Consolidated School District of New Britain

Holmes Elementary School Renovation

Construction Management Scope of Work

- 1 All work to be completed under a PLA agreement. Estimated construction cost is 58 million.
- 2 CM to furnish 100% payment and performance bond for the ENTIRE contract amount.
 - a. Contract shall be CM advisor(modified)type contract
- 3 All trade contractors are to be hired under CM contract.
- 4 CM will be responsible for carrying builders risk policy.
- 5 Duration of the project: 24 Months. Sustantial completion is expected within 20 Months. Two additional months to complete punch list 100% and two more months to coordinate furniture and technology. A project closeout will be required.
- 6 CM can reduce the project team after substantial completion is achieved in the opinion of the design team and owner.
- 7 On site project team shall consist of
 - a. Full time Project manager
 - b. Project engineer
 - c. Job Superintendent.

<u>Note:</u> This team shall remain onsite assigned to the project until substantial completion is achieved. Determination of substantial completion shall be per the Architect and Owner.

- 8 CM to provide fee structure in two phases.
 - a. Phase 1
 - i. Pre-Construction services- including services from the start of the project to bidding and estimating at each phase (SD/DD/CD.)
 - ii. Reconcile with design team estimator.
 - iii. During design phase attend owners' meetings, meetings with design team on a regular basis, attend SBC meeting monthly to report progress, Local review meeting with the local Building Department authorities, OSCGR meetings for all phases of design, prepare bid packges and assist the owner with advertisement, conduct pre-bid meetings, review scope of the trade contractors' bids, recommendations and final awards.
 - b. Phase 2
 - i. Once the total construction cost is established, the CM contract amount shall be amended.
- 9 CM to carry \$100,000 allowance for on site security. (Hiring of private security company.)
- 10 CM to provide office trailer large enough to accommodate on site meetings including
 - a. School Building Committee and the Design team- Aproximately 15 members
 - b. PM office
 - c. Project engineer
 - d. Project supt.

Note: Trailer shall have toilet for the design team/CM/SBC members etc and shall be kept clean and cleaned professionally weekly.

- 11 The Construction Management team selected by CM shall remain in place throughout the project unless requested to be changed by design team/owner.
- 12 Additional Fee Proposal Requirements:
 - a. Provide 15 Copies of your proposal at the Aug. 29, 2023 interview
 - b. List of projects that the Project Manager and Superientendant have managed over the last five years. This should be separate lists for each the Project Manager and Superientendant.
 - c. List major school renovation or contruction projects your firm has managed within the last five years.

13 Contact Information:

- a. Owner Representative: Robert Smedley- Special Project Manager- 860-818-3628 or Smedley@csdnb.org
- b. If you need any information or have questions related to this Scope or CM interviews please contact Smedley by Thursday August 24, 2023.
- 14 General condition scope to include: (see attached: "Distribution of Responsibilities")

Note:

All documentation related to the Holmes Elementary School renovation project can be found at www.csdnb.org/bids

DISTRIBUTION OF RESPONSIBILITY GENERAL CONDITIONS AND EXPENSES

Item Description	To Be Included In General Conditions	To Be Supplied By Owner	To Be Supplied By Subtrades	To Be Included In CM Fee
Pre-construction Services:				
Cost Estimating (include in lump sum)				
Value Engineering (include in lump				
sum)				
Constructability Reviews (include in				
lump sum)				
Schedule with Updates (include in lump				
sum)				
Safety Plan (include in lump sum)				
Purchasing/Buyout (include in lump				
sum)				
Construction Services:				
Project Manager	X			
Project Superintendent	X			
Project Engineer	X			
Accountant				X
Secretary				X
Other				X
H.O. Support During Construction				•
Project Executive				X
Purchasing/Buyout				X
Safety Manager				X
Scheduling				X
Cost Reports/Cash Flow Projections				X
Estimating Transition & Monitoring				X
Misc. and Out of Pocket Expenses				X
On-Site Staff Support	·		•	
Site Staff Travel & Out of Pocket Exp.	X			
Set-up Office	X			
Field Office Rental	X			
Shed & Storage Trailer Rental	X			
Furniture	X			
Stationery & Supplies	X			
Postage & Shipping	X			
Office Equipment	X			
Computer	X			
Telephone	X			

