



November 16, 2022

To: Town of Andover
Adrian Mandeville
Vice Selectman
17 School Rd
Andover, CT 06037

Re: Design & Construction Services for New Community Center

Dear Mr. Mandeville.

We are pleased to provide you with the following design and construction services proposal for the Town of Andover's new Community Center.

Sarazin General Contractors, Inc. (SGC) is a general contracting firm located in North Windham, CT. SGC will be the prime contractor on the Community Center and will hold all agreements with subcontractors, suppliers and the design team. The project team will include the Architectural and Engineering firm, Silver Petrucelli + Associates (S/P). S/P will be responsible for architectural and engineering design including mechanical and electrical. Both SGC and S/P are licensed in the State of Connecticut and have worked together on many successful municipality projects.

We wish to highlight several aspects of our company and experience that will provide exceptional value to you on this project:

1. Industry reputation for reliability, commitment, dedication and high quality construction.
2. Family run company and culture, known for its collaboration and flexibility – to partner with.
3. History of recognition and awards from Associated Builders & Contractors for our superior safety standards and excellence in construction.

We feel that SGC & S/P are strategically poised to execute this project to its fullest potential. Our decades of individual experience combined with our familiarity of each other leads to a successful team approach.

We appreciate the opportunity,

Paul Sarazin, CEO



Providing Foundation and Structure for Success
Design & Construction Services
for the
Town of Andover



November 16, 2022



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for the
Town of Andover New Community Center

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Bid Proposal Form
TOWN OF ANDOVER, CONNECTICUT
NEW COMMUNITY CENTER BUILDING
17 School Rd

Pursuant to and in full compliance with the RFP, the undersigned certifies this proposal is submitted without collusion and all responses are true and accurate. If awarded this proposal, it is agreed this will form a contractual obligation to provide services at fees specified in this Proposal Form, subject to and in accordance with all instructions, conditions, requirements contained in the documents, including addenda, which are made part of this proposal.

Please Provide the following minimum Breakdown of Pricing:

Existing Conditions/Design/Permitting \$ 125,825
 Site work \$ 210,910
 Septic connections \$ Included in sitework
 Utilities gas and Electrical \$ 2,000
 Foundations, Slab, Ramps, \$ 90,585
 Paving and Curbing \$ Included in sitework
 Structure \$ 125,735
 Plumbing, Heating, & Ventilation \$ 104,050
 Electrical \$ 53,700
 Alarms/ IT \$ 4,700
 Finishes, All Other Items, Close-out \$ 280,495
TOTAL Base Bid:
 Nine hundred and ninety eight thousand dollars \$ 998,000.00

See attached SOV

Add Alternates:

Basement Bathroom \$ 12,500.00
 Basement Drywall & Partitions \$ 23,000.00
 Patio \$ 21,000.00

Prevailing Wage Labor if Required Add % 25 on labor



SCHEDULE OF VALUES

Division 00 – Design & Construction Fees	\$114,550
Division 00 – Performance & Payment Bonds	\$11,275
Division 01 – General Conditions	\$9,925
Division 01 – Supervision	\$39,000
Division 03 – Concrete	\$90,585
Division 06 – Carpentry	\$125,735
Division 07 – Thermal & Moisture Protection	\$86,870
Division 08 – Openings	\$79,670
Division 09 – Finishes	\$51,780
Division 10 – Specialties	\$7,990
Division 12 – Furnishings	\$3,260
Division 22 – Plumbing	\$55,250
Division 23 – HVAC	\$48,800
Division 26 – Electrical & Fire Alarm	\$53,700
Division 27 – Communications	\$4,700
Division 31 – Earthwork	\$210,910
Division 32 – Exterior Improvements	\$2,000
Division 33 – Utilities	\$2,000
GRAND TOTAL	\$998,000

**BID PROPOSAL FORM
PAGE 2
ALLOWANCES**

Included in the Bid Proposal are the following Allowances: Septic design, site plan

If awarded this Contract, we will execute a Contract with the Town of Andover, Owner of the property. Form of contract anticipated is AIA Document A141, "Standard Form of Agreement Between Owner and Design-Builder", 2014 edition.

CONTRACT TIME

If awarded the Contract, the undersigned agrees that the work will commence upon formalization of a Contract with the Owner, and shall be Substantially Complete within Two hundred and fifty calendar days (250) calendar days

(Number of Days, in words)

Completion of Work: It is agreed that time is of the essence for this project. The Design-Build Team hereby agrees, upon award of a contract with the Owner, to commence, prosecute and substantially complete the work in accordance with the project completion time as stipulated within this Bid Proposal Form.

ADDENDA

The undersigned hereby certifies that he is able to furnish labor that can work in harmony with all other elements of labor employed or to be employed on this project. The Bid includes Addenda listed below and they are hereby acknowledged:

Addendum # 1_CRO_Small Business and Minority Set Aside_50%

PROJECT CONDITIONS

Design-Build Team herein agrees that it has been afforded the opportunity to inspect the project site and perform tests. The Design-Build Team is satisfied with the Project site and conditions based upon such inspection. Design-Build Team represents that it has visited the Project Site, become familiar with local conditions

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**BID PROPOSAL FORM
PAGE 3**

under which this Work is to be performed and correlated personal observations with the requirements of Request for Proposal.

It is further understood that no additional compensation will be allowed by the Town of Andover by reason of any difficulties which the Design-Build Team could have discovered or reasonably anticipated, prior to submittal of its bid proposal.

DELIVERABLES

In addition to this Bid Proposal Form and Bid Bond, all requested deliverables as outlined within the "Request for Proposals" have been fully prepared and made part of this submission package.

COMPANY NAME: Sarazin General Contractors, Inc.

ADDRESS: 6 Commerce Drive, North Windham, CT 06256

BY:  DATE: 11/16/22

(authorized signature, officer of bidder's company)

Paul M. Sarazin

(above name, typewritten)

TITLE: CEO

TELEPHONE #: 860-456-4576

EMAIL ADDRESS: psarazin@sarazin.com



BID PROPOSAL FORM

Proposer's References

**TOWN OF ANDOVER, CONNECTICUT
NEW COMMUNITY CENTER BUILDING
17 School Rd Andover CT 06232**

Provide at least four (4) references:

1. BUSINESS NAME

Town of Glastonbury

ADDRESS

2155 Main Street

CITY, STATE

Glastonbury, CT 06033

TELEPHONE:

860-652-7706

INDIVIDUAL CONTACT NAME AND POSITION

Dave Sacchitella, Building Superintendant

2. BUSINESS NAME

Town of Mansfield

ADDRESS

4 South Eagleville Rd

CITY, STATE

Mansfield, CT 06268

TELEPHONE:

860-429-3331

INDIVIDUAL CONTACT NAME AND POSITION

Allen Corson, Facilities Management Director



BID PROPOSAL FORM

Proposer's References
TOWN OF ANDOVER, CONNECTICUT
NEW COMMUNITY CENTER BUILDING
17 School Rd Andover CT 06232

3. BUSINESS NAME

University of Connecticut

ADDRESS

3 Discovery Drive

CITY, STATE

Storrs, CT 06269

TELEPHONE:

860-208-2337

INDIVIDUAL CONTACT NAME AND POSITION

Scott Gallo, University Planning & Design

4. BUSINESS NAME

Town of Tolland

ADDRESS

21 Tolland Green

CITY, STATE

Tolland, CT 06084

TELEPHONE:

860-871-3600

INDIVIDUAL CONTACT NAME AND POSITION

Bevely Bellody, Human Services Director

Introduction & Company Background



Sarazin General Contractors (SGC) is a local family owned business based in Windham County, CT, with over 30 years of industry experience.

- In 1987 Debra and Paul Sarazin formed Construction Design Group. Together with two additional partners, they combined their knowledge and skills and began building custom homes. With the decline of the housing market Debra and Paul branched off on their own to pursue commercial construction projects. In July of 1991, the company became incorporated and Sarazin General Contractors, Inc.(SGC) was established. At that time, the Sarazin's moved their construction operation to a commercial space in Columbia. The company remained in Columbia absorbing more and more space until 2006 when it purchased a larger property in North Windham.
- Today, SGC remains a family-owned business. Paul Sarazin is the Chief Executive Officer and Debra Miller Sarazin is the President. In 2006, Paige Sarazin joined the firm and currently serves as Executive Vice President. The Sarazin's along with a staff of project managers, supervisors, consultants, office support, field craftsmen and experienced subcontractors work to facilitate the construction process for every project. Most employees, subcontractors and vendors have been working with SGC in excess of 20 years. This experienced team approach enables them to provide top quality design, construction, management, and cost solutions for customers.
- SGC is fully licensed, bonded and insured. They are recognized by the State of Connecticut as a Small Woman Owned Business Enterprise and a State of Connecticut Prequalified General Contractor. The firm has received numerous awards from the Associated Builders and Contractors, for their superior safety record and excellence in construction.
- SGC has used its broad knowledge of construction and renovation procedures to successfully complete a varying range of projects including hospitals, schools, libraries, office buildings and historic structures. They are experienced in working in sensitive and occupied areas, such as emergency rooms and clinical areas in hospitals and on government bases, always considering the privacy, comfort and confidentiality required to satisfy the customer and minimize the interruption of workflow. SGC has the flexibility to work on a range of projects from smaller specialty jobs to large scale projects utilizing a variety of delivery methods.





Company Background

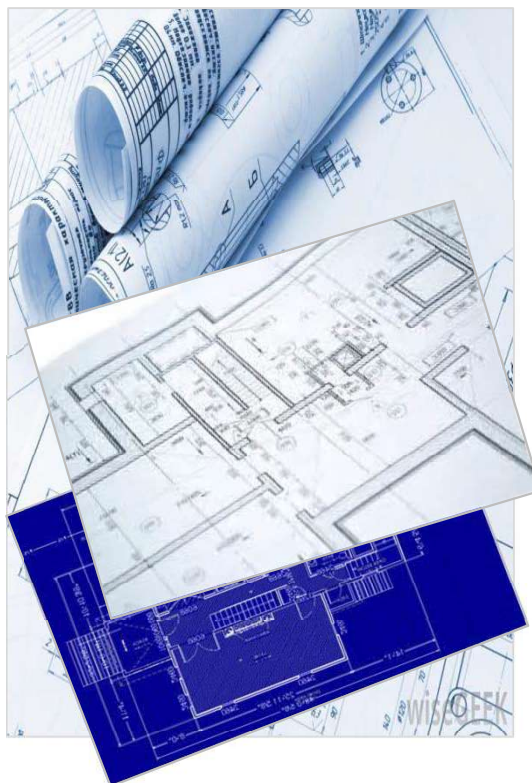
Sarazin General Contractors (SGC) is a local family owned business based in Windham County, CT, with over 30 years of industry experience.

Certifications

- Certified as Small Woman Owned Business Enterprise by the State of Connecticut Department of Administrative Services.
- Prequalified Construction Manager and General Contractor by the State of Connecticut Department of Administrative Services

Awards & Recognition

- Recipient Associated Builders and Contractors AQC (Accredited Quality Contractor Award 2022)
- Recipient Associated Builders and Contractors STEP (Safety Training Evaluation Process) Diamond Award 2021, Gold Award 2017-2020, Platinum Award 2014-2016. This indicates a safety incidence record that is greater than 25% below the national average.
- Recipient Associated Builders and Contractors Excellence in Construction Awards for:
 - The Glastonbury Riverfront Park Phase II Improvements General Building
 - Dental Pre Clinical Teaching and Prosthetics Lab at the University of Connecticut Health Center
 - The Union School
 - Center for Implant and Reconstructive Dentistry at the University of Connecticut Health Center
 - Windham Community Memorial Hospital Emergency Department Expansion
- Received Associated Builders and Contractors Contractor of the Year Award 2007



Associated Builders and Contractors, Inc.



2022 STEP Diamond





STATE OF CONNECTICUT ♦ DEPARTMENT OF CONSUMER PROTECTION

880947

Be it known that

SARAZIN GENERAL CONTRACTORS INC

6 COMMERCE DR
NORTH WINDHAM, CT 06256-1245

has satisfied the qualifications required by law and is hereby registered as a

MAJOR CONTRACTOR

Registration #: MCO.0900469

Effective Date: 07/01/2022

Expiration Date: 06/30/2023

verify online at www.elicense.ct.gov

Michelle Seagull, Commissioner

State of Connecticut

Department of Administrative Services
Supplier Diversity Program



This Certifies

Sarazin General Contractors, Inc.

6 Commerce Drive North Windham CT 06256

Woman Owned

As a

Small/Minority Business Enterprise

March 17, 2022 through March 17, 2024

Owner(s): Debra Miller Sarazin; Paul M. Sarazin

Contact: Debra Miller Sarazin

Telephone: (860) 456-4576 Ext.

FAX: (860) 456-8937

E-Mail: dsarazin@sarazin.com

Web Address: www.sarazin.com

**Affiliate Companies: Four Seazines, LLC

Supplier Diversity Director

Supplier Diversity Specialist

** A contractor awarded a contract or a portion of a contract under the set-aside program shall not subcontract with any person(s) with whom the contractor is affiliated.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/14/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).


PRODUCER Alliant Insurance Services, Inc. 40 Stanford Dr 2nd Fl Farmington CT 06032	CONTACT NAME: Deanna Coughlin PHONE (A/C, No, Ext): 860-269-2166 FAX (A/C, No): E-MAIL ADDRESS: Deanna.Coughlin@Alliant.com	
	INSURER(S) AFFORDING COVERAGE	
INSURED Sarazin General Contractors, Inc. 6 Commerce Drive North Windham CT 06256	SARAGEN-01	INSURER A : Continental Insurance Company INSURER B : Valley Forge Insurance Company INSURER C : Continental Casualty Company INSURER D : American Casualty Co of Reading INSURER E : Cincinnati Insurance Company INSURER F :
		NAIC #
		35289
		20508
		20443
		20427
	10677	

COVERAGES **CERTIFICATE NUMBER:** 1520645269 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
C	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> No XCU Exclusion GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:			6079262316	10/20/2022	10/20/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			6079262302	10/20/2022	10/20/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			6079262283	10/20/2022	10/20/2023	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	6079262297	10/20/2022	10/20/2023	<input checked="" type="checkbox"/> PER-STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C E	Leased & Rented Excess Liability			6079262316 EXS 0592417	10/20/2022 10/20/2022	10/20/2023 10/20/2023	Limit \$125,000 Each Occ/Agg 5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 SAMPLE CERTIFICATE ONLY

CERTIFICATE HOLDER SAMPLE CERTIFICATE . . .	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

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PROJECT PRINCIPAL

PAUL M. SARAZIN



With over 40 years on the construction industry, Paul is experienced in all phases of construction, from design through completion. Paul is involved with state and federal projects, as well as industrial, historical, retail and institutional renovation and construction. Over recent years, Paul has become an expert in healthcare and science laboratory renovations ranging in size from small to multi- million dollar contracts.

Paul is a professional estimator and designer. He is committed to exceeding the expectations of the customer and has the knowledge and know how to work within budget concerns and the specific needs of the client.

THE JACKSON LABORATORY
Farmington, Connecticut.

UNIVERSITY OF CONNECTICUT, BEACH HALL
LABORATORY
Storrs, Connecticut.

