



Date: May 26, 2022

To: Mayor Carbone and City Council Member's

From:  Ed A. and  Mario L.

Re: Structural Threshold Peer Review Services

The Building Committee and the Torrington Board of Education has approved the services of M. Horton Associates to be the consultant for Torrington's Structural Threshold Review for the Middle/High School/Central Administration Construction Project.

I've attached the following documents:

- (a) Bid Results
- (b) Request for Qualifications/Proposal
- (c) M. Horton Associates – Response and Pricing

I would appreciate if you would include this item on the next City Council agenda for a vote to approve M. Horton Associates for this project.

Any questions please contact me.

Thank you in advance for your continued assistance for this project, it's greatly appreciated.

2022 JUN 15 AM 11:11

RECEIVED FOR RECORD
TORRINGTON TOWN CLERK

Structural Peer Review Services Fee Evaluation

TORRINGTON MIDDLE AND HIGH SCHOOL
Torrington, CT

5/12/2021

[illegible]

REQUEST FOR QUALIFICATIONS / PROPOSALS

For

Structural Threshold Peer Review Services

For

**Torrington Middle School, High School
and Central Office**

50 Major Besse Avenue, Torrington, CT
CT State Project No. 143-0076 N
CT State Project No. 143-0077 BE-iv

Issue Date: April 25, 2022

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I. **INTRODUCTION / PROJECT DESCRIPTION**

The city of Torrington is seeking a qualified Independent third-party Professional Engineer practicing structural engineering and registered in the State of Connecticut, to perform a review of the final structural plans and specifications for the new Torrington Middle School, High School, and Central Office to ensure compliance with the structural requirements of the 2015 International Building Code portion of the 2018 CT State Building Code. The successful firm will be expected to begin work immediately.

Once final drawings, specifications, and bid documents are complete, the successful firm will be asked will be expected to perform a full structural compliance plan review.

The Project includes the new construction of a middle school, high school, and central offices on 35 acres of City-owned property currently housing the existing high school. The 310,000 square foot single structure will house a projected student population of 1,650 in grades seven through twelve on multiple levels. The high school will remain occupied during construction. Demolition and abatement will occur following the completion of new construction. The CT DAS OSCG&R has approved total project funding in the amount of \$159,575,000.

The project is currently in the construction document phase. This project will NOT seek LEED certification however, work must be in compliance with current CT High Performance Building Standards. Construction is scheduled to begin September 2022, followed by a 30-month construction period.

II. **SCOPE OF WORK**

The scope of work for this project shall include, but may not be limited to, the following:

- Conduct a comprehensive Structural Plan Review of the contract documents and specifications provided by the Project design team.
- Areas of focus include, but are not limited to;
 - Design loads – live, gravity, lateral, snow, wind, seismic, etc.
 - Special loads – mechanical equipment, moveable wall partitions, elevators, etc.
 - Structural framing connections and calculations.
 - Soil design, footings, foundations, and retaining walls.
- Work closely with the Structural Engineer of record to identify any issues requiring revisions or additional review.
- Submit comprehensive report on the firm's letterhead detailing any findings of the threshold limit review to the City of Torrington and design professional team for necessary revisions/corrections to be made to the project documents.
- All comments shall be numbered and refer to the appropriate code sections. Attend working meetings with the design professionals as needed to ensure all revisions have been captured in the design documents. The original set of drawing sheets and specifications reviewed must reflect the changes to the corrected documents.

III. INSTRUCTIONS TO RESPONDERS

- A. A Statements of Qualifications must be submitted in accordance with the instructions and requirements contained in this RFQ. Failure to do so may result in the response being considered non-responsive which will be cause for rejection.
- B. All questions or comments regarding this solicitation package must be submitted to the Owner's Project Representative via email at karend@csgroup-llc.com with the subject line: Torrington Structural Peer Review Services. Questions will be accepted until 12pm Tuesday, May 3, 2022. An addendum will be issued via email to all known bidders.
- C. The City is not liable for any costs incurred by any respondent in connection with this RFQ. The expenses incurred by any respondent in the preparation, submission, and presentation of the proposal are the sole responsibility of the respondent.

