

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

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

Committee Members Absent: Christine DiStasio.

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

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

Citizens Present: None.

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

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

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

III. Public Comment: None.

IV. Reports:

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

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

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

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

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

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

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

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

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

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

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

- **Downes:**

- i. i. Greeneville Elementary School Project Update

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

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

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

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

- ii. ii. John B. Stanton Elementary School Project Update

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

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

- **O&G:**

- i. Uncas Elementary School Project Update

- ii. John M. Moriarty Elementary School Project Update

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

V. Consent Agenda: Invoices to be approved for payment

- **Stanton**

Uncas Gas – Invoice #U0066227 - \$243.76

Uncas Gas – Invoice #U0037634 - \$302.72

Uncas Gas – Invoice #U0037169 - \$261.36

Uncas Gas – Invoice #U0036718 - \$56.98

Uncas Gas – Invoice #S0343449 - \$159.00

DRA – Invoice #23012.00 - \$37,662.55

IES – Invoice #21029 - \$1,866.62

NPU – Invoice #6404907 - \$1,855.53

NPU – Invoice #6404830 - \$2,294.25

CSG – Invoice #23006-034 - \$29,697.22

Downes Construction – Invoice #SC08 - \$3,428,903.67

Test-Con Inc. – Invoice #13244 - \$13,380.80

- **Greeneville**

DRA – Invoice #23013.00 #27 - \$34,323.19

CSG – Invoice #23005-034 - \$29,265.09

Downes Construction – Invoice #GC08 - \$2,114,460.74

NPU – Invoice #6404829 - \$2,441.07

Test-Con Inc. Invoice #13238 - \$2,050.00

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Mark Kulos left the meeting during the executive session.

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

Respectfully Submitted, Katherine Rose



Monthly Program Update

Executive Summary

Prepared By: Michael Faenza

Building Committee Meeting Date: January 27, 2025



PHASE 1

John B. Stanton Elementary School
Greenville Elementary School

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

PHASE 1

BUDGET UPDATE

John B. Stanton Elementary School

Budget	Budget Adjustments	Revised Project Budget	Paid to Date	Balance To Pay	Financial % Completed
\$67,874,294.00	(\$2,573,389.73)	\$65,300,904.27	\$17,986,898.60	\$47,314,005.67	28%

Greenville Elementary School

Budget	Budget Adjustments	Revised Project Budget	Paid to Date	Balance To Pay	Financial % Completed
\$78,888,049.00	(\$443,590.31)	\$78,444,458.69	\$15,254,584.86	\$63,189,873.83	19%

PHASE 2

Uncas Elementary School
John M. Moriarty Elementary School

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

PHASE 2

BUDGET UPDATE

Uncas Elementary School

Budget	Budget Adjustments	Revised Project Budget	Paid to Date	Balance To Pay	Financial % Completed
\$74,321,330.00	-	\$74,321,330.00	\$2,889,154.28	\$71,432,175.72	4%

John M. Moriarty Elementary School

Budget	Budget Adjustments	Revised Project Budget	Paid to Date	Balance To Pay	Financial % Completed
\$72,910,813.00	-	\$72,910,813.00	\$2,866,526.45	\$70,044,286.55	4%

PHASE 3

Teachers Middle School
Norwich Public Schools - Central Office

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

PHASE 3

BUDGET UPDATE



Monthly Program Budget Update
Norwich Public Schools – All Phases
 Prepared By: Michael Faenza
 Building Committee Meeting Date: December 16th, 2025



Norwich School Construction Program - Master Budget

School	Enrollment	Master Plan Estimate	Grant Application Estimate	SD Estimate	DD Estimate	CD Estimate	GMP
John B. Stanton Elementary School	597	\$66,078,262	\$66,078,262	\$69,524,124	\$68,960,365	\$67,874,295	\$65,300,904
Greeneville Elementary School	597	\$60,368,429	\$60,368,429	\$78,938,636	\$78,909,975	\$78,888,049	\$78,444,459
John M. Moriarty Elementary School	548	\$64,204,445	\$74,065,606	\$76,639,003	\$72,897,377	\$73,796,483	\$73,796,483
Uncas Elementary School	548	\$66,761,215	\$76,458,026	\$74,189,866	\$74,259,163	\$75,108,664	\$75,108,664
Teachers Middle School - New School	425	\$99,053,936	\$69,367,713	\$69,367,713	\$69,367,713	\$69,367,713	\$69,367,713
Huntington Central Office & Adult Education	N/A	\$25,060,064	\$17,688,730	\$17,688,730	\$17,688,730	\$17,688,730	\$17,688,730
Contingency	N/A	\$3,473,649	\$20,963,234	(\$1,348,072)	\$2,816,677	\$2,276,066	\$5,293,047
Total		\$385,000,000	\$385,000,000	\$385,000,000	\$385,000,000	\$385,000,000	\$385,000,000

Notes:

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



CONSTRUCTION SOLUTIONS GROUP

Monthly Project Schedule Update

Norwich Public Schools - All Phases

Prepared By: Michael Faenza

Building Committee Meeting Date: December 16th, 2025



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

2025 - 26

2026 - 27

2027 - 28

2028 - 29

2029 - 30

SCHOOL YEAR

SCHOOL YEAR

SCHOOL YEAR

SCHOOL YEAR

SCHOOL YEAR

Phase

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Phase

Phase

Phase

NORWICH PUBLIC SCHOOLS



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



NORWICH PUBLIC SCHOOLS



GREENEVILLE + STANTON ELEMENTARY SCHOOLS

UNCAS + MORIARTY ELEMENTARY SCHOOLS

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UPDATE

GREENEVILLE + STANTON ELEMENTARY SCHOOLS

I. CONSTRUCTION ADMINISTRATION SUPPORT

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

By the Numbers (to date):

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

Key Activity:

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

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

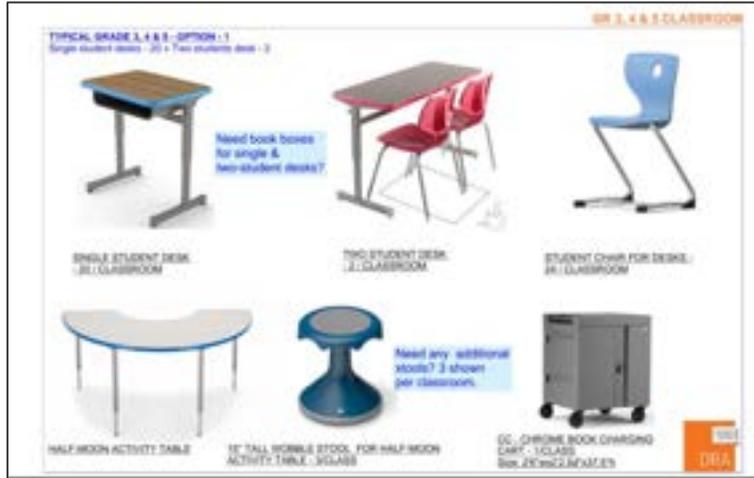


UPDATE

GREENEVILLE + STANTON ELEMENTARY SCHOOLS



II. FURNITURE FIXTURES + EQUIPMENT | FF+E



PROCESS

Furniture Selection Coordination

JANUARY Wrapping up final furniture review meetings w/ NPS

FF+E State Office of Grants Administration (OGA)

NEXT WEEK Local BC / BOE Approvals

IMMEDIATELY FOLLOWING Schedule OGA PCT Review of FF+E Package

FF+E Procurement

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

OUTCOMES

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

NORWICH PUBLIC SCHOOLS



GREENEVILLE + STANTON ELEMENTARY SCHOOLS

UNCAS + MORIARTY ELEMENTARY SCHOOLS

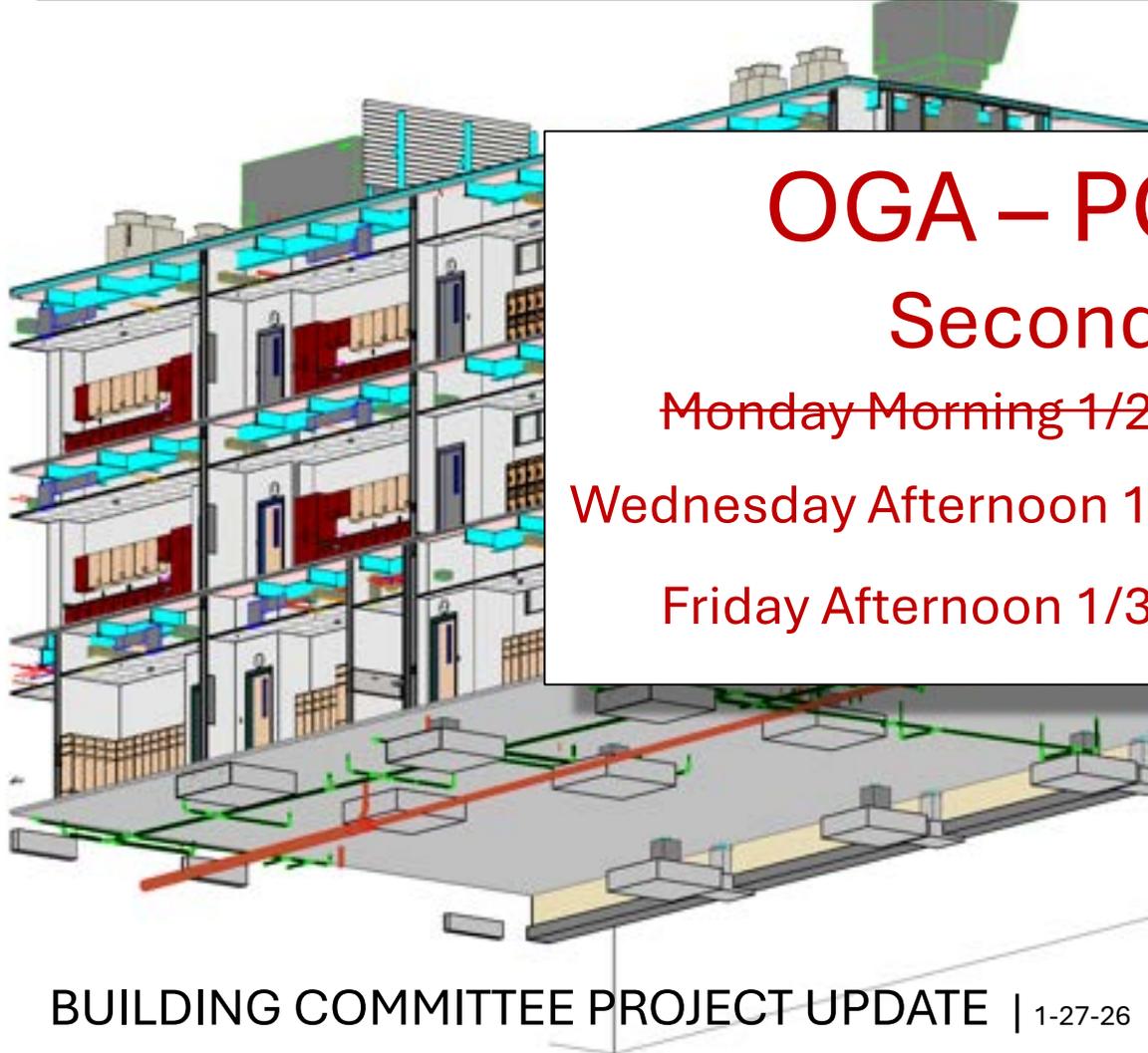
TEACHERS' MS + HUNTINGTON CENTRAL OFFICE