UNIVERSITY OF CONNECTICUT, IPB FRANHOFFER LAB
Storrs, Connecticut.

UCONN HEALTH CENTER, CT SIMULATOR
Farmington, Connecticut.

THE WICKHAM LIBRARY
East Hartford, Connecticut.
WINDHAM MILLS
Williamantic, Connecticut.

WORTHINGTON MEETING HOUSE
Berlin, Connecticut.
UCONN HEALTH CENTER, CENTER FOR DENTAL
IMPLANTS
Farmington, Connecticut.

EDUCATION
Franklin Institute
Boston Architectural Center

PROFESSIONAL AFFILIATIONS
The Industry Advisory Council, State of
Connecticut

The Steeple Chase - Benefits Windham
Area Interfaith Mission and Perception
Programs

Connecticut Associated Builders and
Contractors

EXECUTIVE VICE PRESIDENT/CONTRACT ADMINISTRATOR

PAIGE M. SARAZIN



Paige Sarazin is the Executive Vice President of Sarazin General Contractors located in North Windham, Connecticut. Sarazin General Contractors is a certified Women-Owned Business specializing in commercial construction in both the public and private sectors. As Vice President of a small business, Paige oversees customer engagement, project management, contract compliance, and serves as Affirmative Action Compliance Officer. With over 15 years in the construction industry, Paige is passionate about minority opportunity and inclusivity within the construction industry. She is focused on helping educate students about opportunities and helping grow the construction industry. Paige specializes in maintaining contract and project management documentation as well as facilitates communication between the design team, subcontractors and Owners. Paige has served on the board of directors for the ABC's Young Professionals and spoke at the 2020 Women Who Build Summit.

THE JACKSON LABORATORY
Farmington, Connecticut.

UCONN HEALTH CENTER, CT SIMULATOR
Farmington, Connecticut.

UCONN HEALTH CENTER, STUDENT LOUNGE
RENOVATIONS
Farmington, Connecticut.

CREC ACADEMY OF AEROSPACE AND ENGINEERING
Windsor, Connecticut.

CREC MUSEUM ACADEMY
Windsor, Connecticut.

UCONN HEALTH CENTER, RESEARCH TOWER
Farmington, Connecticut.

UNIVERSITY OF CONNECTICUT, STORRS HALL
Storrs, Connecticut.

UNIVERSITY OF CONNECTICUT, STORRS DENTAL CLINIC
Storrs, Connecticut.

EDUCATION
Bachelor of Arts, Natural Science
Hofstra University

PROFESSIONAL AFFILIATIONS
Connecticut Associated Builders and
Contractors



GENERAL MANAGER / SAFETY OFFICER

BRUCE BRIERE

EDUCATION
University of Connecticut

REGISTRATIONS

- EMT Licensed
- CPR Certified
- OSHA 10-Hour and 30-Hour Certified
- Lead Safety Certified

Bruce has over 25 years of experience in the construction industry and is an accomplished finish carpenter and framer. He has extensive experience in commercial and residential construction and renovations. He is responsible for supervising and directing crews of five or more.

UNIVERSITY OF CONNECTICUT, ACADEMIC RENOVATIONS
Storrs, Connecticut.

UNIVERSITY OF CONNECTICUT, BEACH HALL BACKFILL
Storrs, Connecticut.

UNIVERSITY OF CONNECTICUT, HARTFORD STUDENT CENTER
Storrs, Connecticut.

UCONN HEALTH CENTER, ZEBRAFISH FACILITY
Farmington, Connecticut.

UCONN HEALTH CENTER, DERMATOLOGY CLINIC
Farmington, Connecticut.

CREC ACADEMY OF AEROSPACE AND ENGINEERING
Windsor, Connecticut.

SUPERINTENDENT

RYAN SNYDER

- REGISTRATIONS
- Osha 10 Certified
- OSHA 30-Hour Certified
- First Aid & CPR Certified
- Aerial Lift Platform
- Lead Safety
- Power Actuated tools

Ryan has over 20 years in the construction industry. He is a Master Carpenter and supervises crews of various sizes. Ryan has extensive experience in framing, drywall systems, and finish work in commercial construction. He specializes in hospital renovation, educational facilities, municipal projects and environmental control and safety.

UCONN HEALTH CENTER, FSC STERILE PROCESSING ROOM
Farmington, Connecticut.

UCONN HEALTH CENTER, PRECLINICAL TEACHING AND PROSTHETICS LAB
Farmington, Connecticut.

UCONN HEALTH CENTER, DERMATOLOGY CLINIC
Farmington, Connecticut.

UCONN HEALTH CENTER, RADIO ECHO LAB
Farmington, Connecticut.

UCONN HEALTH CENTER, CLINIC BUILDING LAB MEDICINE & PHARMACY RENOVATION
Farmington, Connecticut.

VICE PRESIDENT/CONSTRUCTION/ESTIMATOR

MATTHEW DESJARDIN



Matthew is Vice President of Construction at Sarazin General Contractors. Matt has 15 years of experience in the profession and in prior years has served as an estimator and project manager at SGC. Most recently Matt served as the Interim Director of Public Works and the Deputy Director and Town Engineer for the town of Southbridge, MA. SGC welcomes Matt as he returns to SGC to fulfill a role in upper management. His expertise in estimating, project management, civil engineering and environmental engineering will benefit our clients. Matt worked on many projects at the University of Connecticut, the Pomfret 4-H Camp and numerous other municipal and state projects.

THE UNIVERSITY OF CONNECTICUT HILLTOP APARTMENTS
Storrs, Connecticut

WINDHAM COUNTY 4H CAMP RENOVATION
Pomfret, Connecticut.

THE UNIVERSITY OF CONNECTICUT BENTON ART MUSEUM
Storrs, Connecticut.

UNIVERSITY OF CONNECTICUT WHITE BUILDING
Storrs, Connecticut.

GLASTONBURY BOATHOUSE
Glastonbury, Connecticut.

UNIVERSITY OF CONNECTICUT DENTAL CLINIC
Farmington, Connecticut.

EDUCATION
B.S. Civil & Environmental Engineering

- CERTIFICATIONS
- Engineer in Training
- OSHA 10-Hour
- OSHA Confined Space Entry
- First Aid/CPR/AED
- Stormwater Pollution Prevention

FIRM PROFILE



SP+A is an “integrated” architecture, engineering and interior design collaborative. We have been providing services in Connecticut since 1991. From our most treasured historic buildings to state-of-the-art learning facilities, modern workspaces, and more, the firm takes a progressive design approach to each project.

Projects include new construction, renovate-as-new, expansion, repair and renovation, code conformance improvements, building system modifications and window/door and roof replacements. Work scopes range from programming through post-construction and advanced technologies are fully integrated in house to enhance both design and construction. The firm is committed to sustainability and LEED-inspired design solutions that are environmentally responsive and resource efficient.

We believe diverse and balanced design teams deliver the most successful projects. Our project teams are a mix of experience levels representing each generational group from their 20’s to 60’s. By effectively leveraging the diversity in our experience, our projects benefit from a balance of knowledge sharing and new and proven design techniques.

Office Locations

3190 Whitney Avenue | Hamden, CT 06518
311 State Street | New London, CT 06320
203-230-9007

Leadership

- William R. Silver, AIA, Principal
- Dean A. Petrucelli, AIA, Principal
- David A. Stein, AIA, Principal
- Robert R. Banning, P.E., Principal
- Christopher T. Nardi, AIA, Principal
- Amanda M. Cleveland, NCIDQ, Principal
- Paul E. Jorgensen, AIA, Associate

AWARDS

QVCC Advanced Manufacturing Facility, Danielson, CT
U.S. GBC LEED Certified (2021)

James Blackstone Memorial Library, Branford, CT
CT Preservation Award of Merit (2020)
CT Building Congress Small Civic Category
First-Place Project Team Award (2020)

West Shore Middle School, Milford, CT
CT Building Congress Project Team Award
K-12 Schools (2019)

Enfield High School Additions and Renovations
Best Projects Award of Merit - K-12 Education
Engineering New Record New England (2018)

Eckersley Hall Senior Center, Middletown, CT
U.S. GBC LEED Silver (2018)

Ferguson Library, Stamford, CT
CT Trust for Historic Preservation Merit Award (2017)

Fire Headquarters, Branford, CT
U.S. GBC LEED Silver (2015)
Station Style Design Honorable Mention (2013)

Fire Station #5, East Hartford, CT
U.S. GBC LEED Gold (2013)
U.S. Green Building Council (CT) Merit Award (2011)

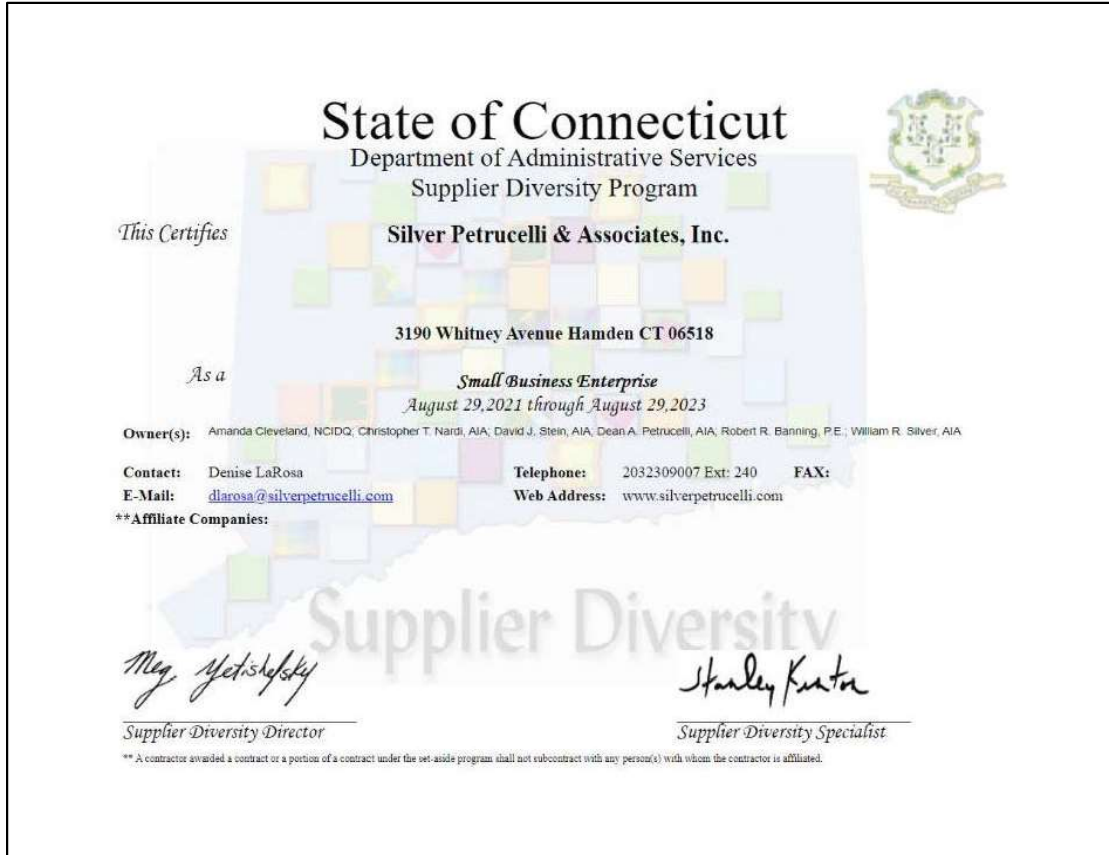
Stratfield Elementary School, Fairfield, CT
CT Building Congress Project Team Award of Merit (2012)
& Associated Builders and Contractors Excellence in
Construction Award (2011)

Fire Headquarters, Woodbridge, CT
UI Energy Conscious Blueprint Award (2011)

Kleen Energy Water Supply, Middletown, CT
CT Society of Civil Engineers (CSCE) section
of the American Society of Civil Engineers (ASCE)
Water Resource/Environmental ACE Award (2011)

People’s United Bank, Fairfield, CT
Fairfield, Connecticut Chamber of Commerce
Visual Improvement Citation Award (2006)

First United Church of Christ, Milford, CT
CT Trust for Historic Preservation
Honorable Mention (1991)



Dean Petrucelli, AIA | Principal

Dean Petrucelli has broad experience in all types of building design and construction, from educational to industrial and institutional facilities. He is a creative and talented designer and leads in the production of all projects. Petrucelli's diverse experience includes all types of bidding and construction contracts, and generally follows each project through the entire design and construction process.



With SP+A since 1991

Professional Registrations

- Registered Architect: CT
- Registered Interior Designer: CT

Education

- B.S. Architectural Engineering Technology, New York Institute of Technology
- A.S. Architectural Engineering, Norwalk State Technical College

Affiliations and Activities

- Lecturer, Building Official Career Development Program, CT Department of Public Safety
- Design Juror, Architectural Program, Norwalk Community College
- American Institute of Architects
- Connecticut Society of Architects
- Architectural Advisory Committee and Design Critique, Norwalk Community Tech. College

Representative Experience

New Community/Rec Center – New London
High Watch Recovery Center Expansion and Renovation – Kent
Marriott Hotel Housing Conversion – Hartford County
Burns Latino Studies Academy Renovate as New – Hartford
Town Hall Office Conversion of Former Middle School - East Haddam
New Ambulance Headquarters - Newtown
Board of Ed Office Renovation - Ansonia
Roger Sherman Elementary School Interior Renovation – Fairfield
New Milford High School Roof Replacement – New Milford
New Milford Town Hall Roof Replacement – New Milford
H. Smith Richardson Golf Course New Clubhouse – Fairfield
Mansfield Middle School Roof Replacement and New PV Design – Mansfield
New Senior Center – Colchester
Cheshire High School Sports Field Storage Building Design/Build – Cheshire
Mill Hill Elementary School Extensions and Alterations – Fairfield
Hinsdale Elementary School Renovate as New – Winchester
Naugatuck High School Roof and PV Replacement – Naugatuck
City Hill Middle School Roof Replacement - Naugatuck
Cornerstone Aquatic Center Roof Replacement – West Hartford
Heminway Municipal Complex Conversion – Watertown
ACES @ Leeder Hill Renovate as New - Hamden
Radiall Corporation Plant Consolidation – New Haven
Oxford Middle School Pre-Referendum Design – Oxford
Cheshire HS Concession Stand – Cheshire
Fire House Expansion - Plymouth
Region 13 Schools Study – Durham
Cheshire High School Courtyard Pergola – Cheshire
Gallup Hill School Renovate as New – Ledyard
Ledyard Middle School Renovate as New – Ledyard
Senior Center Additions and Renovations – New Milford
Central High School Expansion & Renovate as New - Bridgeport
Berlin High School Renovate as New & Additions - Berlin
Enfield High School Renovate as New – Enfield
Chatfield Elementary School Expansion & Renovations - Seymour
Crystal Lake Elementary School Renovate as New - Ellington
Connecticut Judicial Branch On Call A/E Services Statewide
U.S. Naval Station, Building ICC Life Safety Renovations - Newport (RI)
U.S. Navy Pringle Hall Facade & Window Restoration - Newport (RI)



David Stein, AIA | Principal

David Stein has significant experience in municipal and institutional projects. This includes dozens of educational projects, retail and financial projects. He has developed prototypical designs for national corporations and banks across the northeast. Stein has managed several projects completed for the United States Navy at their Newport, RI facility where he has designed and managed numerous educational facilities and capital improvement projects throughout the entire base.