Item Description	To Be Included In General Conditions	To Be Supplied By Owner	To Be Supplied By Subtrades	To Be Included In CM Fee
Communication Equipment (Radios)	X			
Photocopying	X			
Office Utilities- Electric, Phone, Data	X			
Drinking Water/Coffee	X			
First Aid Supplies	X			
Field Office Maintenance & Repair	X			
Project Vehicle, Fuel & Maintenance	X			
Survey Equipment & Supplies	X			
Staff Small Gear Account	X			
Field office Security System	X			
Project signage			X	
Records Storage	X			
Temporary Construction	1			
Temporary Toilets			X	
Construction Fencing & Gates			X	
Building Perimeter Protection			X	
Safety Compliance Material & Labor			X	
Ladders, Ramps & Stairs			X	
Temporary Building Enclosures			X	
Protect Finish Work			X	
Dust Partitions			X	
Temporary Services & Security			I	l
Temporary Water Consumption		X		
Temporary Electrical – Install & Maintain			X	
Temporary Electrical – Consumption		X		

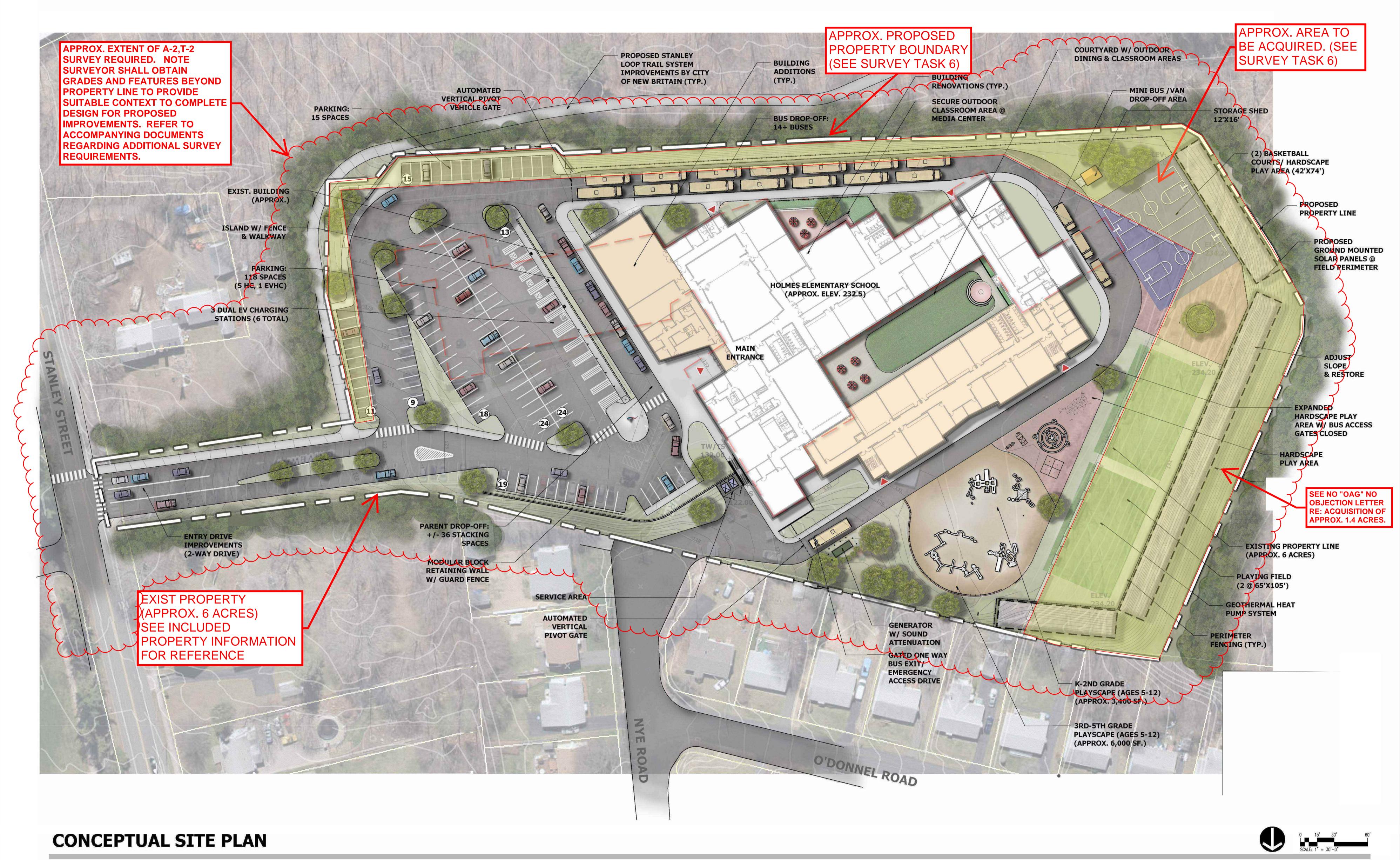
Temporary Heat – Install & Maintain			X	
Temporary Heat – Fuel Consumption			X	
Temporary Fire Protection			X	
Watchmen/Security Services	CM to include	100K	Allowance	
Temporary Road & Barricades				
Temporary Roads – Install & Maintain			X	
Temporary Barricades			X	
Traffic Control			X	
Mud/Dust Control			X	
Wheel Wash Stations			X	
Temporary Parking			X	
Construction Equipment	I			
Temporary Elevator Service			X	
Personnel & Material Hoisting			X	
Hoisting, Rigging & Cranes			X	