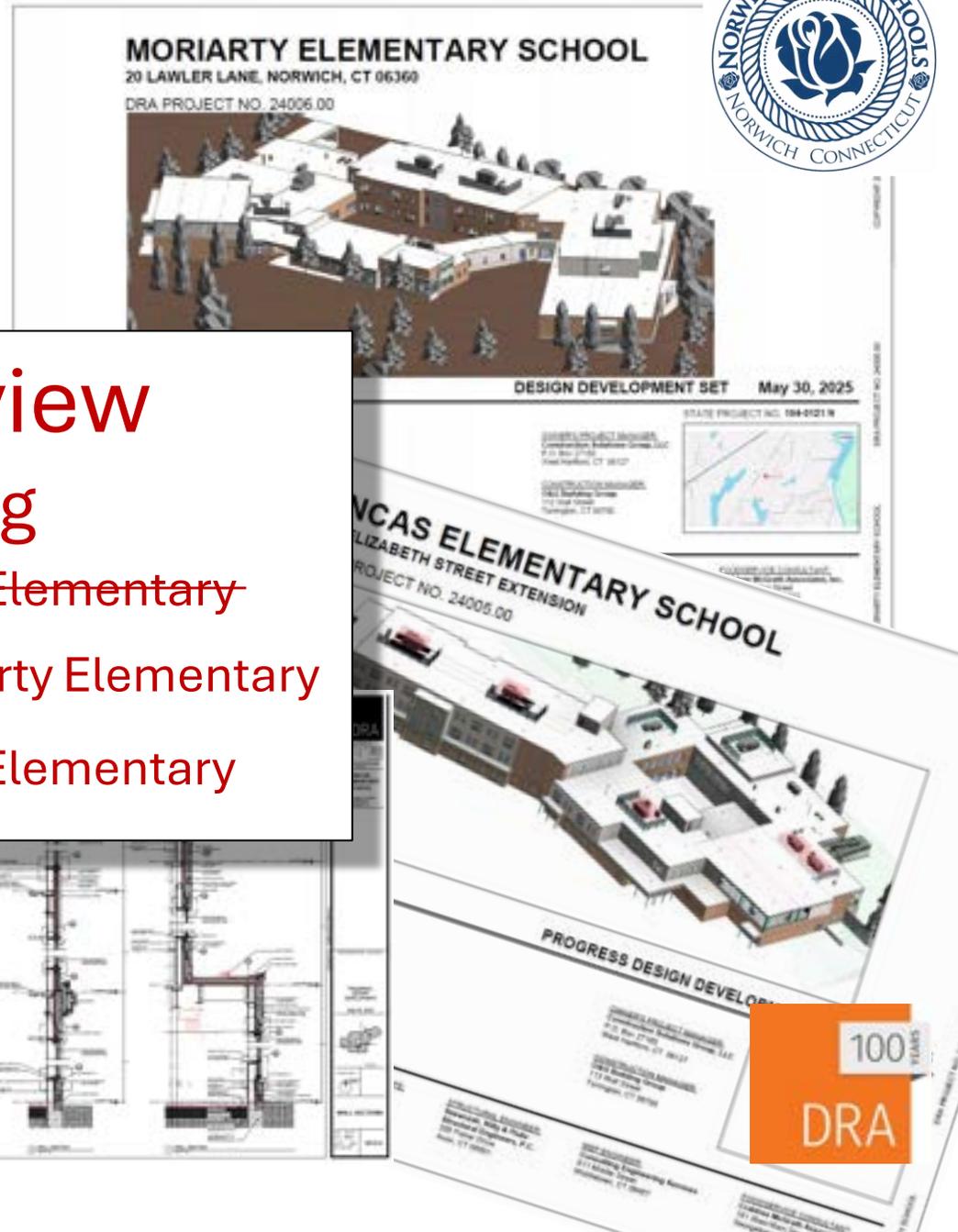
UPDATE

UNCAS + MORIARTY ELEMENTARY SCHOOLS

I. CONSTRUCTION DOCUMENTATION



OGA – PCT Review
Second Meeting
~~Monday Morning 1/26 – Uncas Elementary~~
Wednesday Afternoon 1/28 – Moriarty Elementary
Friday Afternoon 1/30 – Uncas Elementary



NORWICH PUBLIC SCHOOLS



GREENEVILLE + STANTON ELEMENTARY SCHOOLS

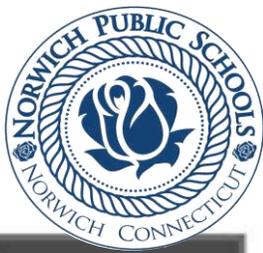
UNCAS + MORIARTY ELEMENTARY SCHOOLS

TEACHERS' MS + HUNTINGTON CENTRAL OFFICE



UPDATE

TEACHERS' MIDDLE SCHOOL + HUNTINGTON CENTRAL OFFICE



I. TEACHERS' MIDDLE SCHOOL | WORKPLAN

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

January						
S	M	T	W	Th	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

February						
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March						
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29	30	31				

April						
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May						
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31						

June						
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28	29	30				

July						
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26	27	28	29	30	31	

August						
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30	31					

September						
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27	28	29	30			

October						
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18	19	20	21	22	23	24
25	26	27	28	29	30	31

November						
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29	30					

December						
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13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

ACTION ITEMS

Contracts Signed

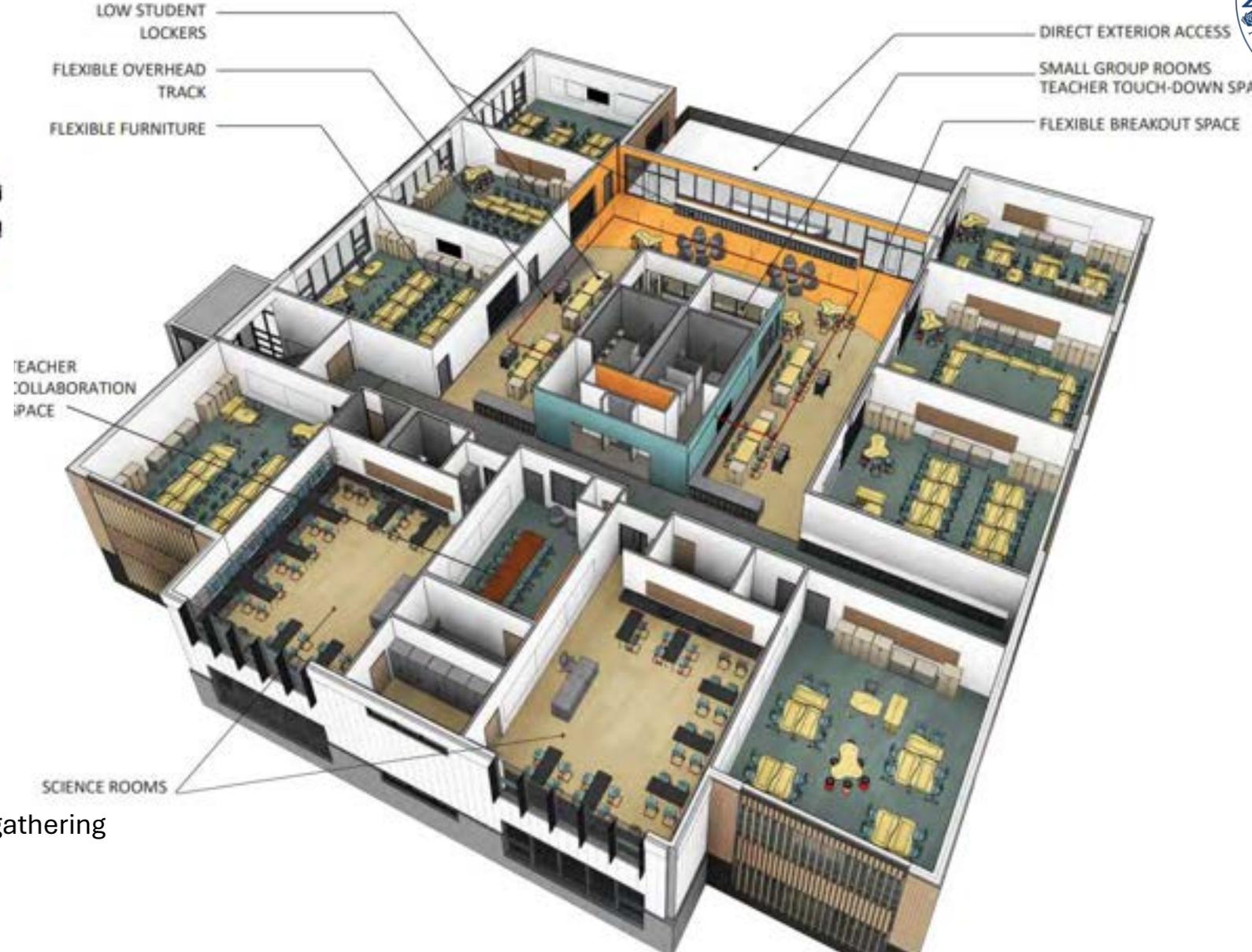
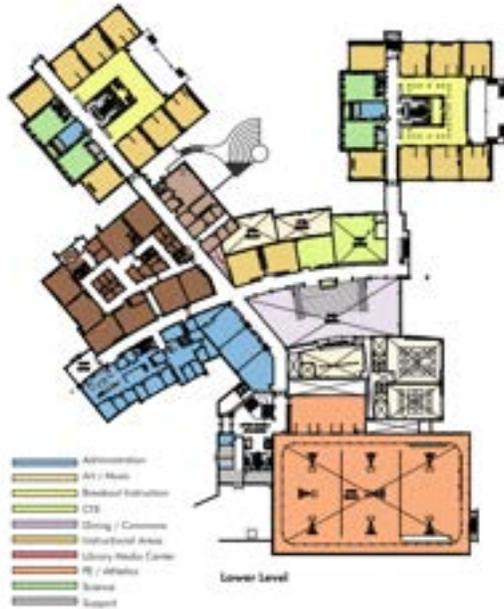
January 15th + 22nd
First weekly meetings
w/ District Leadership