With SP+A since 1993

Professional Registrations

- Registered Architect: CT, VT, NY
- Registered Interior Designer: CT

Education

- Bachelor of Architecture, Pratt Institute
- A.S. Architectural Engineering, Norwalk State Technical College
- Summer Program, Rhode Island School of Design
- Design Certificate, University of Copenhagen

Affiliations and Activities

- Design Juror, Architectural Program, Norwalk Community College
- American Institute of Architects
- Connecticut Society of Architects
- Board of Directors, AIA Connecticut
- Architectural Department Advisory Board member, Norwalk Community College

Representative Experience

1928 High School Building Reuse - Farmington
New Community/Rec Center – New London
Old Train Station Adaptive Reuse - Wallingford
Emergency Communications Center Feasibility Study - Meriden
New Senior Center – Colchester
Greenwich Middle School Accessibility Improvements - Greenwich
ACES @ Chase Renovations - Waterbury
Athletic Brewing Company Renovations – Stratford
Electric Railway Museum Renovations - Branford
Mill Hill Elementary School Extensions and Alterations – Fairfield
Blackstone Memorial Library Renovations and Expansion – Branford
ACES Wintergreen Magnet School Renovate as New – North Haven
H. Smith Richardson Golf Course New Clubhouse – Fairfield
Indian Neck Firehouse New Construction – Branford
Community Pool Conceptual Design - Wallingford
Belden Library Renovation and Expansion – Cromwell
ACES @ Leeder Hill Renovate as New – Hamden
People's United Bank New Branch Seaport District – Boston
Department of Public Works Wash Bay Design – Killingly
People's United Bank New Penn Plaza Branch – New York
People's United Bank New Co-op Branch at Quinnipiac University – Hamden
Darien High School Cafeteria Expansion – Darien
People's United Bank Leasing Office Renovations – Philadelphia (PA)
Fire Training School Design - Willimantic
Guilford Savings Bank Operations Center Renovations – Guilford
Pullman Comley Office Consolidation – Waterbury
Animal Shelter Renovation and Expansion – Woodbridge
Town Hall Office Conversion of Former Middle School - East Haddam
New Emergency Services Center – North Stonington
Electric Department Truck Storage Expansion – Wallingford
New North Farms Fire Station - Wallingford
Public Works Garage Study and Design – Darien
Berlin High School Renovate as New & Additions - Berlin
Liberty Bay CU Office Relocations – Braintree (MA)
People's United Bank 9th Floor Renovations – New York (NY)
Peoples United Bank Park Avenue Flagship Branch - New York (NY)
East Side Youth Center Historic Rehabilitative Reuse - Manchester
Scale House Administration Building New Construction - Manchester
New Fire Headquarters - Branford
New Fire Station #5 & Maintenance Facility - East Hartford



Amanda Cleveland, NCIDQ | Principal/Interior Designer

Amanda Cleveland leads our interior design studio and is an accomplished designer and has strong knowledge of the design process, including space planning, FF&E, furniture systems and specifications, color and materials. She has extensive large-scale corporate and municipal experience. Her design expertise is being able to select environmentally friendly, sustainable, and practical products while remaining fiscally responsible. A firm leader and strong presenter, she is knowledgeable about innovation & trends both in & outside of industry.



With SP+A since 2009

Professional Registrations

- Registered Interior Designer: CT
- NCIDQ Certificate

Education

- B.S. Interior Design, Wentworth Institute of Technology

Affiliations and Activities

- Member of IIDA
- Director, IIDA New England Hartford City Center Chapter

Representative Experience

New Community/Rec Center – New London
Evolution Gaming Offices - Fairfield
Scient FCU Branch Renovations - Groton
High Watch Recovery Center Renovation and Expansion – Kent
Law Offices Conversion to Pediatrics Office – North Haven
Chelsea Groton Bank Branch Refresh – Norwich, Mystic & Niantic
Roger Sherman Elementary School Interior Renovation – Fairfield
High Watch Cafe Renovations – Kent
Eastern CT Chamber Innovation Center – New London
H. Smith Richardson Golf Course New Clubhouse – Fairfield
Belden Library Renovation and Expansion – Cromwell
People’s United Bank Facilities Inventories – Connecticut
Gallup Hill School Renovate as New – Ledyard
Portland Public Library Interior Renovations/Modernization – Portland
Pine Orchards Country Club Grille Room Addition – Branford
Ferguson Library Bennett Branch Interior Renovations – Stamford
People’s United Bank New Branch Seaport District – Boston
Abbey Road Advisors Lobby Renovations – Westport
Pullman & Comley Renovations – Westport
Guilford Savings Bank Operations Center Renovations – Guilford
Pullman & Comley Office Consolidation – Waterbury
People’s United Bank Leasing Office Renovations – Philadelphia (PA)
Blackstone Memorial Library Renovations and Expansion – Branford
Ledyard Middle School Renovate as New – Ledyard
Silas Bronson Library Interior Renovations – Waterbury
Liberty Bay CU Multiple Office Relocations – Braintree (MA)
Peoples’ United Bank Renovations (P.O. Square) – Boston (MA)
Enfield High School Renovate as New - Enfield
New Ambulance Facility - Newtown
Central High School Expansion & Renovate as New - Bridgeport
Pullman & Comley Law Office Renovations - Hartford
Chatfield - LoPresti Elem. School Expansion/Renovations - Seymour
Crystal Lake Elementary School Renovate as New - Ellington
East Shore Middle School Renovations - Milford
EASTCONN Administrative Office Additions & Renovations - Hampton
Enlightenment High School Renovate as New – Waterbury



Robert Banning, PE | Principal/Chief Electrical Engineer

Bob Banning oversees the electrical engineering department and is responsible for the design of lighting, power, communication and signaling systems; and specific designs have included athletic field lighting, emergency generators, electronic grade power distribution, communications systems and fire alarm systems.



With SP+A Since 1993

Professional Registrations

- Licensed Engineer: CT, MA

Education

- B.S. Electrical Engineering, University of Connecticut
- A.S. Nuclear Technology, Thames Valley Technical College

Affiliations and Activities

- Member, Bozrah Volunteer Fire Department
- Certified EMT
- Eagle Scout

Representative Experience

New Community/Rec Center – New London
High Watch Recovery Center Expansion and Renovation – Kent
Hinsdale Elementary School Renovate as New – Winsted
Emergency Generator Design for WPCA – Fairfield
CT Juvenile Detention Center Interior Renovations – Hamden
Mansfield Middle School Roof PV Design – Mansfield
City Hill Middle School Roof PV Design - Naugatuck
H. Smith Richardson Golf Course New Clubhouse – Fairfield
Region 13 Schools HS and Strong School Pumphouse – Durham
Melissa Jones School Door, Window and Elevator Replacement – Guilford
Enfield High School Renovate as New - Enfield
Memorial School Generator Replacement – Middlefield
Courthouse Elevator Modernization – New Britain
Electric Railway Museum Renovations - Branford
Fort Trumbull Pier Stabilization and Renovation – New London
City-wide Fire Stations Capital Needs Assessments – New Britain
Police Department Relocation and Renovations – East Lyme
City of Hartford On-Call A/E Services
ACES @ Leeder Hill Renovate as New – Hamden
Berlin High School Renovate as New Additions – Berlin
Bergin Housing Complex Intercom Renovations – Waterbury
Police Communication Tower – East Haddam
Field Memorial School Fire Alarm Panel Replacement – Bozrah
New Fire Station #5 & Maintenance Facility – East Hartford
High School Athletic Fields Lighting Engineering Services – Enfield
Multiple School Security Improvements – Waterbury
Northeast School Generator Replacement – Stamford
Police Department Generator Replacement – Bristol
Polson Middle School Photovoltaic Roof System – Madison
M/E/P/FP for New Multi-Level Garage @ St. Francis Hospital – Hartford
University of Connecticut – On Call MEP/Life Safety & Fire Protection
Wormser Congregate Elderly Housing Emergency Generator & Fireline
Backflow Prevention System Stamford



Ken Eldridge, PE | Chief Mechanical Engineer

Ken Eldridge has been working in the field of mechanical engineering for building's mechanical systems since 1987. His entire professional career has been devoted to the design, implementation, construction and remediation of industrial process piping, HVAC, plumbing and fire protection equipment and systems. He has professionally engaged in all facets of the industry, including commercial, industrial, governmental, museums, libraries, and archives.



With SP+A since 2016

Education

- B.S. Mechanical Engineering University of New Haven

Affiliations & Activities

- Professional Engineer: CT, MA, RI, NY
- National and Local Member of the American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE)

Representative Experience

New Community/Rec Center – New London
Burns Latino Studies Academy Renovate as New – Hartford
Mill Hill Elementary School Extensions and Alterations – Fairfield
Guilford Public Schools Covid Compliance Assessments – Guilford
Fairfield Public Schools Covid Compliance Assessments – Fairfield
ACES Wintergreen Magnet School Renovate as New – North Haven
Suffield Middle School Band Room Addition – Suffield
High Watch Recovery Center Expansion – Kent
Hinsdale Elementary School Renovate as New – Winchester
Public Works Department Facilities Study – Guilford
Wood Memorial Library HVAC Upgrades – South Windsor
CT Judicial On-Call Services – Statewide Courthouses
Transfer Station Facilities Plan - Fairfield
Silverbrook Estates Fire Protection Study – Orange
Highland School Boiler Replacement – Cheshire
Alcorn and Stowe Schools Boiler Replacement - Enfield
Cox School HVAC Replacement – Guilford
North School HVAC Replacement – Windsor
Roger Sherman Elementary School Interior Renovation – Fairfield
Hebron Elementary School Lead Pipe Contamination Remediation – Hebron
Hamden High School Pool and Gym Improvements – Hamden
ACES @ Leeder Hill Renovate as New – Hamden
Colebrook Consolidated School Mechanical Improvements – Colebrook
New Haven Juvenile Court Cooling Tower – New Haven
Cultural Community Center HVAC Replacements – East Hartford
Police & Public Safety Buildings HVAC Studies – Waterford
911 Center Cooling Tower Replacement – Stamford
Animal Shelter Expansion – Woodbridge
Bridgeport Courthouse Elevator Replacement – Bridgeport
Town Hall/Youth Services HVAC Study + Performance Spec – Waterford
UConn Health Center Steam Hot Water System Replacement - Farmington
Kramer Building HVAC Study – Windham
Rockville Courthouse RTU Replacement – Rockville
Wappinger Elementary School Study – South Windsor
University of Connecticut Rome Hall Code Remediation – Storrs
Dolan School Elevator Replacement – Stamford
People's United Bank Boylston Street Branch Renovations – Boston (MA)
Rockville Courthouse RTU Replacement – Rockville





Design-Build Team Experience

1. Have you ever failed to complete any work awarded to you? If so, where & why? **Answer: No.**
2. Have you ever defaulted on a contract? If so, where and why? **Answer: No.**
3. Is there any pending litigation which could affect your organization's ability to perform this agreement? If so, please describe. **Answer: No.**
4. Has your firm ever had a contract terminated for cause within the past five years? **Answer: No.**
5. Has your firm been named in a lawsuit related to errors and omissions within the past five years? **Answer: No.**
6. During the past 7 years, has your firm or any of its principles ever filed for protection under the federal bankruptcy laws? **Answer: No.**
7. Are there any other factors or information that could affect your firm's ability to provide the services being sought about which the Town of Andover should be aware? **Answer: No.**



**Municipality Projects Completed by SGC & S/P
Within the past 5 years**

South Windsor Police Department Locker Room \$658,446.00 (ON GOING)

South Windsor Town Hall \$556,302.00

Wickham Library Renovations, East Hartford \$1,049,379

Killingly Central School \$605,673.00

Mansfield Middle School Locker Room Renovation \$325,755.00

Willimantic Public Library Renovations \$1,080,388.00

Mansfield Middle School Gym Floor Replacement \$625,209.00

ID	Task Mode	Task Name	Duration	Start	Finish	Dec '22	Jan '23	Feb '23	Mar '23	Apr '23	May '23	Jun '23	Jul '23	Aug '23	Sep '23	Oct '23
1						27	4	11	18	25	1	8	15	22	29	5
2		Contract Award		Fri 12/30/22												
3		Engineering & design	53 days	Mon 1/2/23	Wed 3/15/23											
4		Permitting	13 days	Wed 3/15/23	Fri 3/31/23											
5		Submittals	33 days	Wed 3/15/23	Fri 4/28/23											
6		Mobilization	1 day	Mon 4/3/23	Mon 4/3/23											
7		Site safety & logistics	5 days	Mon 4/3/23	Fri 4/7/23											
8		Excavation & backfill	15 days	Mon 4/10/23	Fri 4/28/23											
9		Site utilities	15 days	Mon 5/1/23	Fri 5/19/23											
10		Footings & foundations	10 days	Mon 5/1/23	Fri 5/12/23											
11		Rough framing	20 days	Mon 5/15/23	Fri 6/9/23											
12		Under slab plumbing	5 days	Mon 5/29/23	Fri 6/2/23											
13		Roofing	5 days	Mon 6/12/23	Fri 6/16/23											
14		Windows	5 days	Mon 6/19/23	Fri 6/23/23											
15		Siding	5 days	Mon 6/26/23	Fri 6/30/23											
16		Rough electrical	9 days	Mon 6/19/23	Thu 6/29/23											
17		Rough plumbing	9 days	Mon 6/19/23	Thu 6/29/23											
18		Mechanical rough in	15 days	Mon 6/12/23	Fri 6/30/23											
19		Drywall and tape	10 days	Mon 7/3/23	Fri 7/14/23											
20		Hollow metal frames	5 days	Mon 6/12/23	Fri 6/16/23											
21		Interior window trim	5 days	Mon 7/17/23	Fri 7/21/23											
22		Painting	8 days	Wed 7/19/23	Fri 7/28/23											
23		Floor covering	5 days	Mon 7/24/23	Fri 7/28/23											
24		Finish electrical	9 days	Tue 8/1/23	Fri 8/11/23											
25		Finish plumbing	9 days	Tue 8/1/23	Fri 8/11/23											
26		Finish mechanical	9 days	Tue 8/1/23	Fri 8/11/23											
27		Owner finish items	5 days	Mon 8/14/23	Fri 8/18/23											
28		Exterior sitework	11 days	Mon 7/17/23	Mon 7/31/23											
29		Substantial completion	15 days	Mon 8/28/23	Fri 9/15/23											
30		Punch list	4 days	Mon 8/28/23	Thu 8/31/23											
31		Final cleaning	2 days	Wed 8/30/23	Thu 8/31/23											
32		Closeout documents	5 days	Mon 9/4/23	Fri 9/8/23											

C Contract Award

- Engineering & design
- Permitting
- Submittals
- Mobilization
- Site safety & logistics
- Excavation & backfill
- Site utilities
- Footings & foundations
- Rough framing
- Under slab plumbing
- Roofing
- Windows
- Siding
- Rough electrical
- Rough plumbing
- Mechanical rough in
- Drywall and tape
- Hollow metal frames
- Interior window trim
- Painting
- Floor covering
- Finish electrical
- Finish plumbing
- Finish mechanical
- Owner finish items
- Exterior sitework
- Substantial
- Punch list
- Final cleaning
- Closeout documents

Project: Outline Schedule Andove
Date: Wed 11/16/22

Task	External Tasks	Manual Task	Finish-only
Split	External Milestone	Duration-only	Deadline
Milestone	Inactive Task	Manual Summary Rollup	Progress
Summary	Inactive Milestone	Manual Summary	
Project Summary	Inactive Summary	Start-only	



OUTLINE SPECIFICATION

Division I General Requirements

Section 010750	Permitting
Section 013100	Project management
Section 014000	Safety & Quality Requirements
Section 015000	Temp barriers and enclosures
Section 015300	Temporary Utilities
Section 015600	Temporary Protection
Section 016000	Cleaning
Section 017000	Waste Removal & Dumpster
Section 018000	Project commissioning

Section 031000 Concrete

Concrete will include a mix design of 3500 psi to be achieved in 28 days.