Item Description	To Be Included In General Conditions	To Be Supplied By Owner	To Be Supplied By Subtrades	To Be Included In CM Fee
General Cost Items				
Building Permit Municipal Fees		X		
State Public Education Fee (.26/1,000)	X			
Licensed Trades (MEP/FP/Elev/Low Voltage) ,local building permit Fee and Sate fees			X	
General & Excess Liability Insurance	X			
100% Performance and Payment Bonds	X			
Builder's Risk Insurance	X			
Progress Photographs	X			
Bid Document Printing		X		
Reproduce Contract Documents		X		
Shop Drawing Reproduction	X			
Legal Surveys		X		
Field Engineering Services			X	
Pest Control			X	
Testing Services		X		
Advertising Expense		X		
Rubbish Removal & Dumpster			X	
Interim Clean-Up			X	
Trash Chutes & Hoppers			X	
Final Clean-up & Wash Glass			X	
Winter Protection			X	
General Weather Protection			X	
Snow Removal			X	







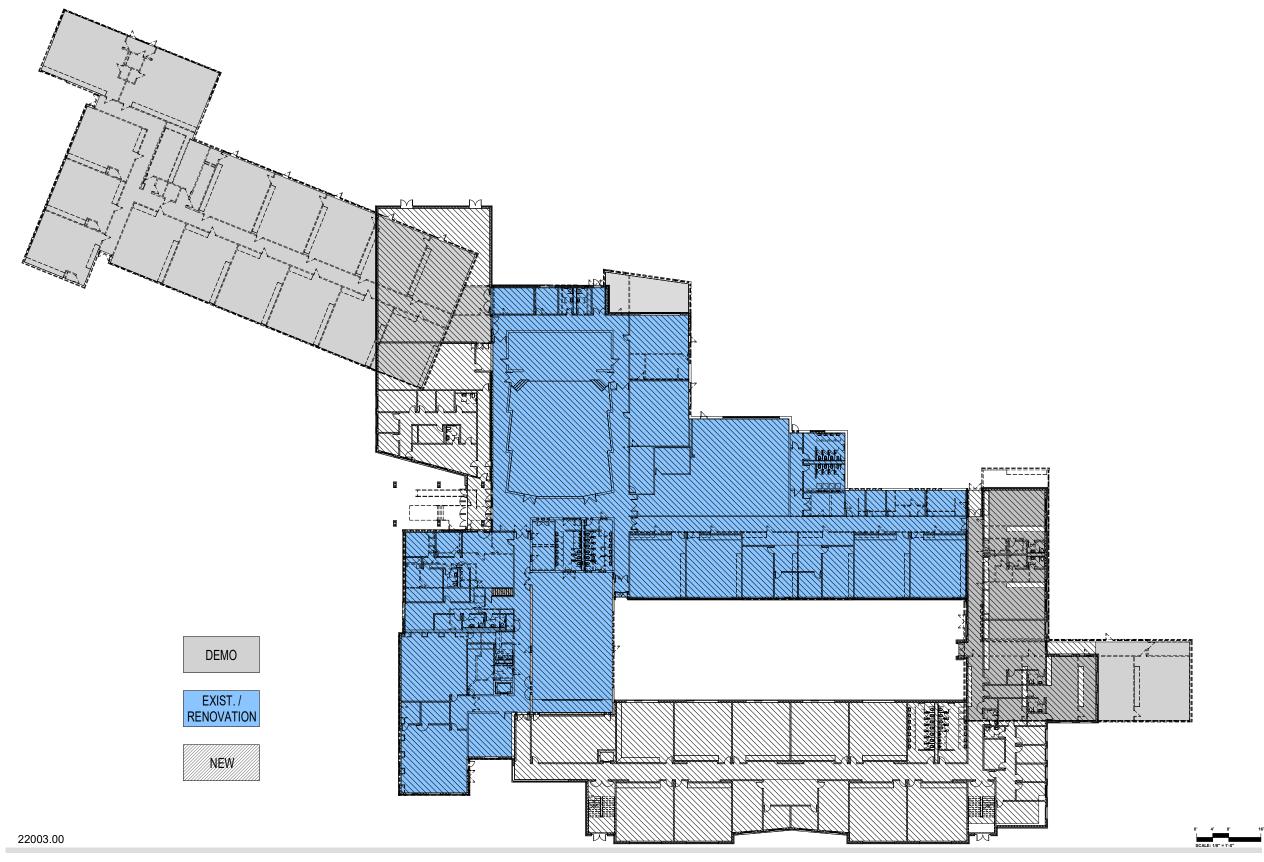


HOLMES ELEMENTARY SCHOOL FEASIBILITY STUDY

NEW BRITAIN, CT

JULY 31,2023

KAESTLE BOOS associates, inc