BUILDING ORGANIZATION



Floor Plans



KEY ELEMENTS

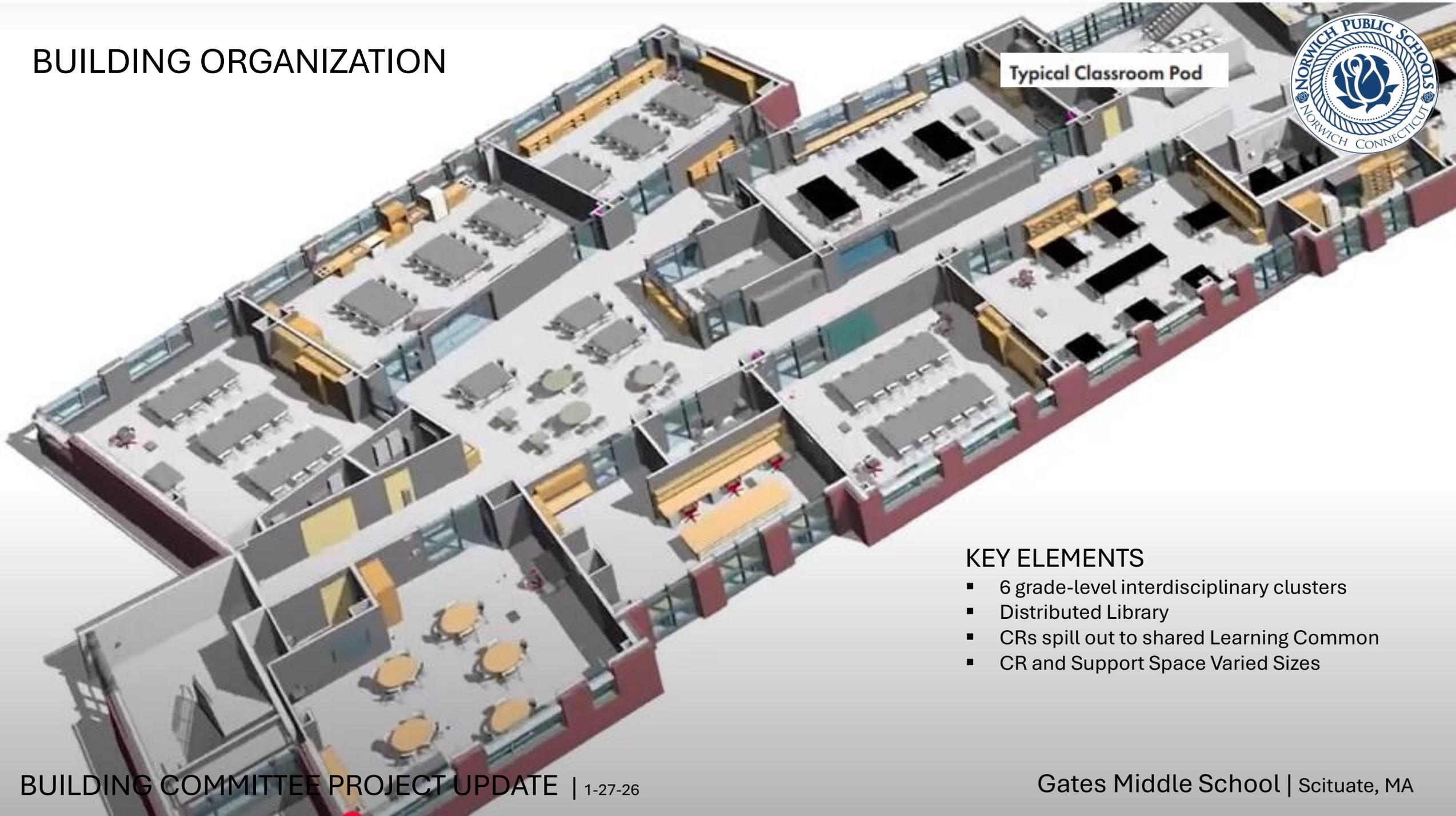
- 3 grade-level clusters
- Each cluster supports full grade gathering
- STEAM focus