Reinforcing steel will be epoxy coated as specified. #5 bar in top and bottom of wall and in footings as indicated. Floor slab reinforcing to include 6x6 10/10 welded wire fabric and fibermesh concrete as specified. Interior slabs will be provided with a cure and seal product.

Exterior concrete for walks will have a broom finish tooled joints every 5' and control joints every 20'

Accessories will include Waterstop RX at foundation keyway joint.

Section 055000 Metals

Metals to include steel columns to support the first floor structure. Anchor bolts and leveling plates. Steel lintels as may be required. Pipe railings as may be indicated.

Section 061000 Wood and Plastics

Floor system to consist of I joist framing at 16" oc meeting the deflection requirements provided. A series of LVL beams supported on steel columns will be provided to support the I joist framing. Roof framing will consist of plate connected wood trusses at 24" oc with a 7 pitch. An additional 5 psf dead load for future solar panels is included in the design.

Wood framing at the exterior will consist of 2x6 wood studs at 16" oc. Wood framing to be Douglas Fir or Hem Fir depending on availability. Exterior wall panel sheathing will be ½" Zip system. The roof sheathing will be 5/8" CDX plywood. Sill plate framing in contact with concrete will be pressure treated. Plywood floor sheathing will be ¾" T&G Advantec panels. Interior shear walls will be ½ CDX plywood panels on one side of the framing. Interior Partitions will be constructed of 2x4 framing and 2x6 framing to be used at plumbing wet walls. Headers at windows will be sized as required.

Interior window trim will include wood extension jambs with square edge wood casing with a sill and apron.



OUTLINE SPECIFICATION

Division 7 Thermal and Moisture Protection

Section 071000 Waterproofing

Foundation damp proofing coating will be provided.

Section 072000 Exterior Insulation

Exterior wall will be insulated with R-15 fiberglass batt insulation with 2.5 inches of closed cell foam. The first floor ceiling will include R-60 Blow in insulation. Interior walls will be provided with R-11 sound attenuation batts.

Section 073000 Roofing

Roofing will consist of GAF Timberline shingles and Cobra ridge vent.

Section 074000 Siding

Exterior vinyl siding will be Classic D5 0.44 clapboard. This will be applied over Tyvek house wrap. Windows will be flashed with Tyvek flashing tape. Exterior soffits will be standard T-4 vinyl. Fascia will be PVC applied to 2x sub framing.

Section 078413 Penetration Firestopping

Firestopping if required will be Hilti FS One

Section 079200 Joint Sealants

Interior caulking and sealants will be Pecora latex caulking.



OUTLINE SPECIFICATION

Division 8 Openings

Section 081213 Hollow Metal Frames

Interior Doors and frames will be as follows

Frames will be 3 sided hollow metal 16ga KD frames with a 2 inch face.

Section 081416 Wood Doors

Wood doors will be 1 3/4" thick primed solid wood doors. Doors will be provided with 1 1/2 pair of Butts and a PDQ Cylindrical lever handle lockset.

Section 084000 Entrances & Storefronts

The two exterior entrance doors will be Kawneer Aluminum storefront doors will full glass. The main vestibule will include two entrances the exterior being insulated glass with a sidelight at each entrance in dark bronze aluminum. This entrance will be considered the main entrance and will include an automatic operator at each door an electric strike and an LCN door closer. The hall entrance will also have the same aluminum entrance with standard wire pull handles. The lower level doors will be insulated hollow metal in hollow metal frames.

Section 085000 Windows

Exterior Windows will be Tribute Double hung units. Units will include extension jambs, wood stool and apron and square edge casing. Windows located in toilet room areas will be provided with a translucent film

Section 085500 Transaction Windows

The kitchen opening pass through will be a manual 4x4 counter shutter in manufacturer standard color.



OUTLINE SPECIFICATION

Division 9 Finishes

Section 091000 Floor Coverings

Floor covering will be provided as follows

Bathrooms- ceramic tile floor 2x2 with ceramic base.

Kitchen- 6x6 quarry tile and base

LG Multipurpose room- Armstrong Standard Excelon tile with vinyl cove base

SM Multipurpose room- Armstrong Standard Excelon tile with vinyl cove base

Storage room- Armstrong standard Excelon tile with vinyl cove base

Office- Carpet Tile

Conference room- Carpet Tile

Corridor- Armstrong Standard Excelon tile with vinyl cove base

Vestible- walk off mat tile with vinyl cove base.

Basement- sealed concrete

Section 092900 Gypsum Board & Ceiling

Interior walls will be provided with 5/8" gypsum wall board taped and finished to a level 4 finish and ready for paint.

Ceilings will receive gypsum wall board taped and finished to a level 4 finish and ready for paint.

Section 099123 Interior Painting

Painting will include a primer and two coats of Sherwin Williams Promar 200 eggshell finish.

Ceilings will be painted with ceiling white. Interior wood trim will receive primer and two coats Sherwin Williams Promar 200.

Hollow metal frames will be painted with Sherwin Williams DTM paint. Kitchen walls will be painted with a High performance epoxy paint.



OUTLINE SPECIFICATION

Division 10 Specialties

Section 102800 Toilet Accessories

Toilet accessories will include the following items grab bars per ADA requirements. Mirrors 24x36 with stainless steel frame, toilet tissue holder, paper towel dispenser.

Section 105200 Knox Box

Semi recessed fire extinguisher cabinets as required, with 10 lb extinguisher.

Knox box for fire department



OUTLINE SPECIFICATION

Division 11 Equipment

No equipment provided

Division 12 Furnishings

Section 125000

12 Draper manual roller shades will be provided with SB9000 blackout fabric.

All other furniture, fixtures and equipment will be provided by owner.



OUTLINE SPECIFICATION

Division 22 Plumbing

Plumbing work to include a base bid of all sanitary, waste vent and domestic water piping and fixtures for two toilet rooms on the main level. Included in base is the rough in of the kitchen including a grease interceptor, and a future Basement Toilet room. We include an 80 gal electric hot water heater and well expansion tank.



OUTLINE SPECIFICATION

Division 23 Heating Ventilating & Air Conditioning

The current plan on HVAC is to install two heat pump split systems. One system will serve the multipurpose room and the other will serve the general office areas. Exhaust will be provided for the two toilet rooms. The intent is to install the equipment and ductwork in the attic space. Electric unit heaters will be installed in the basement to provide tempering heat to the storage space.



OUTLINE SPECIFICATION

Division 26 Electrical & Communications

Section 261000 Electrical

Electric work will include wiring for power and distribution from a main 400-amp service panel. LED Lighting will be provided for the main floor. Utility lighting will be provided in the basement area. A code compliant cellular fire alarm system will be installed to meet code requirements. Provisions for an Asco or similar transfer switch is included.

Section 26700 Communications

Included in this section is 22 cat 6 plenum rated cables to 11 locations. Patch cords By owner. Data closet will have one wall mount 24 port patch panel for new cables. No other data equipment or backbone is included.



OUTLINE SPECIFICATION

Division 32 Sitework

Section 32200 Earthwork

Work to include clear and grub site

Septic tank and Galleys

Storm and sewer piping

Concrete walks

Excavation and backfill of footings

Asphalt paving and base

Pavement markings

Excavate and backfill for electrical

Site cuts and fills

Spread topsoil and seed

Exterior Improvements

Spread Top Soil and seed

\$2000.00 Allowance for planting material.

PROJECT TITLE: _____

TOWN HALL COMMUNITY CENTER BUILDING

17 SCHOOL ROAD
ANDOVER, CT 06232

ARCHITECT
SILVER PETRUCELLI & ASSOC.
3190 WHITNEY AVENUE, HAMDEN CT 06518
311 STATE STREET, NEW LONDON, CT 06320
PHONE 203.230.9007 silverpetrucci.com

ARCHITECTURAL DRAWINGS	
001	SCHEMATIC DESIGN
002	CONCEPTUAL FLOOR PLANS - OPTION 1
003	CONCEPTUAL FLOOR PLANS - OPTION 2
004	EXTERIOR ELEVATIONS
005	INTERIOR SECTIONS
006	MEP/PAP
007	PERMITS

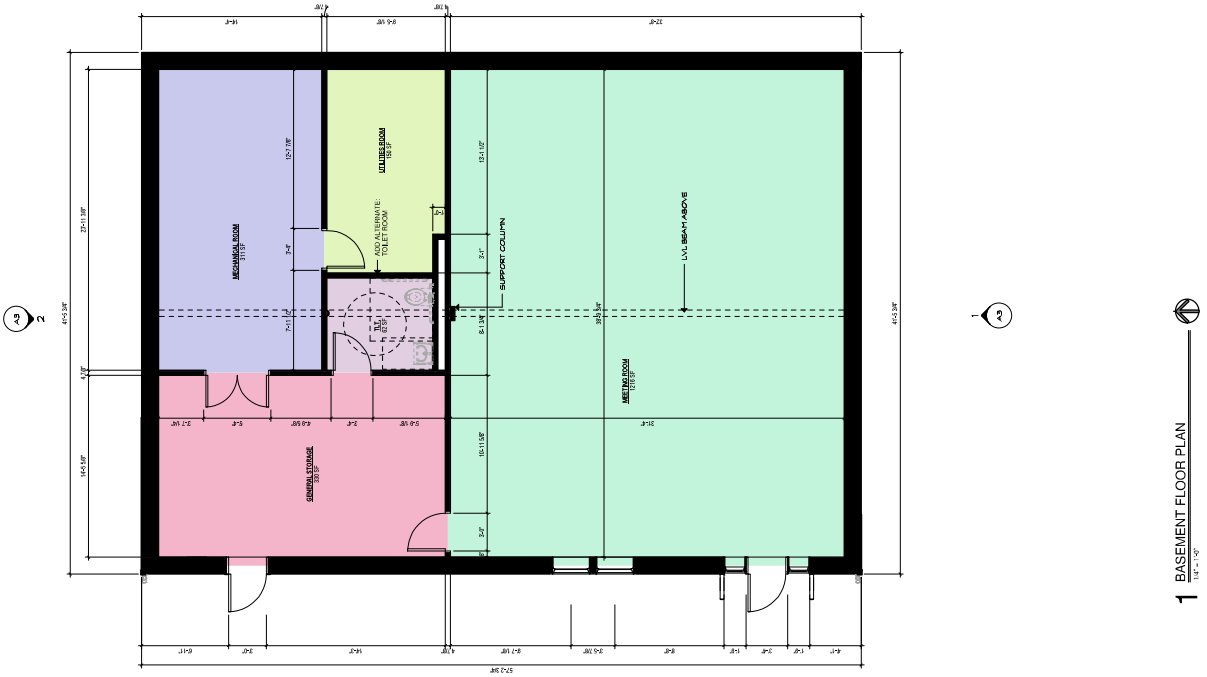
MEP/PAP
SILVER PETRUCELLI & ASSOC.
3190 WHITNEY AVENUE, HAMDEN CT 06518
311 STATE STREET, NEW LONDON, CT 06320
PHONE 203.230.9007 silverpetrucci.com



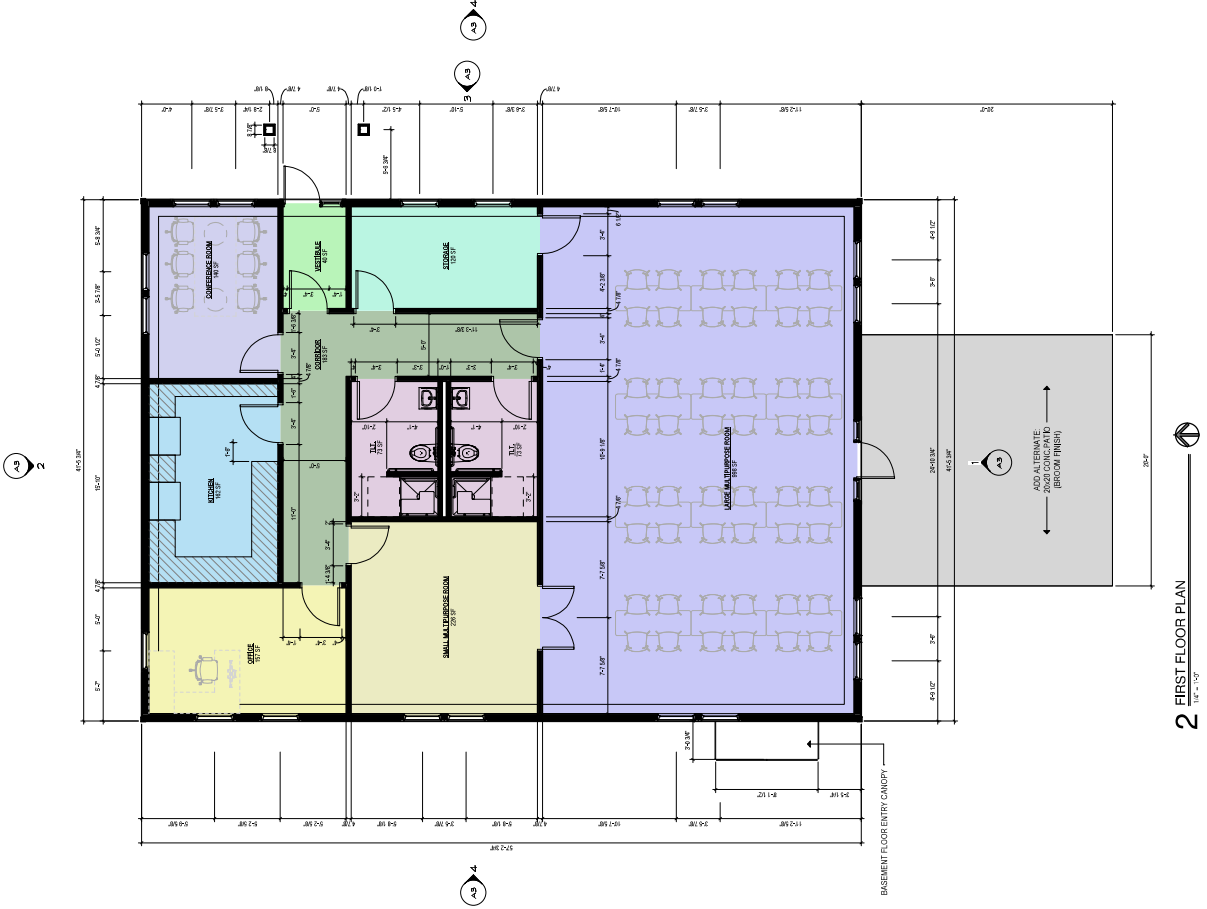
SILVER PETRUCELLI + ASSOCIATES

3190 WHITNEY AVENUE HAMDEN CT 06518
311 STATE STREET NEW LONDON CT 06320
203 230 9007 silverpetrucci.com

SCHEMATIC DESIGN 11.11.2022



1 BASEMENT FLOOR PLAN
1/8" = 1'-0"



2 FIRST FLOOR PLAN
1/8" = 1'-0"

Date: 11/11/20
 Title: 1st FLOOR
 Project: 17 School Road
 Drawing: 01-101
 Scale: A1.1