IV. PROPOSAL FORMAT

Proposals must include responses to ALL of the items listed below to be considered a responsive submittal.

- A. Letter of Interest:
Submit a letter of interest outlining your company's commitment to the project and ability to meet or exceed expectations. Include a brief history, years in business, personnel experience and availability, and any compelling information that distinguishes your company from your competitors.
- B. Approach and Capability:
Provide a narrative describing the proposed approach/methodology to be used by the Responder in providing these services. Describe your company's ability to provide services in a prompt and timely manner.
- C. Project Experience:
Identify at least five (5) projects of similar size and scope to the referenced project that your company has successfully provided Structural Peer Review Services for in the last 10 years.
- D. Team Experience:
Identify key personnel in your company who will have a role in this project from start to finish, including the key contact person. Include resumes, applicable licenses, and relevant experience.
- E. References:
Provide at least three (3) professional references and contact information.

F. Fee Proposal:

Please insert Exhibit A: Fee Proposal here. The Exhibit is found at the end of this document.

V. SELECTION PROCESS AND SUBMITTAL

A. Submittals

Responses shall be clearly titled: Torrington Structural Peer Review Services.

1. Deliver four (4) hard copies to:
Mr. Ed Arum, Business Manager
Torrington Public Schools
355 Migeon Avenue
Torrington, CT 06790
2. And email to:
 - a. Mr. Ed Arum, Building Committee Co-Chair
earum@torrington.org
 - AND:
 - b. Karen DePersia, CSG Owner's Representative
karend@csgroup-llc.com

Proposals are due no later than Tuesday, 12:00pm EST, May 11, 2022

Proposals received after this time will not be considered.

B. Selection

Proposals will be evaluated by a selection sub-committee based upon the respondents' qualifications and the fee proposal.

C. Selection Timeline

Issue Date:	April 25, 2022
Question Deadline:	May 3, 2022
RFQ Due Date:	May 11, 2022
Anticipated Award:	May 13, 2022

VI. INSURANCE REQUIREMENTS

The successful bidder will be expected to carry the following insurance for the duration of any contract to be let as a result of this process.:

- a. Worker's Compensation as required by the general statutes of the State of Connecticut
- b. General Liability Insurance with limits of \$1,000,000 each occurrence and in the aggregate.
- c. Automobile Liability Insurance covering the operations of all motor vehicles owned, leased, hired, or used by the Responder in the furtherance of this Agreement with limits of \$1,000,000 each person, \$1,000,000 each occurrence for bodily injury, and \$1,000,000 each occurrence for property damage.
- d. The Responder shall furnish, prior to commencement of work under this agreement, certificates of insurance evidencing worker's compensation, and the public, automobile, and professional liability coverages required, and naming the City of Torrington, and the Torrington Public Schools as Additional Insureds. The additional insured obligation shall be on a primary and non-contributory basis and shall be evidenced by a policy endorsement acceptable to the City of Torrington.
- e. Professional liability insurance for protection against claims arising out of the negligent performance of services by the Responder or caused by any errors or omissions of the insured in the amount of \$3,000,000.
- f. In addition, both parties to any contract to be let as a result of this process will be required to agree mutually to waive any rights which each may have against the other with respect to subrogation under any insurance policy relating to the services or work provided under any such agreement.
- g. Save Harmless
As part of entering into any contract which may be awarded as a result of this process, and to the fullest extent allowed by law, the Respondent for themselves and their successors will be required to covenant and agree with said City to indemnify and save harmless said City from any and all action, causes of Action, judgments, legal fees, claims and demands whatsoever, which may at any time be instituted, made, tendered, or recovered against the City to the extent caused by the Responder's negligence in the performance of the services performed pursuant to any such agreement.

END OF DOCUMENT

EXHIBIT A: Fee Proposal

Torrington Middle School, High School, Central Offices

_____ (Company name) proposes to perform a

comprehensive structural peer review and report as identified in this document for a lump

Sum fee of _____, \$_____ dollars.