BUILDING ORGANIZATION



Typical Classroom Pod



KEY ELEMENTS

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

SITE

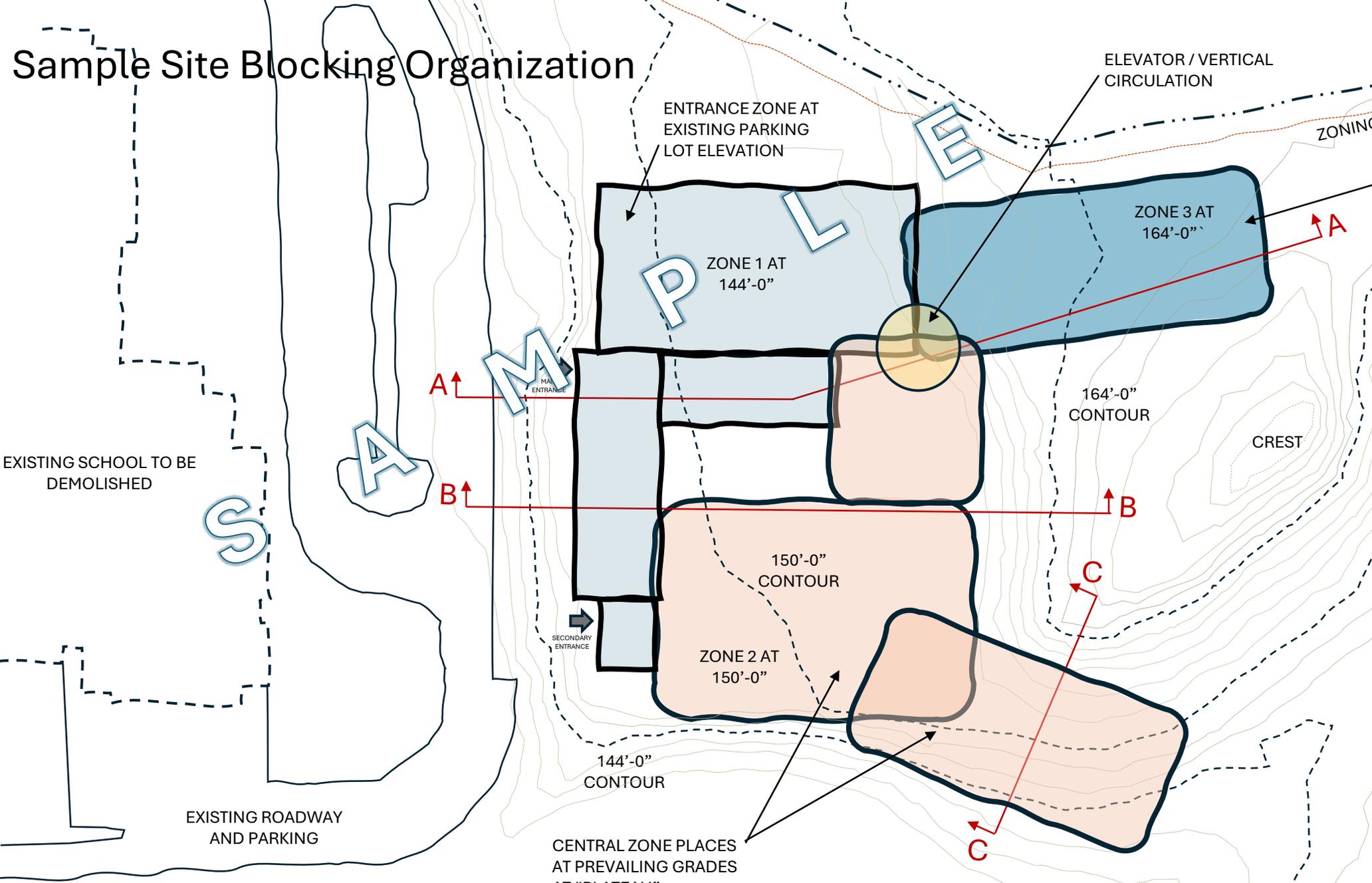
Teachers' Middle School



NORTH



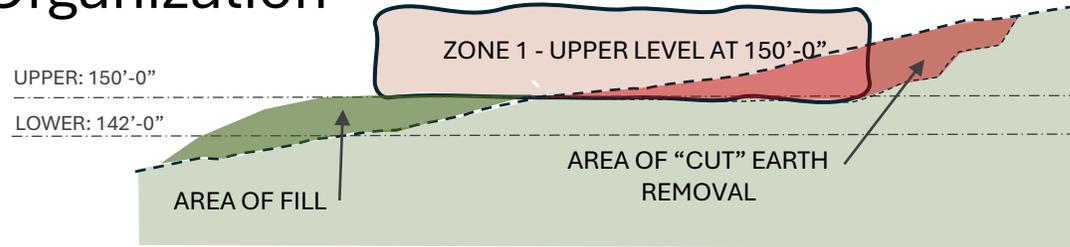
Sample Site Blocking Organization



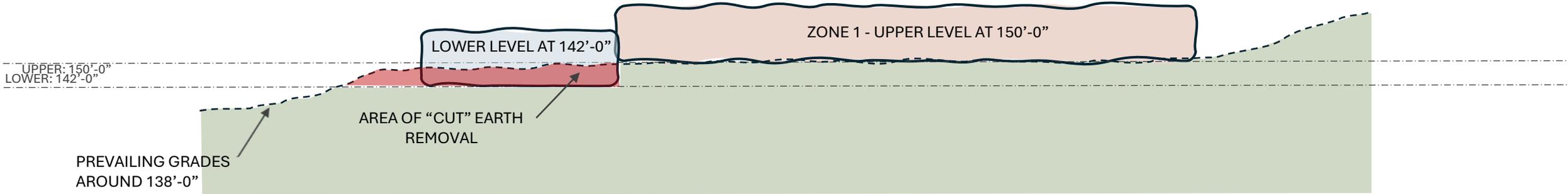
- FEATURES:**
- THREE LEVELS AT GRADE. LOWER LEVEL IS ENTERED AT 144'-0", OR AROUND CURRENT ROADWAY ELEVATION.
 - UPPER LEVEL IS PLACED AT 150'-0" UTILIZING 6'-0" GRADE DIFFERENCE TO PREVAILING GRADES AT PLATEAU. THIS ELEVATION IS CONSTRAINED BY REASONABLE RAMP LENGTHS.
 - UPPER DARK-BLUE AREA IS PLACED AT PREVAILING GRADES AT 164'-0" AT BASE OF CREST.
 - SCHEME LARGELY AVOIDS CREST AND POTENTIALLY HEAVY ROCK REMOVAL. THERE WILL BE SOME LEDGE REMOVAL REQUIRED AROUND WINGS.



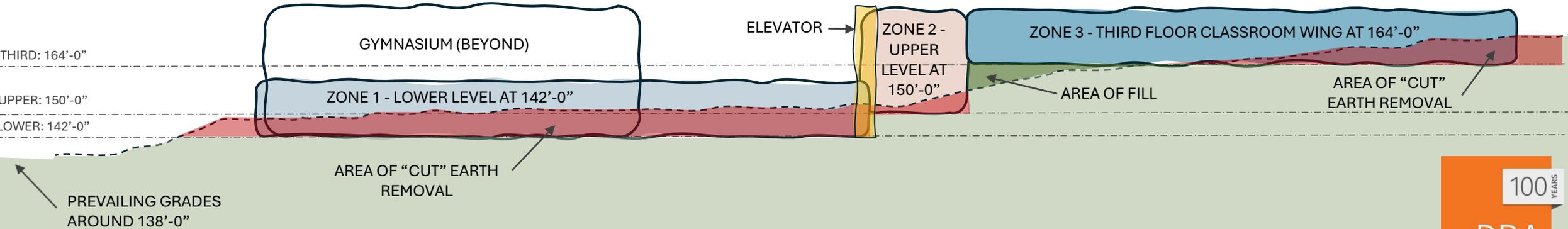
Sample Site Sectional Organization



SECTION C - C



SECTION B - B



SECTION A - A





NEXT STEPS*

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

* Undertaken as part of allowances identified within basic scope services



NORWICH PUBLIC SCHOOLS



GREENEVILLE + STANTON ELEMENTARY SCHOOLS
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200 Stanley Street
New Britain, CT 06051
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downesco.com

January 27, 2026

City of Norwich
Greeneville School
SPN #104-0119N

Subject: **DCC Building Committee Agenda**

A. Construction Schedule Update

1. Work Completed

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

2. Work in Progress

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

3. Work to Start

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

December 17, 2025



December 22, 2025



December 29, 2025



January 5, 2026



January 7, 2026



January 7, 2026



January 9, 2026



January 9, 2026



January 13, 2026



January 14, 2026



January 21, 2026



January 22, 2026



January 22, 2026



ID	Name	Planned Duration	Start	Finish	2023 2024 2025 2026 2027 2028																																																																							
					2023												2024												2025												2026												2027												2028											
					S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D								
25-01-0523	Greeneville Elementary School	929d	01-Sep-23	06-May-27	25-01-0523 - Greeneville Elementary School																																																																							
WBS1 - Preconstruction					WBS1 - Preconstruction																																																																							
WBS11 - Bid / Award					WBS11 - Bid / Award																																																																							
A1170	Prepare Final Bid Documents	20d	18-Dec-24	16-Jan-25	Prepare Final Bid Documents																																																																							
A1190	Advertise For Bids	3d	02-Feb-25	02-Feb-25	Advertise For Bids																																																																							
A1200	Bidding Period w/Addenda	25d	03-Feb-25	19-Mar-25	Bidding Period w/Addenda																																																																							
A1210	Scope Reviews	15d	24-Mar-25	15-Apr-25	Scope Reviews																																																																							
A1220	GMP Development / Submission	15d	09-Apr-25	30-Apr-25	GMP Development / Submission																																																																							
A1240	Notice To Proceed To Trades	1d	14-Apr-25	18-Apr-25	Notice To Proceed To Trades																																																																							
A1230	Review GMP w/City / Execute	2d	01-May-25	02-May-25	Review GMP w/City / Execute																																																																							
WBS21 - Major Procurement Items					WBS21 - Major Procurement Items																																																																							
A1250	Submittals & Procurement (Initial Long Lead)	200d	05-May-25	17-Mar-26	Submittals & Procurement (Initial Long Lead)																																																																							
WBS71 - Construction Greeneville					WBS71 - Construction Greeneville																																																																							
WBS81 - Site Work					WBS81 - Site Work																																																																							
WBS121 - Site Work - Rough					WBS121 - Site Work - Rough																																																																							
A2150	Pre- Blasting Surveys (500' Radius)	20d	14-Apr-25	09-May-25	Pre- Blasting Surveys (500' Radius)																																																																							
A2160	NPU relocate existing gas main	20d	14-Apr-25	29-May-25	NPU relocate existing gas main																																																																							
A3440	TIA #1 - Additional Pre-Blast Surveys (1500' Radius)	35d	12-May-25	30-Jun-25	TIA #1 - Additional Pre-Blast Surveys (1500' Radius)																																																																							
A2170	Site clearing/remove overburden	10d	27-May-25	27-Jun-25	Site clearing/remove overburden																																																																							
A1540	Site Enabling / Site Safety / Logistics Establishment	5d	27-May-25	02-Jun-25	Site Enabling / Site Safety / Logistics Establishment																																																																							
A2140	Rock drilling/blasting	60d	10-Jul-25	28-Nov-25	Rock drilling/blasting																																																																							
A2230	Rock Crushing/Temp Roads	70d	10-Jul-25	03-Feb-26	Rock Crushing/Temp Roads																																																																							
A2190	Retaining Walls 1A, 1B	30d	25-Aug-25	14-Oct-25	Retaining Walls 1A, 1B																																																																							
A2210	Rough Grading for Building	15d	06-Oct-25	24-Nov-25	Rough Grading for Building																																																																							
A1680	Excavate for Foundations	10d	27-Oct-25	25-Nov-25	Excavate for Foundations																																																																							
A1570	Partial Site Utilities (Storm, Electric, Sanitary)	40d	22-Dec-25	17-Feb-26	Partial Site Utilities (Storm, Electric, Sanitary)																																																																							
A2200	Retaining Walls - other	40d	18-Feb-26	15-Apr-26	Retaining Walls - other																																																																							
A1890	Remaining Site Utilities & Tie-Ins (Building)	15d	18-Feb-26	10-Mar-26	Remaining Site Utilities & Tie-Ins (Building)																																																																							
WBS131 - Site Work - Finish					WBS131 - Site Work - Finish																																																																							
A1920	Site Grading & Parking Lot Prep	20d	01-Sep-26	29-Sep-26	Site Grading & Parking Lot Prep																																																																							
A1960	Site Concrete At Building	20d	30-Sep-26	28-Oct-26	Site Concrete At Building																																																																							
A1990	Bituminous Binder Striping, Signage, Landscaping	10d	29-Oct-26	12-Nov-26	Bituminous Binder Striping, Signage, Landscaping																																																																							
WBS111 - Building Envelope					WBS111 - Building Envelope																																																																							
A1690	Concrete Foundations	45d	01-Dec-25	05-Feb-26	Concrete Foundations																																																																							
A2180	Backfill foundations	25d	02-Jan-26	05-Feb-26	Backfill foundations																																																																							
A1710	Structural Steel Erection (Incl Joists & Deck)	45d	07-Jan-26	10-Mar-26	Structural Steel Erection (Incl Joists & Deck)																																																																							
A1700	Load Bearing Masonry (Gym & Stairs)	25d	06-Feb-26	12-Mar-26	Load Bearing Masonry (Gym & Stairs)																																																																							
A1830	Temporary Heat, Enclosures & Winter Conditions	50d	11-Feb-26	22-Apr-26	Temporary Heat, Enclosures & Winter Conditions																																																																							
A1740	Underslab MEP's	15d	23-Feb-26	13-Mar-26	Underslab MEP's																																																																							
A1720	Roofing	15d	13-Mar-26	02-Apr-26	Roofing																																																																							
A1750	Prep and Place Slab on Deck	10d	19-Mar-26	01-Apr-26	Prep and Place Slab on Deck																																																																							

Norwich - Greeneville Elementary School
State Project No. 104-0119N
Downes Construction Company
Expanded Baseline Schedule Progress Update 12.19.2025