Project: ARCHITECTURAL FLOOR PLANS -
 OPTION 1

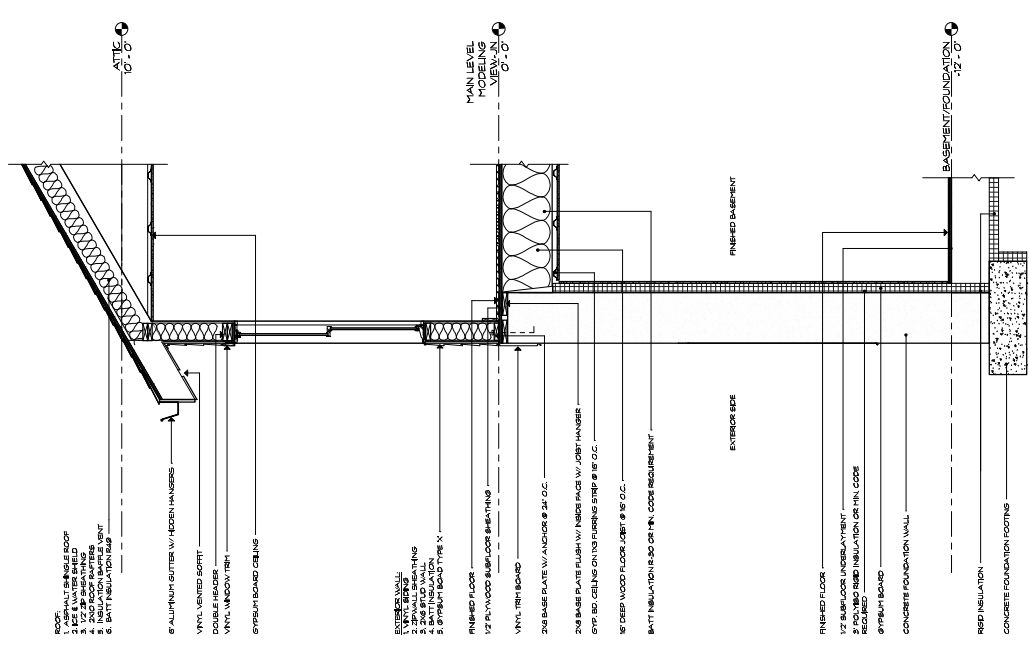
Designer: _____
 Checker: _____
 Date: _____
 Scale: _____

SILVER PETRUCELLI + ASSOCIATES
 3190 WHITNEY AVENUE, HAMDEN, CT 06518
 311 STATE STREET, NEW LONDON, CT 06320
 203.230.9007
 silverpetrucci.com



ADD ALTERNATE
 FINISHES TO
 (ROOM FINISH)

Project: Town Hall Community Center Building
 17 School Road
 Andover, CT 06232



- ROOF
1. ASPHALT SHINGLE ROOF
 2. 1/2\"/>

6. ALUMINUM GUTTER W/ HIDDEN HANGERS
- VINYL VENTED SOFFIT
- DOUBLE HEADER
- VINYL WINDOW TRIM
- GYP. BOARD CEILING

- EXTERIOR WALL
1. VINYL TRIM
 2. 2\"/>

- FINISHED FLOOR
- 1/2\"/>

- FINISHED FLOOR
- 1/2\"/>

- RESID. INSULATION
- CONCRETE FOUNDATION FOOTING

LEVEL OF DETAIL MAY INCLUDE ALTERNATIVE WORK

1 TYPICAL WALL SECTION
3/17/18/20

1/18/18
BUILDING WALL SECTIONS

SILVER PETRUCELLI + ASSOCIATES
 3190 WHITNEY AVENUE HAMDEN CT 06518
 311 STATE STREET NEW LONDON CT 06320
 203 230 9007
 silverpetrucci.com





ANDOVER COMMUNITY CENTER PAVILION

Client: Town Hall Community Center Building
17 School Road
Andover, CT 06232



SILVER PETRUCELLI + ASSOCIATES
3190 WHITNEY AVENUE - HAMDEN CT 06518
311 STATE STREET NEW LONDON CT 06320
203 230 9007
silverpetrucci.com

Project	Architect	Date	Scale

Project ID: RENDERINGS

Client Name: SKA
Scale: 1:1



WORK IN PROCESS AS OF 11/15/2022

TITLE & LOCATION	DESCRIPTION OF WORK	CONTRACT AMOUNT	OWNER/REP	DESIGNER/ ARCHITECT	PROJECT ROLE	START DATE	FINISH DATE	ANY COMPLAINT AS TO QUALITY
2200 CGA CT STATE POLICE DISPATCH CENTER	INTERIOR RENOVATION OF POLICE DISPATCH CENTER CARPENTRY AND NEW MEP'S	\$419,000.00	TINA MOHR CGA TINA.MOHR@CGA.CT.GOV	TECTON MARCO TOMMASINI 860-548-4802	GC	9/6/2022	12/1/2022	NO
2221 GARRIGUS SUITES WATER INFILTRATION REPAIR	REMOVE AND REPLACE STAIR TREADS TO REPAIR WATER INFILTRATIONS. CONSTRUCT CANOPY.	\$52,700.00	UCONN	QUISENBERRY ARCARI MARIL, LLC 195 SCOTT SWAP ROAD <u>FARMINGTON, CT 06032</u>	GC			
2224 UCHC RADIATION ONCOLOGY 20-023	INTERIOR RENOVATIONS TO CREATE CLINIC ROOMS	\$348,150.00	UCHC	DEPARTMENT OF CAMPUS PLANNING, DESIGN AND CONSTRUCTION UCONN HEALTH	GC	11/14/2022	2/28/2023	NO
2225 UCHC UCHC CONVERT TO INFUSION ROOM	INTERIOR RENOVATION TO NEW INFUSION ROOM	\$146,200.00	UCHC	DEPARTMENT OF CAMPUS PLANNING, DESIGN AND CONSTRUCTION UCONN HEALTH	GC	11/14/2022	1/15/2023	NO
2229 UCONN GILBERT ROAD SITE PREPARATION	RELOCATION OF EXISTING HISTORICAL BUILDING, SITE PREP RESTORATION AFTER FINAL POSITIONING	\$6,091,000.00	UCONN ANTOANETA FEDELES ANTOANETA.FEDELES@UCONN.EDU 857-777-6600	FENNICK MCCREDIE ARCHITECTURE, LTD 70 FRANKLIN STREET BOSTON, MA 02110	GC	10/25/2022	6/15/2023	NO
2111 UCONN BOILER PLANT	TRADE CONTRACT GENERAL LABOR AND CLEANING	\$353,175.00	BOND BUILDING CONSTRUCTION, INC. UCONN		SUB	8/3/2021		NO
2050 UCONN PUBLIC SAFETY BUILDING UCONN STORRS CAMPUS	RENOVATIONS AND ADDITION TO THE PUBLIC SAFETY BUILDING	\$5,631,899.00	UCONN UPDC 31 LEDOYT ROAD UNIT 3038 STORRS, CT 06269 SCOTT GALLO.SCOTT.GALLO@UCONN.EDU	CHRISTOPHER WILLIAMS ARCHITECTS 85 WILLOW STREET NEW HAVEN, CT MARK POZZI 203-776-0184	GC	12/14/2020	12/31/2022	NO
2122 GLASTONBURY LOCKER REPLACEMENT	REPLACEMENT OF LOCKERS	\$235,775.00	TOWN OF GLASTONBURY DAVID SACCHITELLA Dave.Sacchitella@glastonbury-ct.gov	TOWN OF GLASTONBURY DAVID SACCHITELLA Dave.Sacchitella@glastonbury-ct.gov	GC	2/1/2022	8/31/2022	NO
2123 GSA COTTER FEDERAL BUILDING 47PB0018D0023 SSA 1ST FLOOR BUILD OUT	INTERIOR RENOVATION	\$4,143,814.00	GSA NEW ENGLAND REGION CONTRACT OPERATIONS BRANCH IPQB ACQUISITION MANANGEMENT DIV, PBS FRANK PFEIFFER	OAK POINT ASSOCIATES 231 MAIN STREET BIDDEFORD, ME 04005	GC	12/1/2021	10/15/2022	NO
2126 WICKHAM MEMORIAL LIBRARY EAST HARTFORD	GENERAL TRADES CONTRACT	\$1,058,857.00	TOWN E. HARTFORD/NEWFIELD CONST 225 NEWFIELD AVE HARTFORD, CT 06106	SILVER PETRUCELLI 3190 WHITNEY AVE, BUILDING 2 HAMDEN, CT 06518	GT	11/1/2021	10/15/2022	NO
2201 SOUTH WINDSOR	RENOVATION OF POLICE LOCKER	\$658,446.00	TOWN OF SOUTH WINDSOR	SILVER PETRUCELLI	GC	7/6/2022	12/23/2022	NO



WORK IN PROCESS AS OF 11/15/2022

TITLE & LOCATION	DESCRIPTION OF WORK	CONTRACT AMOUNT	OWNER/REP	DESIGNER/ ARCHITECT	PROJECT ROLE	START DATE	FINISH DATE	ANY COMPLAINT AS TO QUALITY
2200 CGA CT STATE POLICE DISPATCH CENTER	INTERIOR RENOVATION OF POLICE DISPATCH CENTER CARPENTRY AND NEW MEP'S	\$419,000.00	TINA MOHR CGA TINA.MOHR@CGA.CT.GOV	TECTON MARCO TOMMASINI 860-548-4802	GC	9/6/2022	12/1/2022	NO
2221 GARRIGUS SUITES WATER INFILTRATION REPAIR	REMOVE AND REPLACE STAIR TREADS TO REPAIR WATER INFILTRATIONS. CONSTRUCT CANOPY.	\$52,700.00	UCONN	QUISENBERRY ARCARI MARIL, LLC 195 SCOTT SWAP ROAD <u>FARMINGTON, CT 06032</u>	GC			
2224 UCHC RADIATION ONCOLOGY 20-023	INTERIOR RENOVATIONS TO CREATE CLINIC ROOMS	\$348,150.00	UCHC	DEPARTMENT OF CAMPUS PLANNING, DESIGN AND CONSTRUCTION UCONN HEALTH	GC	11/14/2022	2/28/2023	NO
2225 UCHC UCHC CONVERT TO INFUSION ROOM	INTERIOR RENOVATION TO NEW INFUSION ROOM	\$146,200.00	UCHC	DEPARTMENT OF CAMPUS PLANNING, DESIGN AND CONSTRUCTION UCONN HEALTH	GC	11/14/2022	1/15/2023	NO
2229 UCONN GILBERT ROAD SITE PREPARATION	RELOCATION OF EXISTING HISTORICAL BUILDING, SITE PREP RESTORATION AFTER FINAL POSITIONING	\$6,091,000.00	UCONN ANTOANETA FEDELES ANTOANETA.FEDELES@UCONN.EDU 857-777-6600	FENNICK MCCREDIE ARCHITECTURE, LTD 70 FRANKLIN STREET BOSTON, MA 02110	GC	10/25/2022	6/15/2023	NO
2111 UCONN BOILER PLANT	TRADE CONTRACT GENERAL LABOR AND CLEANING	\$353,175.00	BOND BUILDING CONSTRUCTION, INC. UCONN		SUB	8/3/2021		NO
POLICE DEPARTMENT LOCKER ROOM RENOVATION	ROOM AREAS		CLAY MAJOR 860-377-6161	3190 WHITNEY AVE, BUILDING 2 HAMDEN, CT 06518 MICHELLE MILLER 203-230-9007				
2204 WEST HARTFORD CONARD AND HALL SCHOOLS	RENOVATION OF BATHROOMS IN 2 SCHOOLS	\$851,800.00	TOWN OF WEST HARTFORD 50 SOUTH MAIN STREET ROOM 308 WEST HARTFORD, CT 06107	FRIAR ASSOCIATED JAMES MARENZANA 860-678-1291	GC	7/15/2022	9/15/2022	NO
2207 WERTH BASKETBALL PANTRY UCONN STORRS CAMPUS	RENOVATION OF KITCHEN PANTRY SPACE	\$533,462.00	UCONN UPDC KATHERINE VIVEIROS 860-486-5981	MAIER DESIGN GROUP ERIC LACHAPPELLE 860-293-0093	GC	4/20/2022	9/30/2022	NO
DRK UNDER CONTRACT AND COMPLETE TO DATE		\$20,675,211.00						

PROJECT TITLE: _____

TOWN HALL COMMUNITY CENTER BUILDING

17 SCHOOL ROAD
ANDOVER, CT 06232



ARCHITECT
SILVER PETRUCELLI & ASSOC.
3190 WHITNEY AVENUE, HAMDEN CT 06518
311 STATE STREET NEW LONDON, CT 06320
PHONE 203 230 9007 silverpetrucelli.com

ARCHITECTURAL DRAWINGS	
CS	COVER SHEET
A1.1	ARCHITECTURAL FLOOR PLANS - OPTION 1
A1.2	ARCHITECTURAL FLOOR PLANS OPTION 2
A2	ROOF PLAN
A3	EXTERIOR ELEVATIONS
A4	BUILDING WALL SECTIONS
SKA 1.1	RENDERINGS

M/E/P/FP
SILVER PETRUCELLI & ASSOC.
3190 WHITNEY AVENUE, HAMDEN CT 06518
311 STATE STREET NEW LONDON, CT 06320
PHONE 203 230 9007 silverpetrucelli.com