(Note: Any/all reimbursable expenses are to be included in the lump sum fee above)

Company: _____

Name, Title _____
(Please Print)

Signature, Date: _____



CONSTRUCTION SOLUTIONS GROUP

May 6, 2022

Mr. Ed Arum, Business Manager
Torrington Public Schools
355 Migeon Avenue
Torrington, Connecticut 06790

RE: Torrington Structural Peer Review Services for
Torrington Middle School, High School and Central Office
50 Major Besse Avenue
Torrington, Connecticut
CT State Project No. 143-0076 N
CT State Project No. 143-0076 BE-N

Dear Mr. Arum,

On behalf of Michael Horton Associates, Inc. (MHAI), I would like to thank you for considering our firm for these services. We have reviewed the Request for Qualification/Proposal (RFQ/P), dated April 25, 2022, and based on this information we are pleased to offer this Letter of Interest and information package to substantiate our firm's qualifications and commitment to this project.

A. Firm History and Experience:

MHAI has been providing consulting structural engineering services to architects, owners and developers throughout the United States as part of its basic practice since 1994. Our firm has earned a reputation among its clients for its ability to produce sensitive structural designs that respond to the needs of the individual client and unique projects. Our projects vary in size from threshold reviews; investigations; and renovations; to large new construction projects in excess of \$100 million. These projects include K-12 educational facilities (private and public); higher educational facilities; commercial; manufacturing; institutional; performing arts; and residential facilities. MHAI's extensive experience with projects of differing size and scope speaks to its ability to respond to various projects with a confident and knowledgeable approach.

Our engineering staff has over 100 years of experience collectively and has designed more than (30) K-12 school facility projects (new construction and renovations) in the last (10) years alone. Staff assignments are made dependent upon in-house schedules once authorization to proceed is received. Utilization of the latest design and building information modeling software allows our staff to provide effective and accurate design solutions in a timely manner.

B. Approach and Capability:

MHAI approach every threshold review as though we are the Engineer of Record for the project. Our engineers create our own design models and analyze the structure from scratch and review our findings against the Contract Documents provided. Should any significant discrepancies arise during our review, these issues are immediately reviewed via email or telephone with the project Engineer of Record. Upon completion of our review, a written report is prepared outlining any items left unresolved, should any exist. A final letter of acceptance is prepared once all outstanding items are resolved.

MHAI has never failed to fulfill a contract obligation. Our staffing assignments are adjusted as necessary to ensure delivery of the required documents in a timely manner.

MICHAEL HORTON ASSOCIATES, INC.

151 MEADOW STREET § BRANFORD, CONNECTICUT 06405

203 481-8600 § WWW.MHA-ENG.COM

Mr. Ed Arum, Business Manager - Torrington Public Schools
Torrington Structural Peer Review Services for
Torrington Middle School, High School and Central Office
CT State Project No. 143-0076 N
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May 6, 2022 Page 2

C. Project Experience:

In the following pages of this submission, we have provided a list of the requested examples of similar projects for your review. We have included threshold review projects, as well as similar projects for which MHAI provided full structural design services.

D. Team Experience:

As requested, we have attached staff resumes for your review.

E. References:

As requested, we have attached (3) professional references and contact information for your review.

F. Fee Proposal:

As requested, we have attached our fee proposal identified as Exhibit A for your review.

We appreciate being considered for these services. Should you have any questions, or require additional information, please contact our office.

Sincerely,



Alfred Lombardi
Michael Horton Associates, Inc.

MICHAEL HORTON ASSOCIATES, INC.

151 MEADOW STREET § BRANFORD, CONNECTICUT 06405

203 481-8600 § WWW.MHA-ENG.COM



**MICHAEL HORTON
ASSOCIATES, INC.**

Consulting Structural
Engineers

151 Meadow Street
Branford, CT 06405

phone
203.481.8600

mha-eng.com

THRESHOLD REVIEW PROJECTS

441 Canal Street Stamford, Connecticut	675,000 SF	18 story multi-residential
500 Blake Street New Haven, Connecticut	122,000 SF	4 story multi-residential
The Residences at Fort Trumbull New London, Connecticut	160,500 SF	5 story multi-residential
Broad & Greyrock Pl Stamford, Connecticut	235,186 SF	8 story multi-residential
523 Canal Street Stamford, Connecticut	127,639 SF	7 story multi-residential
Orange Street Mixed-Use New Haven, Connecticut	134,280 SF	7 story multi-residential
Jefferson Elementary School Norwalk, Connecticut	133,532 SF	
Cranbury Elementary School Norwalk, Connecticut	62,288 SF	