ID	Name	Planned Duration	Start	Finish	Gantt Chart																																																																											
					2023				2024				2025				2026				2027				2028																																																							
					S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
A3260	Millwork	15d	16-Sep-26	06-Oct-26	[Gantt bar for Millwork]																																																																											
A3220	Finish ACT/Drywall Ceilings	10d	21-Sep-26	02-Oct-26	[Gantt bar for Finish ACT/Drywall Ceilings]																																																																											
WBS191 - Building D		267d	11-Dec-25 A	17-Dec-26	[Gantt bar for WBS191 - Building D]																																																																											
A2620	Excavate Foundations Bldg D	10d	11-Dec-25 A	23-Dec-25	[Gantt bar for Excavate Foundations Bldg D]																																																																											
A2630	Concrete Foundations Bldg D	10d	04-Feb-26	17-Feb-26	[Gantt bar for Concrete Foundations Bldg D]																																																																											
A2640	Concrete Foundation Cure Bldg D	5d	18-Feb-26	24-Feb-26	[Gantt bar for Concrete Foundation Cure Bldg D]																																																																											
A2690	Dampproof Walls Bldg D	2d	25-Feb-26	26-Feb-26	[Gantt bar for Dampproof Walls Bldg D]																																																																											
A2700	Insulate & Backfill Bldg D	8d	27-Feb-26	10-Mar-26	[Gantt bar for Insulate & Backfill Bldg D]																																																																											
A2650	Structural Steel & Detail Bldg D	15d	11-Mar-26	31-Mar-26	[Gantt bar for Structural Steel & Detail Bldg D]																																																																											
A2705	Underslab MEP Rough-In	5d	30-Mar-26	03-Apr-26	[Gantt bar for Underslab MEP Rough-In]																																																																											
A2660	Steel Decking Bldg D	5d	01-Apr-26	07-Apr-26	[Gantt bar for Steel Decking Bldg D]																																																																											
A2790	Light Gauge Metal Framing/Interior/Exterior Frame	25d	08-Apr-26	13-May-26	[Gantt bar for Light Gauge Metal Framing/Interior/Exterior Frame]																																																																											
A2720	Prep & Place Roof Concrete Bldg D	3d	08-Apr-26	13-Apr-26	[Gantt bar for Prep & Place Roof Concrete Bldg D]																																																																											
A2670	Roofing Bldg D	10d	14-Apr-26	27-Apr-26	[Gantt bar for Roofing Bldg D]																																																																											
A2710	Prep & Place SOG Bldg D	5d	28-Apr-26	04-May-26	[Gantt bar for Prep & Place SOG Bldg D]																																																																											
A2870	Miscellaneous Metals	5d	05-May-26	11-May-26	[Gantt bar for Miscellaneous Metals]																																																																											
A2830	Masonry	45d	14-May-26	17-Jul-26	[Gantt bar for Masonry]																																																																											
A2910	Install Windows	10d	20-Jul-26	31-Jul-26	[Gantt bar for Install Windows]																																																																											
A2950	Interior MEP Rough-In	10d	30-Jul-26	12-Aug-26	[Gantt bar for Interior MEP Rough-In]																																																																											
A2990	Interior Framing/MEP Inspections	3d	13-Aug-26	17-Aug-26	[Gantt bar for Interior Framing/MEP Inspections]																																																																											
A3370	Gym Equipment	15d	13-Aug-26	02-Sep-26	[Gantt bar for Gym Equipment]																																																																											
A3030	Drywall Tape/Sand	15d	25-Aug-26	15-Sep-26	[Gantt bar for Drywall Tape/Sand]																																																																											
A3100	Frame Ceilings/Install Grid	5d	16-Sep-26	22-Sep-26	[Gantt bar for Frame Ceilings/Install Grid]																																																																											
A3150	Install Lighting/MEP Trims	15d	23-Sep-26	14-Oct-26	[Gantt bar for Install Lighting/MEP Trims]																																																																											
A3070	Prime & Paint Walls	10d	07-Oct-26	21-Oct-26	[Gantt bar for Prime & Paint Walls]																																																																											
A3340	Flooring	15d	22-Oct-26	12-Nov-26	[Gantt bar for Flooring]																																																																											
A3350	Doors & Hardware	5d	22-Oct-26	28-Oct-26	[Gantt bar for Doors & Hardware]																																																																											
A3430	Bleachers	5d	13-Nov-26	19-Nov-26	[Gantt bar for Bleachers]																																																																											
A3270	Millwork	10d	16-Nov-26	30-Nov-26	[Gantt bar for Millwork]																																																																											
A3410	MEP Finishes & Equipment	5d	01-Dec-26	07-Dec-26	[Gantt bar for MEP Finishes & Equipment]																																																																											
A3190	Above Ceiling Inspections	3d	08-Dec-26	10-Dec-26	[Gantt bar for Above Ceiling Inspections]																																																																											
A3230	Finish ACT/Drywall Ceilings	5d	11-Dec-26	17-Dec-26	[Gantt bar for Finish ACT/Drywall Ceilings]																																																																											





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

January 27, 2026

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

Subject: **DCC Building Committee Agenda**

A. Construction Schedule Update

1. Work Completed

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

2. Work in Progress

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

3. Work to Start

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

4. Other Critical Items/Milestones

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

Unclassified

Description

Taken Date
01/15/2026 at 10:24 am

Upload Date
01/15/2026 at 10:36 am

Uploaded By
Andy Anton

File Name
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October

Description

Taken Date
01/12/2026 at 12:18 pm

Upload Date
01/15/2026 at 08:38 am

Uploaded By
Chris Shugrue

File Name
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Downes Construction Company

Printed on Thu Jan 22, 2026 at 02:50 pm EST

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

October

Description

Taken Date
01/12/2026 at 12:16 pm

Upload Date
01/16/2026 at 02:06 pm

Uploaded By
Chris Shugrue

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October

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October

Description

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01/12/2026 at 12:12 pm

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Uploaded By
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File Name
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Downes Construction Company

Printed on Thu Jan 22, 2026 at 02:50 pm EST

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

October

Description

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October

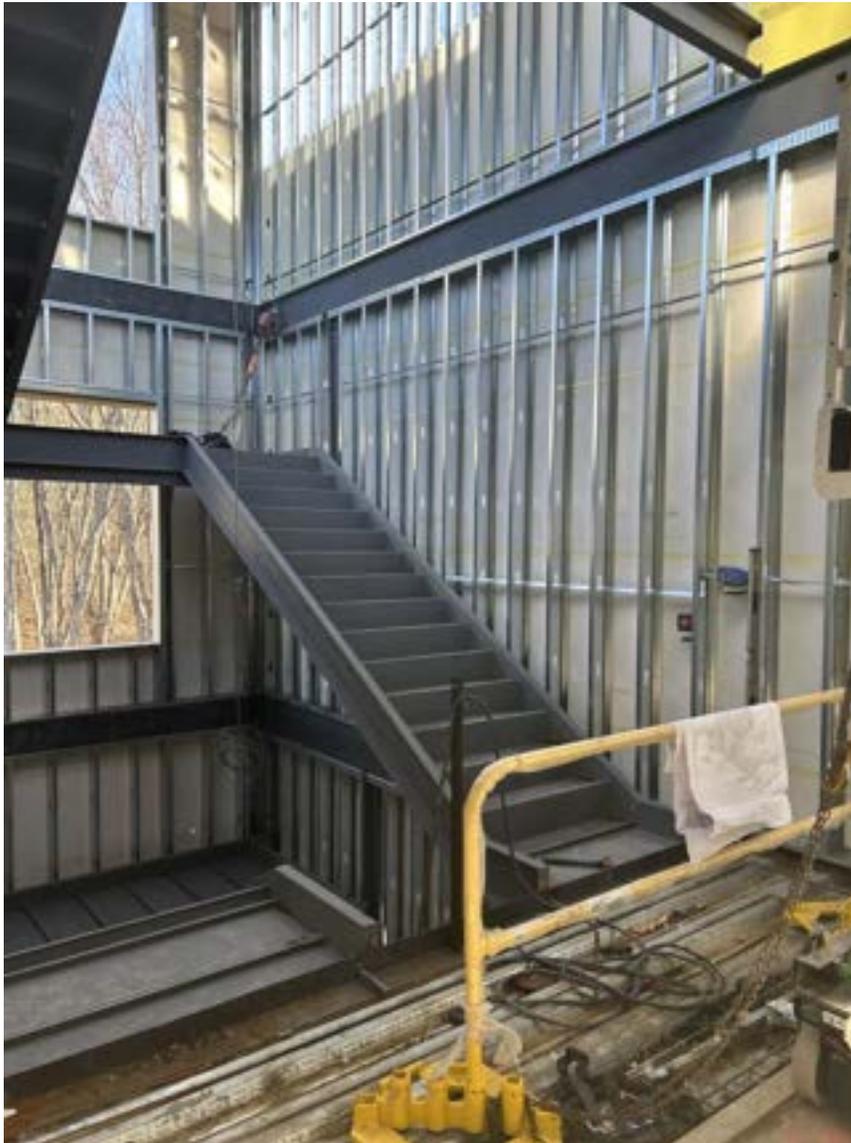
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Downes Construction Company

Printed on Thu Jan 22, 2026 at 02:50 pm EST

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

October

Description

Taken Date
01/12/2026 at 12:09 pm

Upload Date
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Chris Shugrue

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Downes Construction Company

Printed on Thu Jan 22, 2026 at 02:50 pm EST

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

October

Description

Taken Date
01/12/2026 at 12:08 pm

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01/12/2026 at 12:13 pm

Uploaded By
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File Name
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October