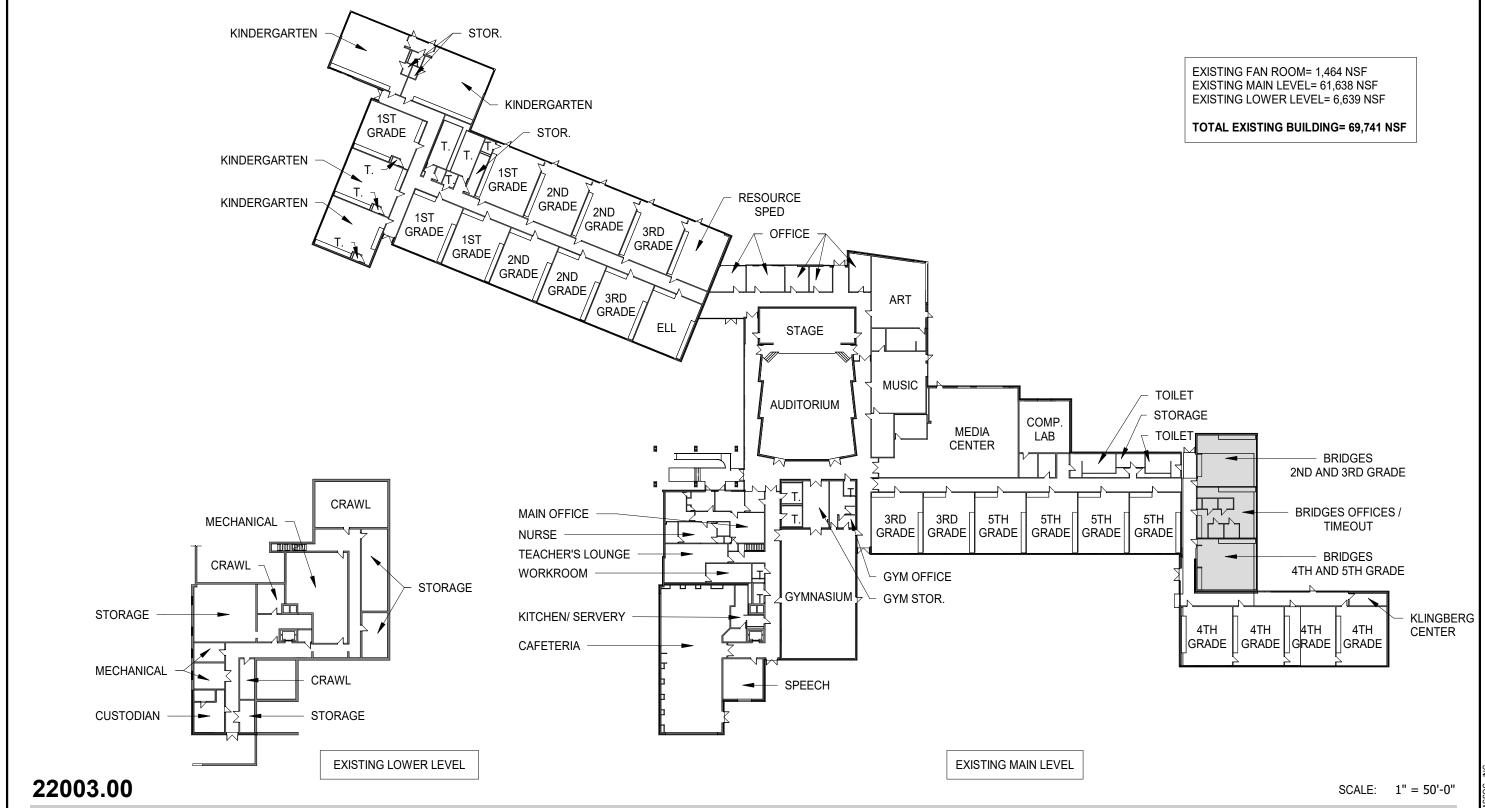


ADDITIONS AND RENOVATIONS TO HOLMES ELEMENTARY SCHOOL

MAY 15, 2023

SQUARE FOOTAGE ANALYSIS

KAESTLE BOOS associates, inc



ADDITIONS AND RENOVATIONS TO HOLMES ELEMENTARY SCHOOL 1250 STANLEY STREET NEW BRITAIN, CT 06053

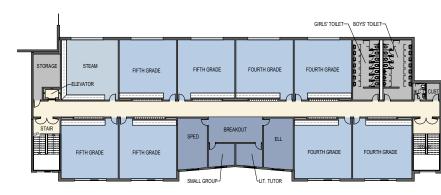
KAESTLE BOOS associates, inc

MAY 15, 2023





1) LOWER LEVEL



3 UPPER LEVEL
1/16" = 1'-0"

22003.00



ADDITIONS AND RENOVATIONS TO HOLMES ELEMENTARY SCHOOL

STUDY

MAY 15, 2023