EDUCATIONAL FACILITY DESIGN SERVICES

New Fairfield High School New Fairfield, Connecticut	143,000 SF
Bullard Havens High School Bridgeport, Connecticut	245,000 SF
Farmington High School Farmington, Connecticut	239,000 SF
Enfield High School Enfield, Connecticut	313,500 SF
Berlin High School Berlin, Connecticut	250,000 SF
Guilford High School Guilford, Connecticut	225,100 SF
Central High School Bridgeport, Connecticut	250,000 SF

**Additional projects available upon request.*

MHAI



MICHAEL HORTON
ASSOCIATES, INC.
Consulting Structural Engineers

Education

Platt Vocational Technical School
Architectural Construction, 1981

Business Administration,
University of New Haven, 1994
Masonry Design and Construction, 1997
Masonry Design and Construction, 1998
American Concrete Institute Cert., 2000

Affiliation

American Society of Civil Engineers
American Institute of Steel Construction,
Professional Member
American Concrete Institute
American Institute of Architects,
Affiliate Member

ALFRED D. LOMBARDI, JR. Partner-in-Charge

Al Lombardi is positioned as President of the firm with over 30 years of experience in design, document preparation and site inspections. Mr. Lombardi's project experience in both the public and private sectors including projects ranging from structural investigations to large institutional facilities.

New Fairfield High School
New Fairfield, Connecticut

New Construction

Beman Middle School
Middletown, Connecticut

New Construction

Consolidated Early Learning Academy
New Fairfield, Connecticut

New Construction

JFK Middle School
Enfield, Connecticut

Additions & Renovations

New Lebanon Elementary School
Greenwich, Connecticut

New Construction

Sandy Hook Elementary School
Newtown, Connecticut

New Construction

Guilford High School
Guilford, Connecticut

New Construction

Morgan High School
Clinton, Connecticut

New Construction

**Engineering & Science University
Magnet School**
New Haven, Connecticut

New Construction

Enfield High School
Enfield, Connecticut

**Renovate-as-New
& Additions**

Berlin High School
Berlin, Connecticut

**Renovate-as-New
& Additions**

East Shore Middle School
Milford, Connecticut

Additions / Renovations

Green-Hills Elementary School
Bristol, Connecticut

New Construction

Marine Science Magnet High School
Groton, Connecticut

New Construction

MHAI



MICHAEL HORTON
ASSOCIATES, INC.
Consulting Structural Engineers

Registration

Connecticut
Massachusetts
New Hampshire
New York
Vermont
Maine

Education

Naugatuck Valley Community College
AS - CADD/Design Engineering
Technology

Central Connecticut State University
BS Civil Engineering

Professional Organization

American Institute Steel of Construction
Connecticut Structural Engineering Coalition

PAUL J. SHEEHAN, P.E. Project Manager

Paul Sheehan is positioned as Vice President with the firm with 21 years of experience in design, document preparation and site inspections. Mr. Sheehan's project experience ranges from multi-story residential buildings to large educational and institutional facilities, in both the public and private sectors.