Description

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October

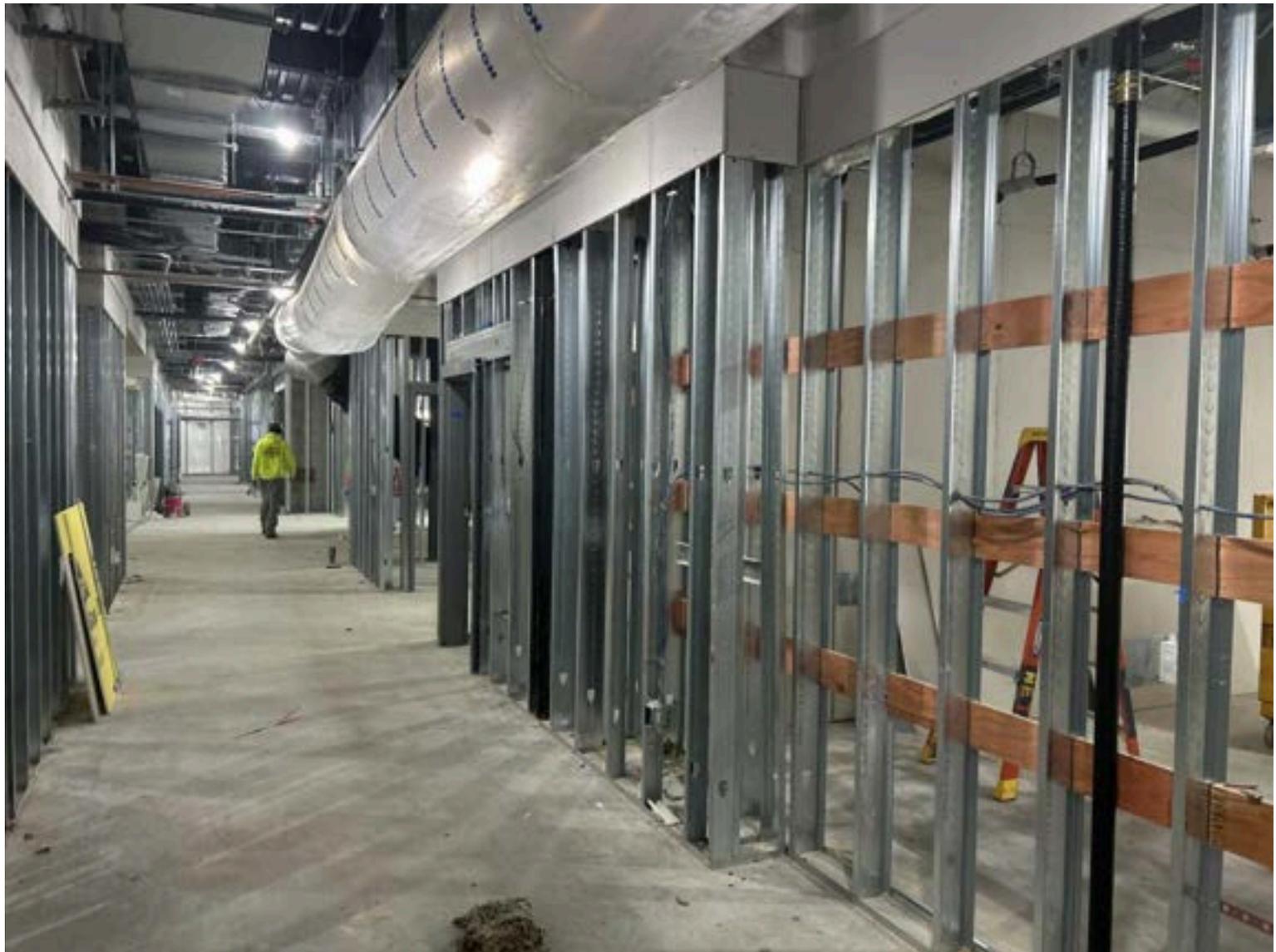
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October

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October

Description

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October

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October

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October

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October

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October

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October

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October

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October

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October

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October

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Downes Construction Company

Printed on Thu Jan 22, 2026 at 02:50 pm EST

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

October

Description

Taken Date
01/08/2026 at 08:43 am

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Downes Construction Company

Printed on Thu Jan 22, 2026 at 02:50 pm EST

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

October

Description

Taken Date
01/08/2026 at 08:43 am

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October

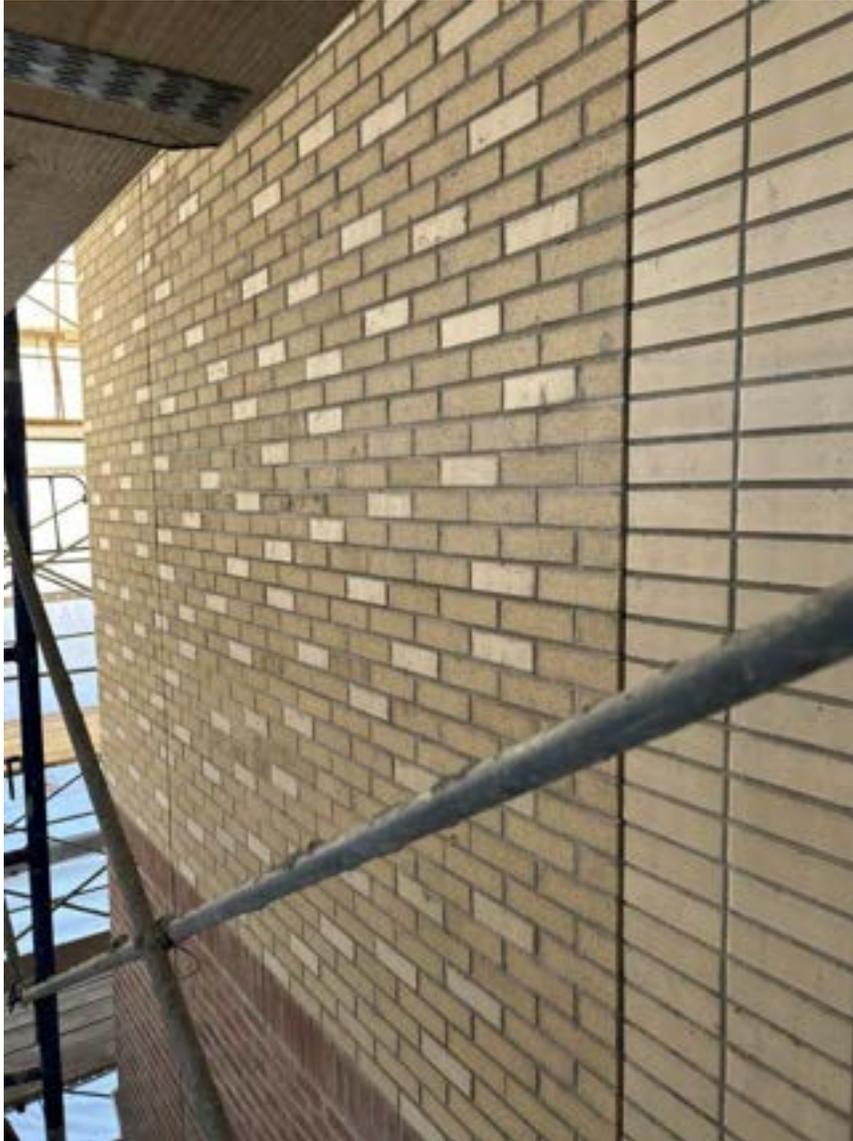
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01/08/2026 at 08:43 am

Uploaded By
Chris Shugrue

File Name
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Stanton Elementary School

Activities Report

Data Date: 31-Dec-25

Print Date: 12-Jan-26

Baseline Schedule

ID	Name	Planned Duration	Start	Finish	Timeline																																																																												
					2023	2024			2025			2026			2027			2028			2029																																																												
					A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Stanton Elementary Baseline Schedule																																																																																	
Preconstruction																																																																																	
A1000	DRA SD Complete	102d	01-Sep-23	30-Jan-24	DRA SD Complete																																																																												
A1010	SD Budget / Reconcile / VE / Town Approval	45d	30-Jan-24	02-Apr-24	SD Budget / Reconcile / VE / Town Approval																																																																												
A1020	DRA DD Complete	90d	30-Jan-24	05-Jun-24	DRA DD Complete																																																																												
A1030	Local Approvals From AHJs (Wetlands / P&Z / Other)	125d	30-Jan-24	25-Jul-24	Local Approvals From AHJs (Wetlands / P&Z / Other)																																																																												
A1630	FEMA LOMC Application	42d	19-Mar-24	16-May-24	FEMA LOMC Application																																																																												
A1050	DD Budget / Reconcile / Town Approval	25d	06-Jun-24	12-Jul-24	DD Budget / Reconcile / Town Approval																																																																												
A1060	DRA 95% CD's Complete For Budgeting	84d	06-Jun-24	04-Oct-24	DRA 95% CD's Complete For Budgeting																																																																												
A1100	3rd Party or Bldg Dept Review	20d	04-Oct-24	01-Nov-24	3rd Party or Bldg Dept Review																																																																												
A1090	95% CD Budget / Reconcile / Town Approval	25d	04-Oct-24	12-Nov-24	95% CD Budget / Reconcile / Town Approval																																																																												
A1520	OGA DCC Trade Package Docs Complete	25d	11-Oct-24	26-Nov-24	OGA DCC Trade Package Docs Complete																																																																												
A1120	OGA PCR Checklist Completion	15d	04-Nov-24	26-Nov-24	OGA PCR Checklist Completion																																																																												
A1110	SCG-0042 Sign Off	11d	04-Nov-24	19-Nov-24	SCG-0042 Sign Off																																																																												
A1180	CHRO Pre-bid Set Aside Plan Approval	10d	19-Nov-24	03-Dec-24	CHRO Pre-bid Set Aside Plan Approval																																																																												
A1130	OGA PCR Target Period & Follow Up	10d	27-Nov-24	11-Dec-24	OGA PCR Target Period & Follow Up																																																																												
A1150	DRA 100% CD's Complete For Bidding	5d	12-Dec-24	18-Dec-24	DRA 100% CD's Complete For Bidding																																																																												
A1140	OGA Approval Letter To Bid	5d	28-Jan-25	28-Jan-25	OGA Approval Letter To Bid																																																																												
A1510	City Full Building Permit	20d	14-Apr-25	29-May-25	City Full Building Permit																																																																												
A1490	City Sitework/Foundation Permit	20d	14-Apr-25	29-May-25	City Sitework/Foundation Permit																																																																												
Bid / Award																																																																																	
A1170	Prepare Final Bid Documents	1d	28-Jan-25	28-Jan-25	Prepare Final Bid Documents																																																																												
A1190	Advertise For Bids	3d	29-Jan-25	31-Jan-25	Advertise For Bids																																																																												
A1200	Bidding Period w/Addenda	24d	03-Feb-25	19-Mar-25	Bidding Period w/Addenda																																																																												
A1210	Scope Reviews	10d	24-Mar-25	10-Apr-25	Scope Reviews																																																																												
A1220	GMP Development / Submission	15d	14-Apr-25	29-Apr-25	GMP Development / Submission																																																																												
A1230	Review GMP w/City / Execute	7d	01-May-25	01-May-25	Review GMP w/City / Execute																																																																												
A1240	Notice To Proceed To Trades	5d	02-May-25	09-May-25	Notice To Proceed To Trades																																																																												
Major Procurement Items																																																																																	
A1250	Submittals & Procurement (Initial Long Lead)	15d	31-Dec-25	21-Jan-26	Submittals & Procurement (Initial Long Lead)																																																																												
Construction Stanton (17 Mos / 29 Mos Total)																																																																																	
A1540	Site Enabling / Site Safety / Logistics Establishment	10d	05-May-25	23-May-25	Site Enabling / Site Safety / Logistics Establishment																																																																												
A1680	Excavate & Backfill For Foundations	10d	02-Jun-25	27-Oct-25	Excavate & Backfill For Foundations																																																																												
A1560	MEP Coordination	0d	10-Jun-25	12-Dec-25	MEP Coordination																																																																												
A1570	Partial Site Utilities (Water, Electric, Sanitary)	25d	23-Jun-25	15-Aug-25	Partial Site Utilities (Water, Electric, Sanitary)																																																																												
A2150	Building Area B Foundation	20d	25-Jun-25	04-Aug-25	Building Area B Foundation																																																																												
A1740	Underslab MEP's	20d	07-Jul-25	05-Dec-25	Underslab MEP's																																																																												

