTRATION**

ARCHITECT'S AND THE ARCHITECT'S CONSULTANTS STANDARD HOURLY FEE SCHEDULE

The S/L/A/M Collaborative, Inc.:

Architecture

| | |
|---|-----------------------|
| Principal | \$ 240.00 |
| Proj. Manager / Sr. Proj. Manager | \$ 140.00 / \$ 180.00 |
| Cost Estimator / Sr. Cost Estimator | \$ 135.00 / \$ 190.00 |
| Project Architect / Sr. Project Architect | \$ 135.00 / \$ 160.00 |
| Design Architect / Sr. Design Architect | \$ 145.00 / \$ 160.00 |
| Planner / Sr. Planner | \$ 140.00 / \$ 175.00 |
| Staff Architect / Sr. Staff Architect | \$ 85.00 / \$ 120.00 |
| Specifications Writer | \$ 145.00 |
| Construction Representatives | \$ 145.00 |
| Support Staff | \$ 85.00 |

Interior Design

| | |
|-----------------------|-----------|
| Principal | \$ 240.00 |
| Sr. Interior Designer | \$ 135.00 |
| Interior Designer | \$ 90.00 |

Structural Engineering

| | |
|---------------------|-----------|
| Principal | \$ 240.00 |
| Structural Engineer | \$ 160.00 |
| Staff Engineer | \$ 100.00 |

Landscape Architecture

| | |
|------------------------|-----------|
| Principal | \$ 240.00 |
| Landscape Architect | \$ 120.00 |
| Landscape Design Staff | \$ 85.00 |

Consulting Engineering Services, Inc. (Mechanical, Electrical, Plumbing):

| | |
|-----------------------------|-----------|
| Principal-in-Charge: | \$ 240.00 |
| Associate/ Team Leader | \$ 220.00 |
| Project Manager | \$ 200.00 |
| Senior Engineer | \$ 180.00 |
| Engineer | \$ 160.00 |
| Senior Engineering Designer | \$ 140.00 |
| Engineering Designer | \$ 120.00 |
| Technician | \$ 110.00 |
| Clerical / Secretarial | \$ 80.00 |

The above hourly rates are subject to change on April 30, 2021.



**CITY OF TORRINGTON, CT – ARCHITECTURAL SERVICES FOR THE PROPOSED NEW MIDDLE/HIGH
SCHOOL AND CENTRAL OFFICE ADMINISTRATION**

ARCHITECT'S AND THE ARCHITECT'S CONSULTANTS STANDARD HOURLY FEE SCHEDULE

Alfred Benesch & Associates (Civil):

| | |
|-------------------------|-----------|
| Principal-in-Charge: | \$ 195.00 |
| Project Manager I | \$ 140.00 |
| Project ManagerII | \$ 160.00 |
| Senior Project Manager | \$ 175.00 |
| Project Engineer I | \$ 112.00 |
| Project Engineer II | \$ 134.00 |
| Senior Project Engineer | \$ 138.00 |
| Designer I | \$ 86.00 |
| Designer II | \$ 108.00 |
| Senior Designer | \$ 94.00 |
| Technologist II | \$ 86.00 |
| Senior Technologist | \$ 115.00 |
| Proejct Assistant | \$ 75.00 |
| Engineering Intern | \$ 50.00 |

Crabtree & McGrath Associates, Inc. (Food Service):

| | |
|-----------------|-----------|
| Principal | \$ 195.00 |
| Project Manager | \$ 150.00 |

Eagle Environmental, Inc. (Hazardous Building Material):

| | |
|---|-----------|
| Principal | \$ 150.00 |
| Licensed Environmental Professional | \$ 130.00 |
| Senior Project Manager | \$ 110.00 |
| Project Manager | \$ 95.00 |
| Senior Consultant | \$ 85.00 |
| Licensed Asbestos Inspector | \$ 70.00 |
| Licensed Asbestos Project monitor | \$ 65.00 |
| Licensed Asbestos Management Planner | \$ 70.00 |
| Licensed Lead Inspector | \$ 70.00 |
| Licensed Project Asbestos/Lead Designer | \$ 110.00 |
| Clerical | \$ 55.00 |
| AutoCAD | \$ 65.00 |

The above hourly rates are subject to change on April 30, 2021.



F. SUB-CONSULTANTS

Organizational chart of names and addresses of all sub-consultants expected to be retained as part of the design team for this project.

SLAM proposes the following subconsultants for this project:

MEP/FP Consultant:

Consulting Engineering Services, Inc.
811 Middle Street
Middletown, CT 06457
(860) 632-1682

Civil/Site/Survey/Traffic Consultant:

Alfred Benesch & Co.
120 Hebron Avenue, 2nd Floor
Glastonbury, CT 06033
(860) 633-8341

Environmental Permitting/Hazardous Materials/Geo-

Environmental Consultant:

Eagle Environmental, Inc.
8 S Main St #3
Terryville, CT 06786
(860) 589-8257

Geotechnical Consultant:

Wolti Geotechnical, P. C.
227 Williams Street
Glastonbury, CT 06033
(860) 633-4623

Technology/Communications/Security Consultant:

D'Agostino & Associates
477 Main Street, STE 210B
Monroe, CT 06468
(203) 497-3064

Acoustics/Theater Consultant:

Cavanaugh-Tocci Associates, Inc.
327F Boston Post Road
Sudbury, MA 01776
(978) 639-4112

Food Service Consultant:

McFarland Kistler Associates, Inc.
1130 Perry Highway, Suite 115
Pittsburgh, PA 15237
(412) 367-1905

Building Code & Accessibility Consultant:

Code Red Consultants, LLC
154 Turnpike Road, Suite 200
Southborough, MA 01772
(617) 500-7633

Energy Modeling Consultant

Thornton Tomasetti
386 Fore Street
Portland, Maine 04101
(207) 245-6058

Consultant Resumes follow.