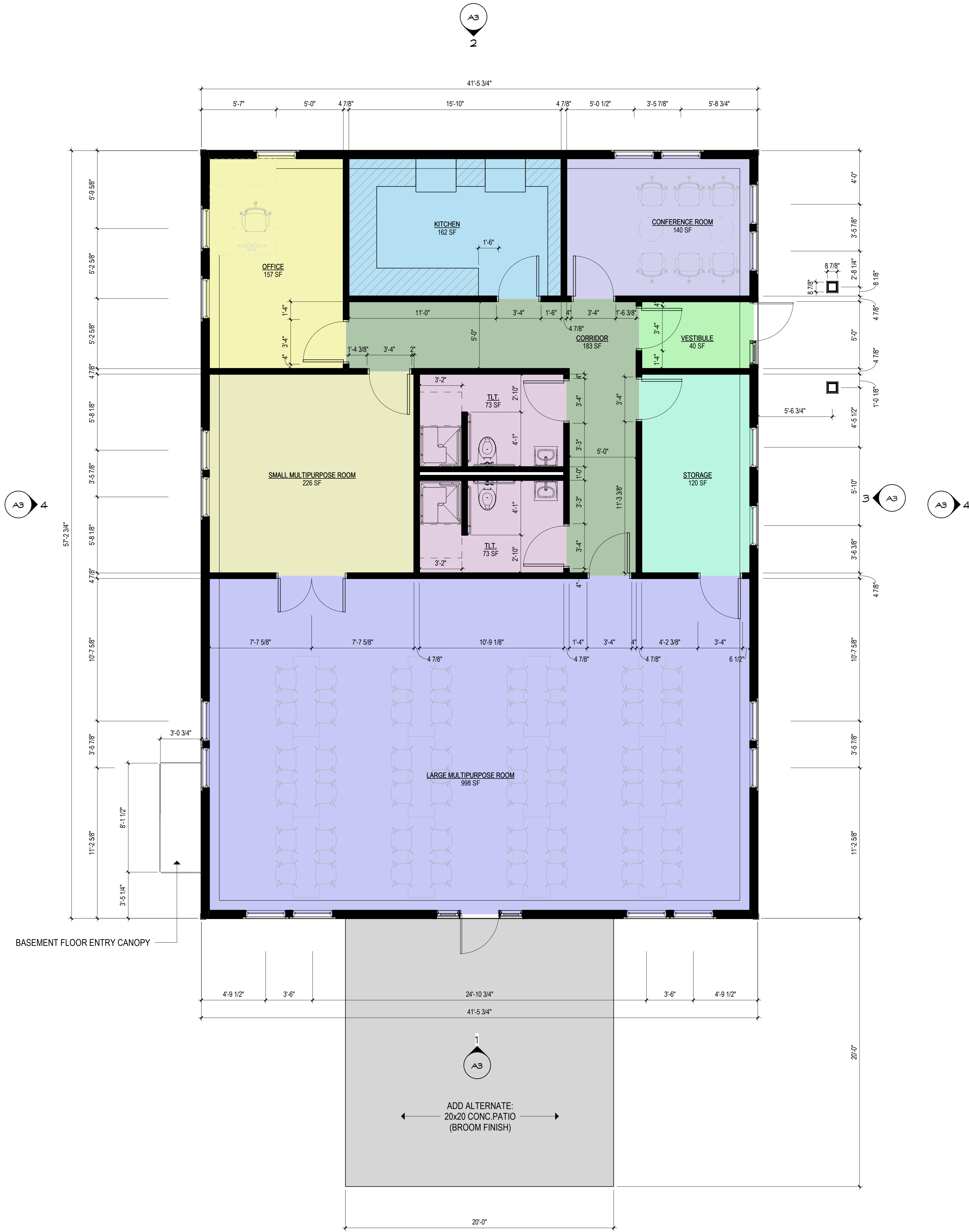


SILVER PETRUCELLI + ASSOCIATES

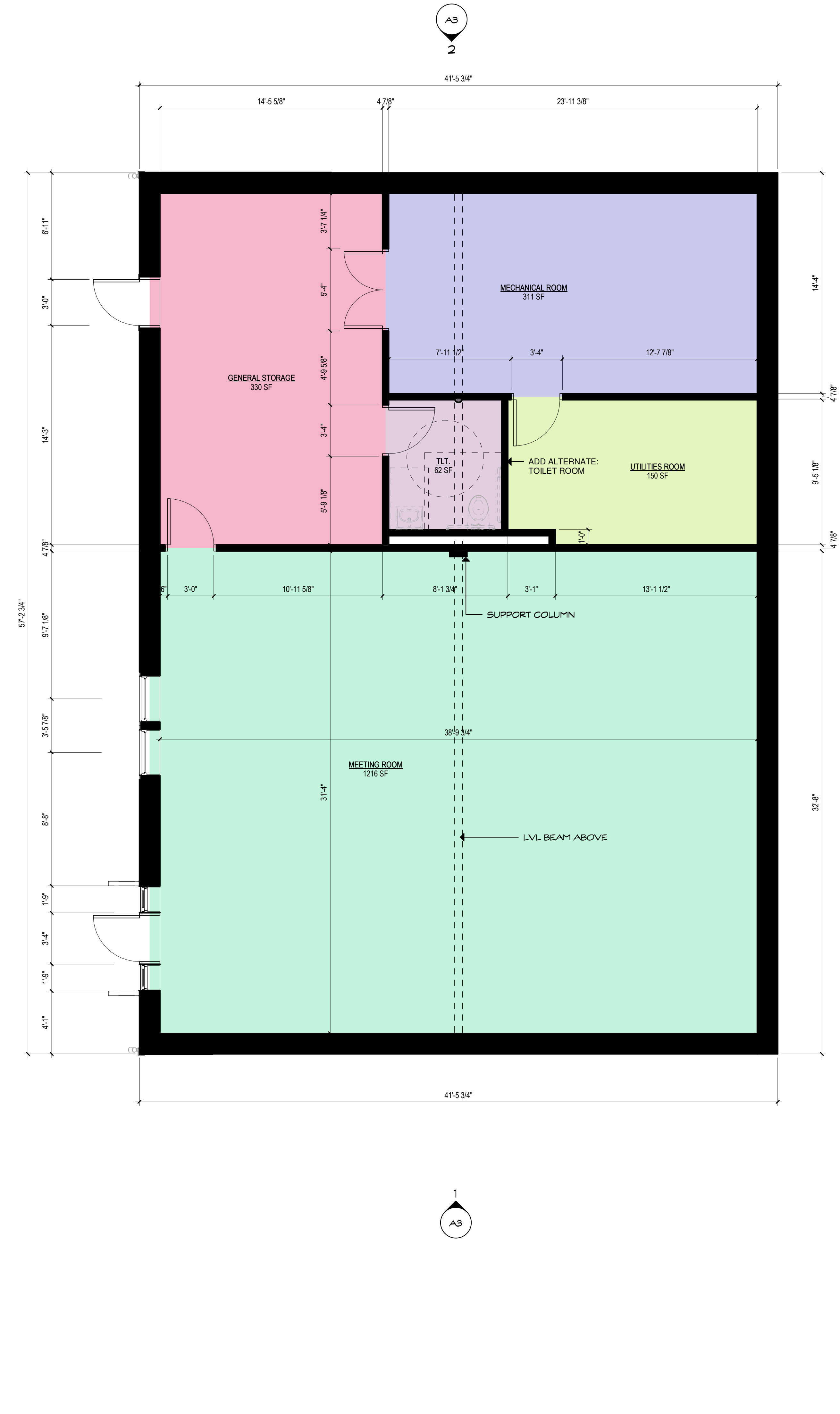
3190 WHITNEY AVENUE HAMDEN CT 06518
311 STATE STREET NEW LONDON CT 06320
203 230 9007 silverpetrucelli.com

SCHEMATIC DESIGN

11.11.2022



2 FIRST FLOOR PLAN
1/4" = 1'-0"



1 BASEMENT FLOOR PLAN
1/4" = 1'-0"

Project Title:
Town Hall Community Center Building

17 School Road
Andover, CT 06232

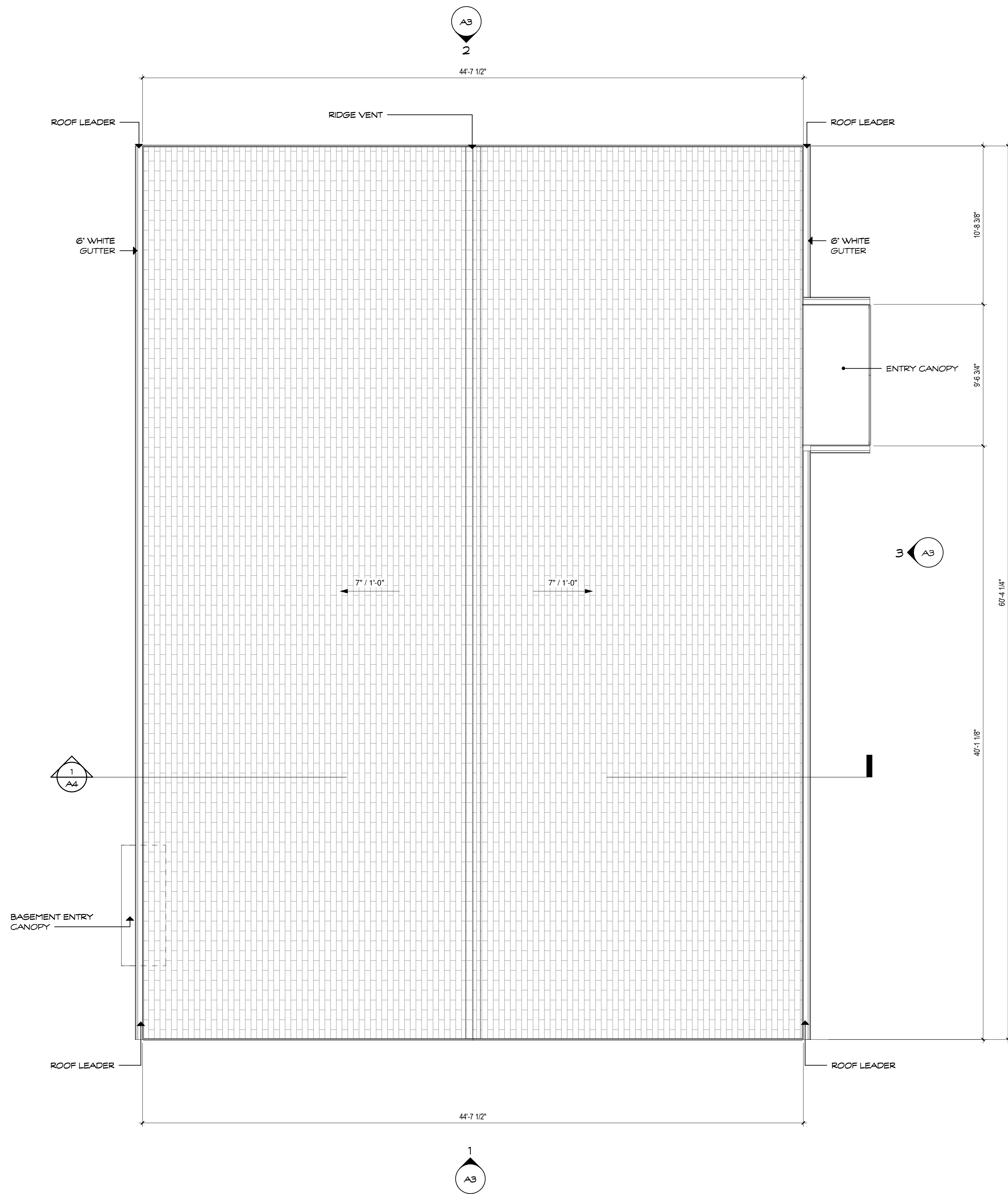
SP+A SILVER PETRUCELLI + ASSOCIATES
3190 WHITNEY AVENUE HAMDEN CT 06518
311 STATE STREET NEW LONDON CT 06320
203 230 9007 silverpetrucelli.com

Revision:	Description:	Date:	Revised By:

Drawing Title:
ARCHITECTURAL FLOOR PLANS -
OPTION 1

Date: 11/11/22
Scale: 1/4" = 1'-0"
Drawn By: MLG
Project Number: 22.343
Drawing Number: A1.1

11/11/2022 4:19:33 PM



1 ROOF PLAN NEW WORK
 1/4" = 1'-0"

Project Title:
 Town Hall Community Center Building
 17 School Road
 Andover, CT 06232

S+PA SILVER PETRUCELLI + ASSOCIATES
 3190 WHITNEY AVENUE HAMDEN CT 06518
 311 STATE STREET NEW LONDON CT 06320
 203 230 9007 silverpetrucelli.com

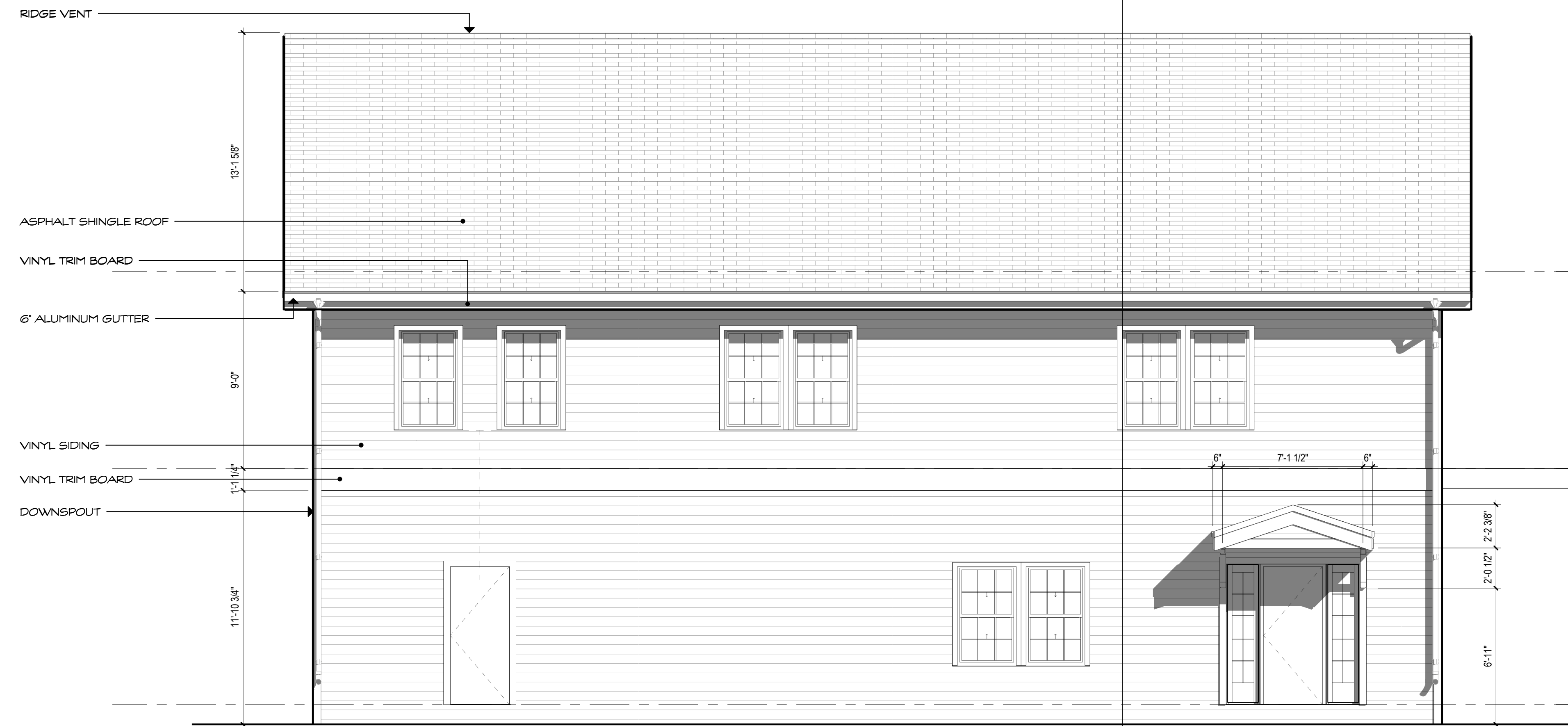
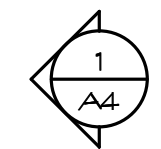
Revision:	Description:	Date:	Revised By:

Drawing Title:
 ROOF PLAN

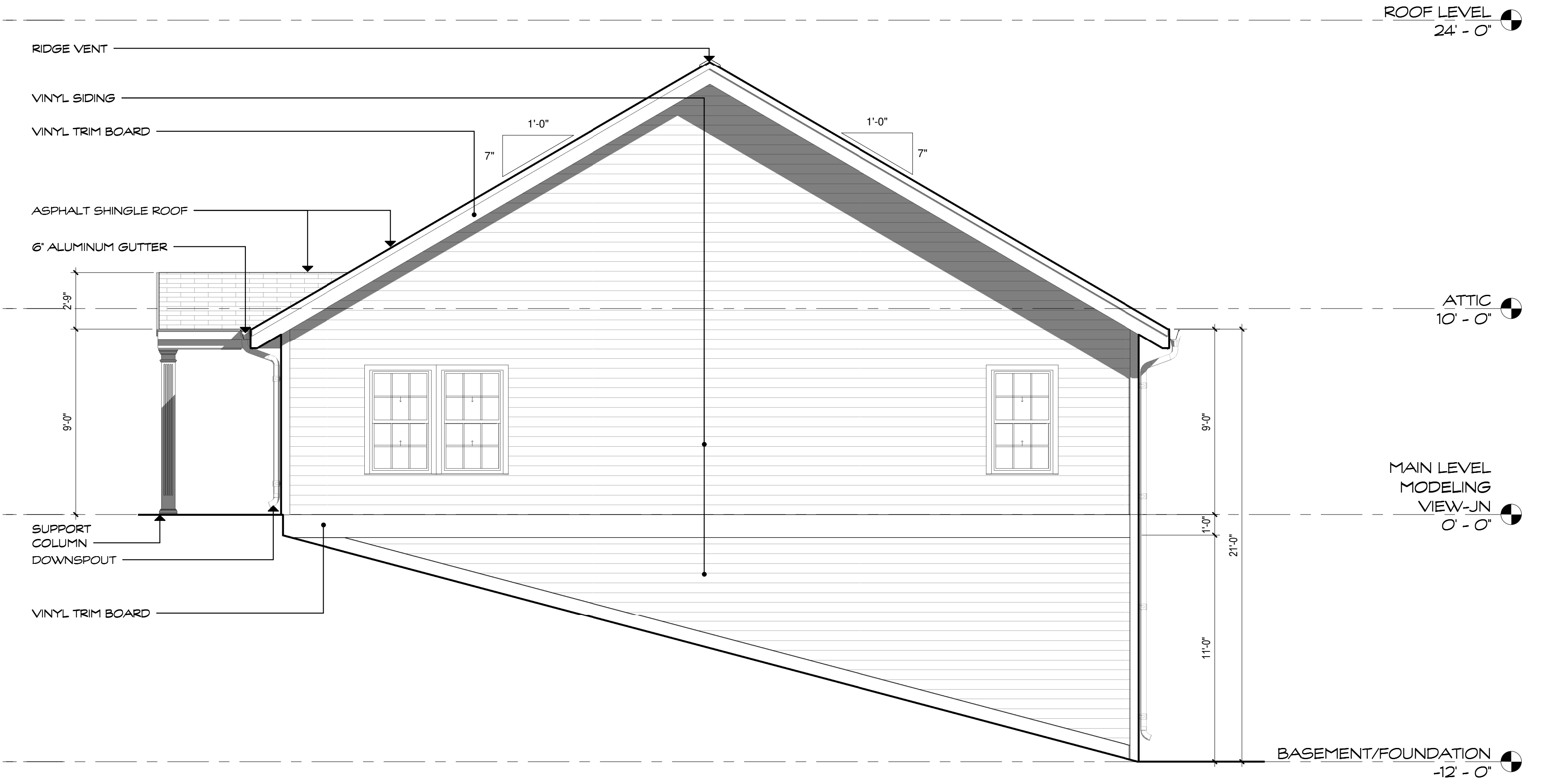
Date: 11/11/22
 Scale: 1/4" = 1'-0"
 Drawn By: MLG
 Project Number: 22.343
 Drawing Number:

A2

11/11/2022 4:27:23 PM



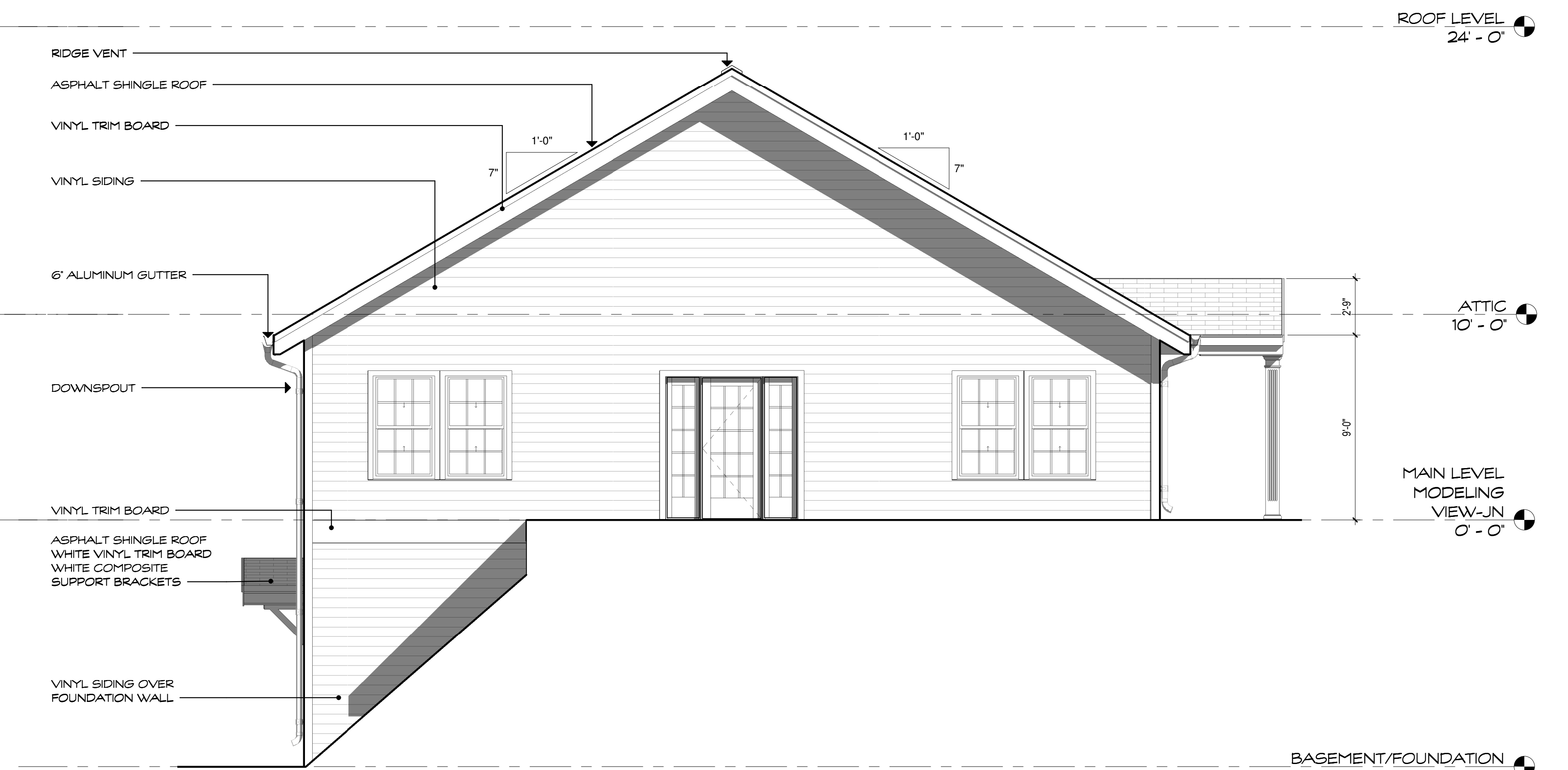
4 WEST ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"



3 EAST ELEVATION
1/4" = 1'-0"



1 SOUTH ELEVATION
1/4" = 1'-0"

Project Title:
Town Hall Community Center Building

17 School Road
Andover, CT 06232



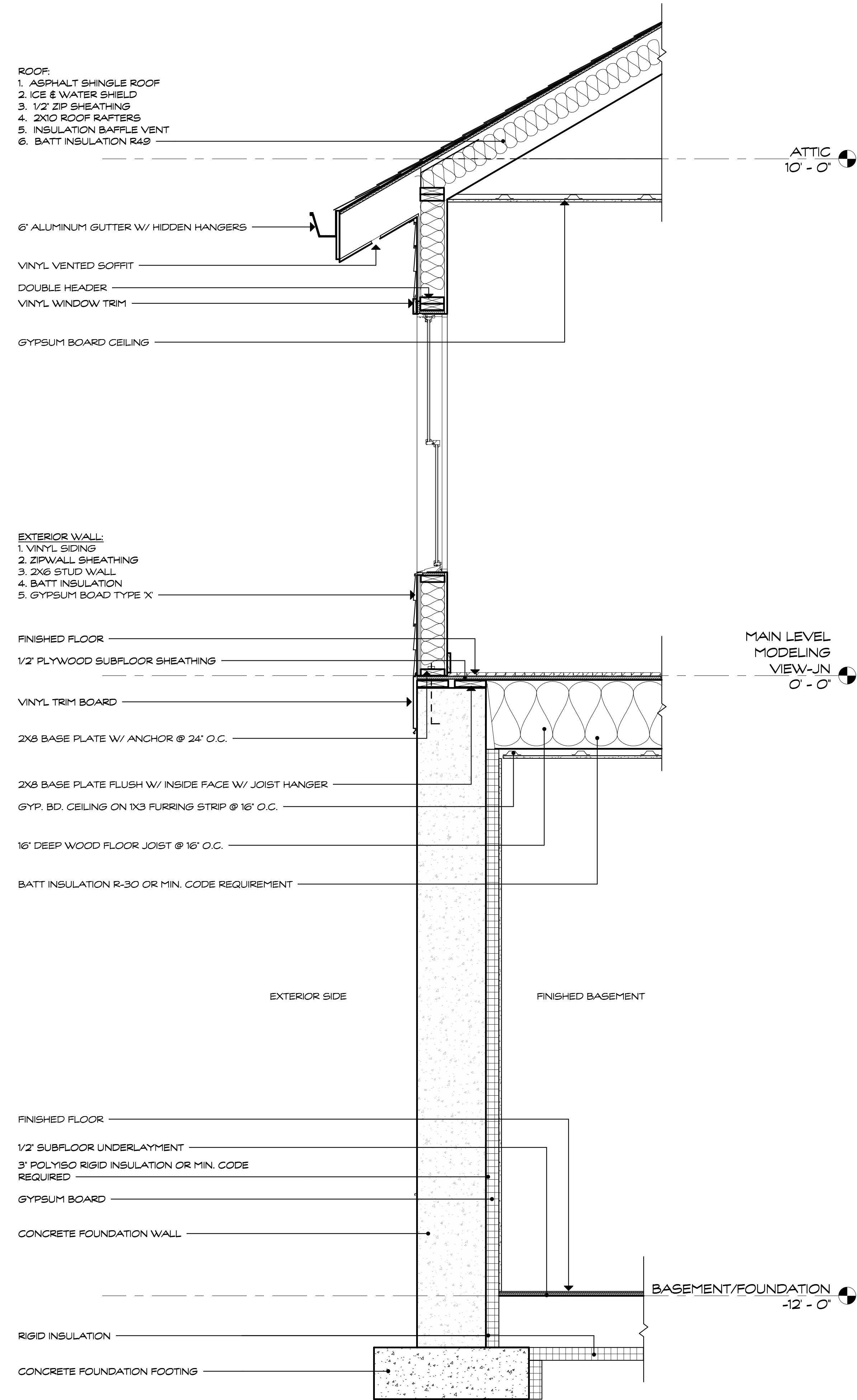
SILVER PETRUCELLI + ASSOCIATES
3190 WHITNEY AVENUE HAMDEN CT 06518
311 STATE STREET NEW LONDON CT 06320
203 230 9007 silverpetrucci.com

Revision:	Description:	Date:	Revised By:

Drawing Title:
EXTERIOR ELEVATIONS

Date: 11/11/22
Scale: 1/4" = 1'-0"
Drawn By: MLG
Project Number: 22.343
Drawing Number: A3

LEVEL OF DETAIL MAY INCLUDE ALTERNATIVE WORK



1 TYPICAL WALL SECTION
3/4" = 1'-0"



ANDOVER COMMUNITY CENTER PAVILION

Project Title:
Town Hall Community Center Building

17 School Road
Andover, CT 06232



SILVER PETRUCELLI + ASSOCIATES
3190 WHITNEY AVENUE HAMDEN CT 06518
311 STATE STREET NEW LONDON CT 06320
203 230 9007 silverpetrucci.com

Revision:	Description:	Date:	Revised By:

Drawing Title:
RENDERINGS

Date: 11/11/22
Scale: _____
Drawn By: _____
MLG: _____
Project Number: 22.343
Drawing Number: _____

SKA
1.1



SARAZIN
GENERAL CONTRACTORS, INC.



SARAZIN
GENERAL CONTRACTORS, INC.

6 Commerce Drive
North Windham, CT 06256
Tel: 860.456.4576
Fax: 860.456.8937
E-mail: info@sarazin.com
Web: www.sarazin.com



Providing foundation and structure for success

Who We Are

Sarazin General Contractors (SGC) is a local, mid-sized, family owned construction company, committed to providing construction services of the highest caliber since 1991. SGC specializes in general contracting, design/build, and construction management services for governmental agencies, healthcare providers, educational institutions, and more.

At SGC, our wealth of experience in the construction industry provides us with an excellent understanding of our clients' expectations. Our professional team of project managers, construction supervisors, skilled craftsmen, office support staff, design consultants, and reliable subcontractors has the knowledge and dedication required to ensure that those expectations are fulfilled.

Aesthetics and Functionality

Throughout all phases of construction, SGC never loses sight of the finished product. Industry-best practices and quality materials are utilized to consistently deliver a beautiful and serviceable product that will be enjoyed by its owners and occupants for years to come.

Community

As a business centered in North Windham, we have a deep understanding of our local clients' needs as they relate to the surrounding community. Our commitment to the welfare of the Windham-area population is a perfect complement to the commitment we have to our local clients.

Timeliness and Efficiency

At SGC, we are no strangers to projects with demanding schedules. Our project management and supervisory staff have the construction experience, creativity, communication skills, scheduling tools, and persistence

required to complete projects in a timely manner. Our commitment to the efficient use of labor forces and materials not only helps to bring projects to completion on or before schedule, but also serves to reduce environmental impact while also reducing cost to the client.