 Current	 User Baseline 1
 Progress	 Milestones
 Critical	 Summary



Stanton Elementary School

Baseline Schedule

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

- Current
- Progress
- Critical
- User Baseline 1
- Milestones
- Summary





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

860.489.9261
ogind.com

City of Norwich School Building Committee (2020) Meeting

Tuesday December 16, 2025

Projects: Uncas and Moriarty Elementary Schools
O&G Industries, Inc. Update

Preconstruction Activities Performed Since Last SBC Meeting:

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

Upcoming Preconstruction Activities:

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

Action Items Needed for this SBC Meeting:

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

Attachments:

Pre-Construction Schedule Update BL-08



O&G Industries, Inc.
Uncas and Moriarty Elementary School Projects
Preconstruction Schedule

File Name: 2016000 BL-08

Current Date: 01-23-26

Page 1 of 3

Activity ID	Activity Name	Original Duration	Start	Finish	2026												2027												2028											
					Jan	Feb	Mar	Apr	M	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	M	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	M	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Uncas & Moriarty Elementary Schools Prec																																								
MILESTONES																																								
STATE OGA Milestones																																								
0510	OGA Issues Phase 2 Approval to Bid Letter (Uncas)	0	02-Feb-26	04-Feb-26	◆ OGA Issues Phase 2 Approval to Bid Letter (Uncas)																																			
4050	OGA Issues Phase 2 Approval to Bid Letter (Moriarty)	0	02-Feb-26	04-Feb-26	◆ OGA Issues Phase 2 Approval to Bid Letter (Moriarty)																																			
Design & Pre-Construction																																								
4220	Complete Construction Documents Phase - Uncas	0	02-Feb-26	02-Feb-26	◆ Complete Construction Documents Phase - Uncas																																			
02080	Start Bidding Phase 2 - Uncas	0	03-Feb-26		◆ Start Bidding Phase 2 - Uncas																																			
01060	Complete Construction Documents Phase - Moriarty	0	04-Feb-26		◆ Complete Construction Documents Phase - Moriarty																																			
3880	Start Bidding Phase 2 - Moriarty	0	05-Feb-26		◆ Start Bidding Phase 2 - Moriarty																																			
02110	Pre-Construction Phase Complete	0	21-May-26		◆ Pre-Construction Phase Complete																																			
Construction																																								
01950	Start Phase 2 Work Onsite - Moriarty	0	08-Apr-26		◆ Start Phase 2 Work Onsite - Moriarty																																			
01940	Start Phase 2 Work Onsite - Uncas	0	09-Apr-26		◆ Start Phase 2 Work Onsite - Uncas																																			
02000	Turnover Uncas School for Owner Move-in	0		12-Aug-27	◆ Turnover Uncas School for Owner Move-in																																			
3840	Turnover Moriarty School for Owner Move-in	0		13-Aug-27	◆ Turnover Moriarty School for Owner Move-in																																			
01150	Complete Construction - Uncas	0		01-Aug-28	◆ Complete Construction - Uncas																																			
01090	Complete Construction - Moriarty	0		01-Aug-28	◆ Complete Construction - Moriarty																																			
Close-Out																																								
020	Project Complete - Uncas	0	31-Oct-28		◆ Project Complete - Uncas																																			
100	Project Complete - Moriarty	0	31-Oct-28		◆ Project Complete - Moriarty																																			
PRECONSTRUCTION																																								
PROFESSIONAL SERVICES CONTRACT																																								
CM Services																																								
4410	CM prepares Site Logistics drawings - Moriarty	10	06-Oct-25 A	27-Jan-26	■ CM prepares Site Logistics drawings - Moriarty																																			
01390	Structural Steel Predetailing Effort	50	07-Oct-25 A	30-Jan-26	■ Structural Steel Predetailing Effort																																			
4200	Phase 1 GMP Amendment Review & Approval Uncas & Moriarty	5	15-Dec-25 A	27-Jan-26	■ Phase 1 GMP Amendment Review & Approval Uncas & Moriarty																																			
060	CM Prepares Phase 2 GMP Amendment for Uncas	15	21-Apr-26	11-May-26	■ CM Prepares Phase 2 GMP Amendment for Uncas																																			
4150	CM Prepares Phase 2 GMP Amendment for Moriarty	14	22-Apr-26	11-May-26	■ CM Prepares Phase 2 GMP Amendment for Moriarty																																			
015	Phase 2 GMP Amendment Review & Approval Uncas	8	12-May-26	21-May-26	■ Phase 2 GMP Amendment Review & Approval Uncas																																			
4160	Phase 2 GMP Amendment Review & Approval Moriarty	7	13-May-26	21-May-26	■ Phase 2 GMP Amendment Review & Approval Moriarty																																			
DESIGN DEVELOPMENT																																								
CONSTRUCTION DOCUMENTS																																								
Phase 2 - Uncas																																								
0280	O&G Constructability Review	20	29-Oct-25 A	30-Jan-26	■ O&G Constructability Review																																			
4430	DRA Construction Document - Conformed Set	5	17-Mar-26	23-Mar-26	■ DRA Construction Document - Conformed Set																																			
Phase 2 - Moriarty																																								
4440	DRA Construction Document - Conformed Set	5	18-Mar-26	24-Mar-26	■ DRA Construction Document - Conformed Set																																			
STATE OGA GRANT PROCESS																																								
Phase 2 - Uncas																																								
0689	OGA Review Period - Phase 2 - Uncas	27	18-Dec-25 A	02-Feb-26	■ OGA Review Period - Phase 2 - Uncas																																			
0380	OGA Issues Approval to Bid Phase 2 - Uncas	0	22-Dec-25 A	04-Feb-26	◆ OGA Issues Approval to Bid Phase 2 - Uncas																																			
Phase 2 - Moriarty																																								

■ Actual Work ■ Critical Remaining Work
■ Remaining Work ◆ Milestone



O&G Industries, Inc.
Uncas and Moriarty Elementary School Projects
Preconstruction Schedule