New Fairfield High School
New Fairfield, Connecticut

New Construction

Mansfield Elementary School
Mansfield, Connecticut

New Construction

Beman Middle School
Middletown, Connecticut

New Construction

Consolidated Early Learning Academy
New Fairfield, Connecticut

New Construction

JFK Middle School
Enfield, Connecticut

Additions & Renovations

New Lebanon Elementary School
Greenwich, Connecticut

New Construction

Sandy Hook Elementary School
Newtown, Connecticut

New Construction

Guilford High School
Guilford, Connecticut

New Construction

Morgan High School
Clinton, Connecticut

New Construction

**Engineering & Science University
Magnet School**
New Haven, Connecticut

New Construction

Enfield High School
Enfield, Connecticut

**Renovate-as-New
& Additions**

Berlin High School
Newtown, Connecticut

**Renovate-as-New
& Additions**

Central High School
Bridgeport, Connecticut

**Renovate-as-New
& Additions**

East Shore Middle School
Milford, Connecticut

Additions & Renovations

Green-Hills Elementary School
Bristol, Connecticut

New Construction

MHAI



MICHAEL HORTON
ASSOCIATES, INC.
Consulting Structural Engineers

Education

University of Hartford
BS Civil Engineering (2003)

University of Hartford
Master of Engineering (2014)

Luigi V. Peronace **Senior Engineer**

Luigi Peronace joined the MHAI team in 2020 and is positioned as a Senior Staff Engineer with the firm, with 14 years of experience in design, document preparation and site inspections. Mr. Peronace's project experience includes analysis, design, inspection and management of commercial, residential and telecommunication projects, with extensive knowledge in existing structural investigation, renovation and rehabilitation.

Hamden Middle School Hamden, Connecticut	Additions & Renovations
Mary Hinsdale Elementary School Winstead, Connecticut	Renovate-as-New & Addition
Pumpkin Delight School Milford, Connecticut	Additions & Renovations
Mill Hill Elementary School Fairfield, Connecticut	Additions & Renovations
Wesleyan University Neighborhood Preschool Middletown, Connecticut	New Construction
Naramake School Kitchen and Served Addition Norwalk, Connecticut	Additions & Renovations
Glastonbury High School - STEAM Glastonbury, Connecticut	Renovations
(*) YNHH St. Raphael Campus Daycare New Haven, Connecticut	Renovate-as-New & Additions
(*) H.C. Wilcox Technical High School Meriden, Connecticut	Renovate-as-New & Additions

(*) Project designed with previous employer

MHAI



MICHAEL HORTON
ASSOCIATES, INC.
Consulting Structural Engineers

Education

Worcester Polytechnic Institute
BS Civil Engineering (2016)

Worcester Polytechnic Institute
MS Civil Engineering (2017)

Jeremy D. Soderholm, EIT Staff Engineer

After a three-year internship during his undergraduate and post graduate work, Jeremy Soderholm joined the MHAI team as a Staff Engineer in 2017. Mr. Soderholm has excelled in the engineering profession since the completion of his graduate work, designing structures that would challenge seasoned professionals. His project experience ranges from multi-story residential and commercial structures to multi-million-dollar educational facilities, in both the public and private sectors.

New Fairfield High School
New Fairfield, Connecticut

New Construction

Mansfield Elementary School
Mansfield, Connecticut

New Construction

Beman Middle School
Middletown, Connecticut

New Construction

**Engineering & Science University
Magnet School**
New Haven, Connecticut

New Construction

Consolidated Early Learning Academy
New Fairfield, Connecticut

New Construction

JFK Middle School
Enfield, Connecticut

Additions & Renovations

New Lebanon Elementary School
Greenwich, Connecticut

New Construction

**Barack H Obama
Magnet University School**
New Haven, Connecticut

New Construction

Beman Middle School
Middletown, Connecticut

New Construction

New Columbus School
Norwalk, Connecticut

New Construction

Gallup Hill Elementary School
Ledyard, Connecticut

Additions / Renovations

West Shore Middle School
Milford, Connecticut

New Construction



**MICHAEL HORTON
ASSOCIATES, INC.**

Consulting Structural
Engineers

151 Meadow Street
Branford, CT 06405

phone
203.481.8600

mha-eng.com

FIRM REFERENCES FOR THRESHOLD REVIEWS

Walsh Intermediate School

Scott Pellman, Senior Project Manager
Colliers International

(860) 395-0055 X177
Scott.Pellman@colliers.com

Jefferson Science Magnet School

Cranbury Elementary School

James P. Giuliano, MCPPO, President
Construction Solutions Group, LLC

(860) 452-6752
jgiuliano@norwalkct.org

Birch Grove Elementary School

Bruce M. Kellogg, AIA, LEED AP, Principal Project Director
JCJ Architecture

(860) 240-9316
bkellog@jcj.com

May 6, 2022

Mr. Ed Arum, Business Manager
Torrington Public Schools
355 Migeon Avenue
Torrington, Connecticut 06790