Safety

Worker safety is of the utmost importance to SGC. Between quarterly company-wide safety meetings, weekly safety meetings, safety site checks by our safety director and project managers, and weekly toolbox talks on each job site, safety is always at the front of the minds of everyone working on our jobs. SGC provides safety training, including OSHA 10 and OSHA 30, for everyone employed. Job specific training is also provided

as needs arise. Our commitment to safety has been recognized by the Associated Builders and Contractors and we have received safety awards for the last nine years.



Windham Community Memorial Hospital

Windham Community Memorial Hospital Emergency Department and Outpatient Services Department was a renovation and addition to our local hospital. This project contained many logistical and scheduling challenges as the work proceeded in and around a busy Emergency Department that was operational 24 hours a day, seven days a week. Our community has greatly benefited by the improved facilities and services that Windham Hospital is now able to offer. This project was recognized by the Associated Builders and Contractors for Excellence in Construction.





Eastern Connecticut State University

333 Prospect Street is now a wonderful home for Eastern Connecticut State University offices. Sadly, this beautiful Victorian had fallen into a state of disrepair. SGC and other local contractors worked diligently to repurpose, restore, and bring life back into this building. It now shines inside and out in the Hill Section of Willimantic.



Otis Library

The Otis Library is located in downtown Norwich. This historic brick structure has been brought back to life and is now a landmark building for the city. SGC is proud to have contributed construction services, including the exterior restoration and structural repair of this important building.



Carl Small School

The vocational agriculture addition at the Carl Small School in Southington is an outstanding example of an inviting educational facility. The lobby was constructed with heavy timber wood trusses and wood decking, filling this open space with light. A greenhouse and laboratory were also included in the construction of this project.





UConn Health Center

The recently renovated student lounge at the UConn Health Center was a much needed reprieve for the students. Filled with colorful carpet, furniture and recreational areas, this space provides a place to relax and renew during a student's busy day.



UConn School of Dental Medicine

UConn's School of Dental Medicine is known for being on the leading edge of technology and research. The Dental Preclinical and Prosthetics Laboratory project is an example of how the university provides students with the opportunity to train using the most advanced dental technology available. SGC was proud to build this project and contribute to the success of the UConn School of Dental Medicine, a top tier teaching university. This project was awarded the most prestigious Jury Award for Excellence in Construction by the Associated Builders and Contractors.



Windham Mills Complex

Located in the former manufacturing heart of Willimantic is the Windham Mills Complex. Formerly the American Thread Company, these buildings sat idle for years after the company's relocation. SGC performed work in many areas of the mill complex including: exterior restoration, structural repairs, interior core and tenant fit outs.



Union School

Union, Connecticut has 750 residents and up until August of 2010, 78 of them aged 5 to 13 were receiving their education in the local five room school house. It took 50 years to agree to build a new school in the town of Union. SGC was excited to construct the new school. The school is very energy efficient, aesthetically pleasing and most importantly, technologically up-to-date. Every inch of the 22,000 square foot building is occupied. There are now classrooms for every teacher, a multipurpose room, art room, library, nurse's room and administrative office space. This project was awarded an Excellence in Construction award by the Associated Builders and Contractors.



Community/Recreation Center | New London, CT



The firm was hired to develop a master plan for a 7-acre city-owned parcel at the center of the Fort Trumbull peninsula which had remained vacant since the City used eminent domain to seize private properties there.

The plans for a two-story community/rec center will have space for an indoor track, a two-court gymnasium, 6- to 8-lane swimming pool with seating for swim meets, locker rooms, changing rooms, classrooms, a fitness center and weight room, multipurpose rooms and space for the headquarters of the city's Recreation Department and Youth Affairs.

A two-story design solution allows for a compact design that is more energy efficient, cost effective and would allow for more outdoor space or a future expansion.

The firm is working with the Brailsford & Dunlavey who was hired by the City to initially explore potential sites and will later oversee the \$2.1 million operation of the center which is expected to be funded through membership fees and rental income.

Owner: City of New London
Description: New construction
Project Size: 7-acre site; 62,000 s.f.
Construction Cost: \$22 Million
GC/CM: Downes Construction
Completion: 2024
Reference: Felix Reyes, Director of Development & Planning
freyes@newlondonct.org; 860-437-6392

Community/Recreation Center | New London, CT



Eckersley-Hall Community/Senior Center | Middletown, CT



The Eckersley-Hall School was built in 1929 and served as a school throughout its history. It was known as St. Sebastian School when it closed in 2009.

The City of Middletown acquired the property in March 2011 with the intent to reuse it for a new community/senior center to house a broad range of programs and activities that enhance the quality of life for Middletown’s population.

This overarching project involved making the building ADA-compliant, restructuring the lower level to be the main entrance and at one grade, and revamping the upper level to provide space for anticipated activities while preserving key historical features.

The project earned historic tax credits and LEED Silver designation.

Owner: City of Middletown
Description: Rehabilitative reuse
Project Size: 13,000 s.f.
Construction Cost: \$5 Million
GC/CM: Aresco Construction
Completion: 2014
Reference: Phil Pessina, Common Council & Building Committee
Vice Chairman
philip.pessina@middletownct.gov; 860-559-5211

Recognition: LEED Silver



Eckersley-Hall Community/Senior Center | Middletown, CT



Interior spaces were completely transformed and include dedicated space for exercise, games, dining, arts and crafts, reading and health screenings. Close attention by our interior designers ensured senior-friendly spaces included appropriate use of floor patterning, anti-slip and fall materials and multi-use furniture selections. The center includes a library, industrial-sized kitchen and all rooms have flat screen TVs, displaying bus schedules and upcoming events. Numerous multi-purpose rooms are available. All mechanical and electric systems were updated, and the entire building is ADA accessible.

Improving access to the building required excavating three to four feet in the front of the building to establish an entrance at the lower level and installing an in-ground water drainage system in that area. The project also includes an 11-well ground source heat pump system as part of its energy conservation measures. Parking lots were also repaved, and regraded.



Senior Center | Colchester, CT



The existing four-room senior center built in 1891 lacked the space and adequate parking to accommodate its nearly 1,300 registered members.

A new senior center would align with the Town's strategic plan goals including strengthening the community, attracting younger seniors and expanding programming and services.



The architecture of the new building complements its setting adjacent to Town Hall. The center will accommodate 300+ people per day. One-third of the building is designed with community use as a goal (i.e., weddings, social events) and includes a commercial kitchen.

Expanded activities will include a fitness center, creative/art rooms, game room, library and multi-purpose spaces. Ample parking is available for 70 cars with an additional 50 spaces at Town Hall.

Owner: Town of Colchester
Description: New Construction
Project Size: 14,500 s.f.
Construction Cost: \$7.7 Million
Completion: 2023
Reference: Anthony Tarnowski, Bldg. Committee Chairman
tar51214@att.net; 860-478-3971

East Side Public Safety Youth Center | Manchester, CT



The Spruce Street Firehouse was built in 1923 by the Cheney Brothers Company and is a contributing property in the Manchester Historic District on the National Register of Historic Places.

The 2-bay brick building was decommissioned as a firehouse in the late 1960s and subsequently used for Town storage. The Manchester Board of Directors voted to renovate the former firehouse into a youth center as part of its commitment to a community-wide master plan for youth, children and families.

The project was fully funded from State and Federal dollars.

Adaptive reuse of the historic structure with its existing large bay doors, deep overhangs, and exposed structure ensured the historic character of the original firehouse was preserved and respected.

The first floor with the open bays was converted into two meeting spaces, with gallery space in the center. The existing large bay doors were preserved and modernized with new insulated glazing and hardware.

Owner: Town of Manchester
Description: Adaptive reuse of a decommissioned firehouse
Project Size: 4,760 s.f.
Construction Cost: \$859,450
GC/CM: Naek Construction
Completion: 2011
Reference: Chris Till, Facilities Project Manager
ctill@ci.manchester.ct.us; 860-647-3145

East Side Public Safety Youth Center | Manchester, CT



An elevator was placed in the former hose tower and provides high tech MEP systems. A center gallery was designed with curved walls and a curved ceiling. A new multi-purpose room, computer room, and support spaces were the primary interior components. Safety, accessibility, and energy use was improved with a new egress stair, fire protection sprinklers, toilet rooms, and insulated glazing. Exterior site lighting, a public courtyard, perimeter landscaping, and sidewalks contribute to its neighborhood context.



Richmond Senior Center | New Milford, CT



The New Milford Senior Center operates out of the Paul S. Richmond Center, an historically significant structure located on Main Street. It services 5,903 senior residents and is located central to downtown and close to two of the Town's senior housing facilities.

The center occupies just over 6,300 square feet of the building with the largest space for senior programming being a 1,000 s.f. recreational room. The space needs continued to grow and the space constraints often resulted in a waiting list for events as well as transportation and other logistical issues.

Architecture, engineering, and interior design services were provided that expanded the center's recreational space by 1,512 square feet while maintaining the historic character of the 108-year old building.

With an anticipated increase to 7,500 seniors by the year 2020, the New Milford Senior Center expects to accommodate the Town's seniors for years to come with additional programming and activities

Owner: Town of New Milford
Description: Renovation & expansion
Project Size: 1,890 s.f.
Construction Cost: \$545,000
GC/CM: J.A. Rosa Construction
Completion: 2016
Reference: Pete Bass, Mayor
mayor@newmilford.org; 860-355-6010

Senior Center | Oxford, CT



A growing senior population and the need to move the current senior activities out of the Town Hall led to this project on an undeveloped site in the center of the Town. Detailed programming and several alternative design reviews were conducted with the Senior Center Committee and the Director of the Town's senior programs, which resulted in a one story complex serving both on-site and off-site activities of the town.

A large meeting room serves as the multi-purpose focus of the facility, with activity and special function rooms on the perimeter, including a large kitchen, billiards room and exercise room.

A large library with a computer center was also developed in the quieter section of the building, and large sweeping overhangs provide both winter weather protection as well as solar control for this year round facility. Septic, water, fire protection and gas services were just some of the utilities that were included in the site work, as well as flexible parking lots that provided the overflow parking for the bus trips to locations around the northeast.

The parking and building were carefully sited to minimize the impact on the wetlands while mitigating the potential high cost of rock blasting and excavation.

Owner: Town of Oxford
Description: New construction
Project Size: 7,100 s.f.
Construction Cost: \$2.1 Million
GC/CM: Banton Construction
Completion: 2005
Reference: Heather Haney, Assistant Director
203-881-5231 x 104

Senior Center | Southbury, CT



The construction of a new library prompted the Town to consider alternative uses for a large facility on the main thoroughfare. The facility was converted into a busy complex serving the Senior Center and the Parks and Recreation Department.



The senior center occupies over 9,200 square feet, with conjoined multi-purpose rooms, smaller meeting rooms with folding walls, a large kitchen and dining area and activity spaces. Card playing, computer research and TV/music rooms with a reading nook compliment the core administrative functions and a clinic for the membership.

The Parks and Recreation Department is housed in over 7,700 square feet with multi-purpose karate rooms, shared multi-purpose rooms with the senior center, arts and crafts and office spaces as well as generous storage rooms.

Site improvements included expansion of the parking lot for the increased Owner traffic, and a covered canopy and bus/van drop off area was developed in the rear of the facility, leaving the primary elevation on Main Street untouched and familiar to the rest of the town.

Owner: Town of Southbury
Description: Renovation & Expansion
Project Size: 17,000 s.f.
Construction Cost: \$1.5 Million
GC/CM: Lupachino & Salvatore
Completion: 2007
Reference: John Cottell, Jr., Director of Public Works
publicworks@southbury-ct.gov; 203-262-0622



Killingly Community Center | Killingly, CT



The Town wanted to create a new, more modern community center for Killingly residents to better meet current and future needs. The study looked at renovating a portion of the former high school building at 79 Westfield Avenue to accommodate the community center.



The building and site was reviewed for code and maintenance requirements and programming and space analysis was completed to determine how much room is available/usable for the center. Floor plans and conceptual images were developed along with detailed estimates for use by the Town.

Owner: Town of Killingly
Description: Conceptual Study & Estimates
Project Size: 34,600 s.f.
Construction Cost: \$16.1 Million
Completion: 2020
Reference: Mary Bromm, Community Development Administrator
mbromm@killinglyct.com; 860-779-5355

Community Center | Woodbridge, CT



The creation of a Community Center in the Old Firehouse building and surrounding outdoor spaces has the potential to be transformational for all Woodbridge residents.

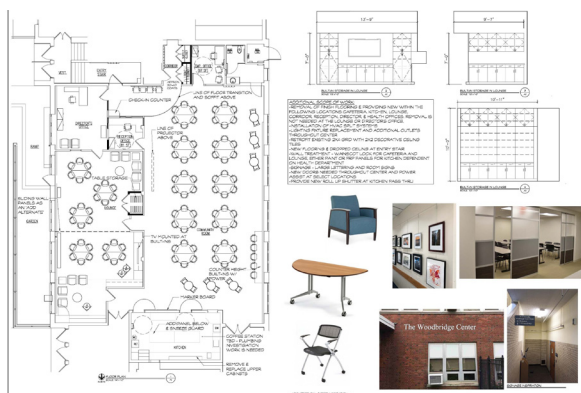
The redesigned spaces will provide multiple venues for Town residents to gather for organized events, social gatherings, impromptu get togethers, host art and historic exhibitions, attend classes, performances, fitness programs, etc.

Input into program ideas for both indoor and outdoor space was requested from the Library, Human Services, Recreation and the Community Council. Based on the range of ideas received, the goal is to create flexible uses for all the space in the community center. This type of design will facilitate multiple uses for the many different types of activities that will take place in this building.



Owner: Town of Woodbridge
Description: Renovation and Reuse
Project Size: 8,232 s.f.
Construction Cost: \$1.3 Million
Completion: 2023
Reference: Anthony Genovese, Administrative Officer/Finance Director
agenovese@woodbridgect.org; 203-389-3482

Senior Center | Woodbridge, CT



The Town was seeking to attract younger seniors to its senior center which offers meals, cultural, social, educational programming and exercise classes. The space also serves as the Town's emergency shelter. In order to meet this goal, the Town felt the space needed to be renovated, modernized and possibly reconfigured. A condition assessment recommended a number of improvements including better wayfinding, furniture, technology and electrical and HVAC improvements.

The project includes an HVAC system with a high-quality air filtration system for the safety of the senior population. It also includes a new reception area, new flooring, lighting, and other finishes in the cafeteria, lounge, and lower kitchen. A consultation room, formerly a small office space, is designed for nurses' consults or social worker appointments and can also be used for telehealth appointments, or any other meeting that would benefit from some privacy.

The project includes increase storage space with closets for exercise equipment and a wall dedicated to art exhibits.

Owner: Town of Woodbridge
 Description: Renovations
 Project Size: 4,462 s.f.
 Construction Cost: \$513,799
 GC/CM: Olympus Construction
 Completion: 2023
 Reference: Anthony Genovese, Administrative Officer/Finance Director
 agenovese@woodbridged.org; 203-389-3482