File Name: 2016000 BL-08

Current Date: 01-23-26

Page 2 of 3

Activity ID	Activity Name	Original Duration	Start	Finish	2026												2027												2028											
					Jan	Feb	Mar	Apr	M	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	M	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	M	Jun	Jul	Aug	Sep	Oct	Nov	Dec
4030	OGA Review Period - Phase 2 - Moriarty	27	22-Dec-25 A	04-Feb-26	■ OGA Review Period - Phase 2 - Moriarty																																			
4040	OGA Issues Approval to Bid Phase 2 Moriarty	0		04-Feb-26	◆ OGA Issues Approval to Bid Phase 2 Moriarty																																			
REGULATORY APPROVAL - UNCAS ELEMENTARY SCHOOL																																								
TOWN APPROVAL																																								
Building, Fire Marshal, Sewer																																								
01910	NPU Review for Building Permit	15	17-Mar-26	07-Apr-26	■ NPU Review for Building Permit																																			
0800	Fire Marshal Review for Building Permit	15	17-Mar-26	07-Apr-26	■ Fire Marshal Review for Building Permit																																			
01900	Building Department Review For Building Permit	15	24-Mar-26	14-Apr-26	■ Building Department Review For Building Permit																																			
0750	DPW Sewer Permit	0		07-Apr-26	◆ DPW Sewer Permit																																			
01890	Building Permit	0		14-Apr-26	◆ Building Permit																																			
4420	Demolition Permit	0	21-May-27*		◆ Demolition Permit																																			
REGULATORY APPROVAL - MORIARTY ELEMENTARY SCHOOL																																								
TOWN APPROVAL																																								
Building, Fire Marshal, Sewer																																								
3130	NPU Review for Building Permit	15	18-Mar-26	08-Apr-26	■ NPU Review for Building Permit																																			
3150	Fire Marshal Review for Building Permit	15	18-Mar-26	08-Apr-26	■ Fire Marshal Review for Building Permit																																			
2900	Building Department Review For Building Permit	15	25-Mar-26	15-Apr-26	■ Building Department Review For Building Permit																																			
3010	DPW Sewer Permit	0		08-Apr-26	◆ DPW Sewer Permit																																			
2910	Building Permit	0		15-Apr-26	◆ Building Permit																																			
2920	Demolition Permit	0	24-May-27*		◆ Demolition Permit																																			
BIDDING & AWARD																																								
Phase 2 - Uncas																																								
0470	Phase 2 Bidding - Uncas	30	03-Feb-26	16-Mar-26	■ Phase 2 Bidding - Uncas																																			
0710	Bid Opening - Site, Concrete, Steel and Electrical	1	09-Mar-26	09-Mar-26	Bid Opening - Site, Concrete, Steel and Electrical																																			
0690	Scope Review Uncas Site, Concrete, Steel and Electrical C	6	11-Mar-26	18-Mar-26	■ Scope Review Uncas Site, Concrete, Steel and Electrical Contractors																																			
0700	SBC Approve Uncas Site, Concrete, Steel and Electrical Tr	1	19-Mar-26	19-Mar-26	SBC Approve Uncas Site, Concrete, Steel and Electrical Trade Contractors																																			
0480	Issue LNTP to Uncas Site, Concrete, Steel and Electrical Ti	1	20-Mar-26	20-Mar-26	Issue LNTP to Uncas Site, Concrete, Steel and Electrical Trade Contractors																																			
0900	Scope Review Remaining Phase 2 Uncas Trade Contractors	20	23-Mar-26	20-Apr-26	■ Scope Review Remaining Phase 2 Uncas Trade Contractors																																			
02190	Issue & Execute Uncas Site, Concrete, Steel and Electrical	10	23-Mar-26	06-Apr-26	■ Issue & Execute Uncas Site, Concrete, Steel and Electrical Trade Contracts																																			
0960	SBC Approve Uncas Critical Trade Contracts	1	16-Apr-26	16-Apr-26	SBC Approve Uncas Critical Trade Contracts																																			
0970	Issue LTNP to Uncas Critical Trade Contractors	1	17-Apr-26	17-Apr-26	Issue LTNP to Uncas Critical Trade Contractors																																			
0910	Issue LNTP for Remaining Phase 2 Uncas Trade Contractor	1	22-May-26	22-May-26	Issue LNTP for Remaining Phase 2 Uncas Trade Contractors																																			
02200	Issue & Execute Remaining Phase 2 Uncas Trade Contracts	20	26-May-26	22-Jun-26	■ Issue & Execute Remaining Phase 2 Uncas Trade Contracts																																			
Phase 2 - Moriarty																																								
4070	Phase 2 Bidding - Moriarty	28	06-Feb-26	17-Mar-26	■ Phase 2 Bidding - Moriarty																																			
4270	Bid Opening - Site, Concrete, Steel and Electrical	1	09-Mar-26	09-Mar-26	Bid Opening - Site, Concrete, Steel and Electrical																																			
4080	Scope Review Site, Concrete, Steel and Electrical Trade Cc	6	11-Mar-26	18-Mar-26	■ Scope Review Site, Concrete, Steel and Electrical Trade Contractors																																			
4090	SBC Approve Moriarty Site, Concrete, Steel and Electrical	1	19-Mar-26	19-Mar-26	SBC Approve Moriarty Site, Concrete, Steel and Electrical Trade Contractors																																			
4100	Issue LNTP to Moriarty Site, Concrete, Steel and Electrical	1	20-Mar-26	20-Mar-26	Issue LNTP to Moriarty Site, Concrete, Steel and Electrical Trade Contractors																																			
4120	Scope Review Remaining Phase 2 Moriarty Trade Contract	20	23-Mar-26	20-Apr-26	■ Scope Review Remaining Phase 2 Moriarty Trade Contractors																																			
4110	Issue & Execute Moriarty Site, Concrete, Steel and Electric	10	23-Mar-26	06-Apr-26	■ Issue & Execute Moriarty Site, Concrete, Steel and Electrical Trade Contracts																																			
4250	SBC Approve Moriarty Critical Trade Contracts	1	16-Apr-26	16-Apr-26	SBC Approve Moriarty Critical Trade Contracts																																			
4260	Issue LTNP to Moriarty Critical Trade Contractors	1	17-Apr-26	17-Apr-26	Issue LTNP to Moriarty Critical Trade Contractors																																			
4130	Issue LNTP for Remaining Phase 2 Moriarty Trade Contract	1	22-May-26	22-May-26	Issue LNTP for Remaining Phase 2 Moriarty Trade Contractors																																			
4140	Issue & Execute Remaining Phase 2 Moriarty Trade Contra	20	26-May-26	22-Jun-26	■ Issue & Execute Remaining Phase 2 Moriarty Trade Contracts																																			

■ Actual Work ■ Critical Remaining Work
■ Remaining Work ◆ Milestone



O&G Industries, Inc.
Uncas and Moriarty Elementary School Projects
Preconstruction Schedule

File Name: 2016000 BL-08

Current Date: 01-23-26

Page 3 of 3

Activity ID	Activity Name	Original Duration	Start	Finish	2026												2027												2028											
					Jan	Feb	Mar	Apr	M	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	M	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	M	Jun	Jul	Aug	Sep	Oct	Nov	Dec
CONSTRUCTION					<div style="display: flex; justify-content: space-between;"> ■ Mobilization to Moriarty Site - Phase 2 ■ Mobilization to Uncas Site - Phase 2 </div>																																			
A2410	Mobilization to Moriarty Site - Phase 2	11	23-Mar-26	07-Apr-26	■ Mobilization to Moriarty Site - Phase 2																																			
A2000	Mobilization to Uncas Site - Phase 2	13	23-Mar-26	09-Apr-26	■ Mobilization to Uncas Site - Phase 2																																			
Submittals & Procurement					<div style="display: flex; justify-content: space-between;"> ■ Review/Approve Phase 1 Pre-purchase Electrical Submittals ◆ Release Phase 1 Pre-purchase Electrical Eqmt ■ Main Switchgear Electrical Eqmt Delivery Lead Time ■ Phase 2 Critical Submittals </div>																																			
A2340	Review/Approve Phase 1 Pre-purchase Electrical Submittals	15	12-Jan-26 A	09-Feb-26	■ Review/Approve Phase 1 Pre-purchase Electrical Submittals																																			
A2350	Release Phase 1 Pre-purchase Electrical Eqmt	0	10-Feb-26		◆ Release Phase 1 Pre-purchase Electrical Eqmt																																			
A2370	Main Switchgear Electrical Eqmt Delivery Lead Time	110	10-Feb-26	16-Jul-26	■ Main Switchgear Electrical Eqmt Delivery Lead Time																																			
A2130	Phase 2 Critical Submittals	25	23-Mar-26	27-Apr-26	■ Phase 2 Critical Submittals																																			
Uncas ES																																								
Phase 2 Construction																																								
A2110	Sitework Phase 2A Enabling/ Building Foundation	80	10-Apr-26	03-Aug-26	■ Sitework Phase 2A Enabling/ Building Foundation																																			
A2010	Construct New Building	338	15-Apr-26	12-Aug-27*	■ Construct New Building																																			
A2440	Sitework Phase 2B Summer 2026 Site Utilities	50	22-Jun-26	31-Aug-26	■ Sitework Phase 2B Summer 2026 Site Utilities																																			
A2150	Sitework Phase 2C Building Construction Completion	205	01-Sep-26	22-Jun-27	■ Sitework Phase 2C Building Construction Completion																																			
A2430	Owner Moves Out of Existing School	10	15-Jun-27*	28-Jun-27	■ Owner Moves Out of Existing School																																			
A2190	Sitework Phase 2D Summer 2027 Temporary Driveway & P	50	23-Jun-27	01-Sep-27	■ Sitework Phase 2D Summer 2027 Temporary Driveway & Parking																																			
A2540	Commissioning - Cooling Systems	30	28-Jun-27*	09-Aug-27	■ Commissioning - Cooling Systems																																			
A2170	Phase 2E Existing School Abatement & Demolition	80	29-Jun-27*	20-Oct-27	■ Phase 2E Existing School Abatement & Demolition																																			
A2020	Commissioning - Heating Systems	30	15-Oct-27*	26-Nov-27	■ Commissioning - Heating Systems																																			
A2100	Sitework Phase 2F Complete Site Restoration & Landscapii	75	17-Apr-28*	01-Aug-28	■ Sitework Phase 2F Complete Site Restoration & Landscapii																																			
A2570	Remove Temporary Parking Lot	15	05-Jul-28	25-Jul-28	■ Remove Temporary Park																																			
A2030	Closeout	64	02-Aug-28	31-Oct-28*	■ Closeout																																			
Moriarty ES																																								
Phase 2 Construction																																								
A2460	Sitework Phase 2A Site mobilization/Building Foundation C	80	08-Apr-26	30-Jul-26	■ Sitework Phase 2A Site mobilization/Building Foundation Construction																																			
A2450	Construct New Building	338	16-Apr-26	13-Aug-27*	■ Construct New Building																																			
A2470	Sitework Phase 2B Building Construction Completion	255	02-Jul-26	02-Jul-27	■ Sitework Phase 2B Building Construction Completion																																			
A2480	Owner Moves Out of Existing School	10	15-Jun-27*	28-Jun-27	■ Owner Moves Out of Existing School																																			
A2550	Commissioning - Cooling Systems	30	28-Jun-27*	09-Aug-27	■ Commissioning - Cooling Systems																																			
A2490	Existing School Abatement & Demolition	60	29-Jun-27*	22-Sep-27	■ Existing School Abatement & Demolition																																			
A2500	Sitework Phase 2C Summer 2027 Temporary Driveway & P	40	29-Jun-27*	24-Aug-27	■ Sitework Phase 2C Summer 2027 Temporary Driveway & Parking																																			
A2510	Sitework Phase 2D Fall 2027 Complete Parking Lots and Drives	65	25-Aug-27	24-Nov-27	■ Sitework Phase 2D Fall 2027 Complete Parking Lots and Drives																																			
A2560	Commissioning - Heating Systems	30	15-Oct-27*	26-Nov-27	■ Commissioning - Heating Systems																																			
A2520	Sitework Phase 2E Complete Site Restoration & Landscapii	75	17-Apr-28	01-Aug-28*	■ Sitework Phase 2E Complete Site Restoration & Landscapii																																			
A2390	Remove Temporary Parking Lot	15	05-Jul-28	25-Jul-28	■ Remove Temporary Park																																			
A2530	Closeout	64	02-Aug-28	31-Oct-28*	■ Closeout																																			

■ Actual Work ■ Critical Remaining Work
■ Remaining Work ◆ Milestone



CONSTRUCTION SOLUTIONS GROUP

TO: School Building Committee (2020)
FROM: Michael Faenza – Program Manager – Construction Solutions Group, LLC.
RE: Discussion and Possible Action on Items Impacting Projects Cost
DATE: January 27, 2026

Dear School Building Committee Members,

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

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

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

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

JOHN M. MORIARTY ELEMENTARY SCHOOL

December 23, 2025

GMP COST SUMMARY SHEET

Exhibit A1

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

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

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