RE: Torrington Structural Peer Review Services for
Torrington Middle School, High School and Central Office
50 Major Besse Avenue
Torrington, Connecticut
CT State Project No. 143-0076 N
CT State Project No. 143-0076 BE-N

Dear Mr. Arum,

On behalf of Michael Horton Associates, Inc. (MHAI), I would like to thank you for considering our firm for these services. We have reviewed the Request for Qualification/Proposal (RFQ/P), dated April 25, 2022, and based on this information we are pleased to offer the following proposal for Structural Peer Review Services, also known as a Threshold Limit Structural Review. The proposed facility is understood to be a multi-story structure, totaling approximately 310,000 s.f.

Scope of Services:

MHAI shall perform a review of the primary structure, based on the completed structural drawings and specifications, as prepared by the Structural Engineer of Record, to confirm general conformance with good engineering practices and applicable building codes and standards. MHAI will document our findings and the final resolution of any issues, in writing, for your records, as defined by the State of Connecticut Building Code, Section 107.7 and Section 29-276b of the Connecticut General Statutes.

Compensation:

For the described Independent Third-Party Structural Review Services, we propose a fee of Thirty-Seven Thousand Dollars (\$37,000).

This compensation assumes there are no extenuating circumstances encountered during our review. If further review of revised drawings and specifications, in addition to the scheduled review of completed construction documents, is required, MHAI will review those items on an hourly basis at an hourly rate of (\$130.00). Drawing revisions warranting additional review, include Owner or Architect initiated revisions to project scope and size from the initial drawings provided for our review, and to include, but not limited to, i.e. design changes in building size (either increase or decrease in building area), large revisions or redesigns to structural framing previously reviewed, loading revisions different from the drawings provided, review of bidding addendums and bulletins, and excessive and or extended time to resolve design issues addressed with in our report, etc.

Billing and Payment:

Payment of all invoices are due within forty-five (45) days of the invoice issuance. Payments made after forty-five (45) days from the date of issuance of the invoice will accrue and additional interest charge of 1.5 percent per month (18 percent per year), and payments shall be first applied to accrued interest and

MICHAEL HORTON ASSOCIATES, INC.

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Torrington Structural Peer Review Services for
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then to the unpaid principal. If the Client objects to all or any portion of an invoice, the Client shall notify MHAI in writing of the objection within ten (10) business days from the date of receipt of the invoice, state the reasons for the objection, and pay the portion of the invoice that is not disputed. If the Client fails to make payment when due, MHAI may, following written notice, suspend or terminate performance of Services under this agreement, including, but not limited to, withholding completed drawings, specifications, reports and other work product. Unless payment is received within ten (10) days of the date of written notice, termination can occur without further notice. If Services are suspended or terminated under this provision, MHAI shall incur no liability of any kind to Client or Others because of such suspension, including any form of direct, indirect or consequential damages or assessed penalties, for any reason including, but not limited to, missed deadlines.

If legal action is taken by MHAI to recover from Client invoiced amounts that are not paid, the prevailing party shall be entitled to an award of its costs of collection, including reasonable attorney's fees and court and/or arbitration costs and related expenses, in addition to any amounts awarded with respect to the unpaid invoice(s).

We appreciate the opportunity to offer this proposal. Should you have any questions, or require additional information, please contact our office.

Sincerely,



Alfred Lombardi
Michael Horton Associates, Inc.

Agreed

Date

Authorization To Proceed: City of Torrington

(Signature) Date: _____

(Printed Name and Title)

Authorization To Proceed: Board of Education

(Signature) Date: _____

(Printed Name and Title)

MICHAEL HORTON ASSOCIATES, INC.

151 MEADOW STREET § BRANFORD, CONNECTICUT 06405

203 481-8600 § WWW.MHA-ENG.COM