

Wiss, Janney, Elstner Associates, Inc. 2 Trap Falls Road, Suite 502 Shelton, Connecticut 06484 203.944.9424 tel www.wje.com

June 5, 2020

John Broadbin
Deputy Director
Town of Westport - Department of Public Works
515 Post Road East
Westport, Connecticut 06880

Coleytown Middle School Renovation

Additional Services Proposal #2 WJE No. 2018.7885.3

Dear Mr. Broadbin

Wiss, Janney, Elstner Associates, Inc. (WJE) is pleased to provide the Town of Westport - Department of Public Works (the Town) the following proposal for additional services related to the building envelope, mechanical/HVAC system upgrades, site grading, and interior improvements at the Coleytown Middle School in Westport, Connecticut. This proposal is a continuation of our work throughout the construction period, incorporates additional renovation work per your requests, and addresses our professional services related to unforeseen conditions encountered during the construction process.

SCOPE OF SERVICES

We propose to provide the following scope of services, in addition to those listed in our original proposal dated June 21, 2019 (revised August 7, 2019) and our additional services proposal February 14, 2020. These services are intended to supplement our previously provided services and incorporate additional services required due to the extended project schedule and unforeseen site conditions.

- Additional Engineering Services. Throughout the construction process, numerous unforeseen conditions have been encountered by the construction team. These conditions have required additional engineering analysis, site investigation, and consulting time beyond those included in our original proposal. In order to facilitate the project schedule and mitigate project delays, WJE has proceeded with this work, with costs incurred being applied to our previously approved construction administration budget. As a result of this, we are requesting an extension to our construction administration budget to continue our services for the remainder of the project. The unforeseen conditions encountered include:
 - Insufficient beam bearings at column 3F (RFI #59)
 - Sunshade anchor revisions (ASI #06)
 - Rolled joist above CW7 (ASI #14)
 - Revisions to roof dunnage steel (RFIs #54-57 & #70)
 - Auditorium soffit framing (RFI #43)
 - Curtainwall sill at Area A curvature (RFI #67)

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- Missing or inadequate attachment of roof diaphragm to building structure (WJE SVR #3 Item 3.5).
- Foundation Wall and CMU distress in Boiler Room (WJE SVR #4 Item 4.9).
- Demolished Face Wythe at CMU Pilaster outside Boiler Room (WJE SVR #4 Item 4.15)

While we anticipate the majority of concealed conditions have been uncovered at this point in the project, it is possible that additional unforeseen conditions will arise as construction continues. We will keep you apprised of any additional conditions which may require additional engineering services.

- Construction Schedule Extension. Due to the unforeseen conditions at the project site and delays related to the COVID-19 pandemic, the construction schedule has been extended. The new project substantial completion date is near the end of October, 2020, with some exterior work extending into January, 2021. The duration of construction period services included in our original proposal was limited to 10-months, which aligned with the originally anticipated project completion date of August, 2020. As a result of this extended schedule, we are requesting an additional 2-months of construction period services fees, plus additional fees to facilitate the closeout of the project up to January, 2021.
- Site/Civil Modifications. At the Town's request, the site/civil documents prepared by Langan will be modified to include revisions and upgrades to the parent drop-off entry at the front of the building. These modifications are based on the sketches prepared by the Westport Public Works Department, titled "Proposed Site Plan of Parent Drop-off Loop", and dated May 11, 2020. Langan's proposal (dated May 27, 2020) to complete these services is included as Appendix A.

COMPENSATION

WJE, and our consultants/contractors, propose to complete the additional services described above for a fixed fee of \$167,950. This fee is broken down as detailed below.

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Task (Consultant/Contractor)	Proposal Appendix	Fee	
Additional Engineering Services*	<u>.</u>	\$84,250	
Construction Schedule Extension	-	\$76,000	
Site/Civil Modifications (Langan)	Α	\$7,000	
	Total Consultant Fees	\$167,250	
WJE Mark-up	on Sub-Consultant Fees (10%)	\$700	
	Total Additional Fee	\$167,950	

^{*}Based on time already expended completing these tasks.

The above changes modify our current contract value of \$1,457,901, resulting in a revised contract value of \$1,625,851.

All services will be performed in accordance with our current agreement dated April 11, 2019, including associated modifications and riders. It is anticipated that a contract amendment will be issued to incorporate this proposal with the existing contract. Additional services that may be requested by the Town can be completed upon written direction from our Client on a time-and-expense basis in accordance with the hourly rates in affect at the time work is completed.







Thank you for this opportunity to offer our services and expertise on your behalf. Should you find this proposal acceptable, please sign the proposal in the space provided below and return to us for our records.

Please feel free to contact me directly should you have any questions.

Sincerely,

WISS, JANNEY, ELSTNER ASSOCIATES, INC.

Joseph Bukovec, P.E. Senior Associate

Date: ___

Agreed and approved	
Name:	(please print)
Signature:	
Title:	
As Agent or Principal for:	



APPENDIX A. SITE / CIVIL MODIFICATIONS

LANGAN

Technical Excellence Practical Experience **Client Responsiveness**

27 May 2020

Mr. Joseph Bukovec, PE Senior Associate Wiss, Janney, Elstner Associates, Inc. 2 Trap Falls Road, Suite 502 Shelton, Connecticut 06484

Langan Additional Services #5 (Main Drop-Off DPW Revisions) RE:

Civil and Landscape Architecture

Coleytown Middle School Renovation ("The Project")

Westport, Connecticut

Langan Project No. 140201501

Dear Joseph:

Per the request of the town, Langan is pleased to provide you with this additional service request for revision to the front drop-off area for the site improvements associated with the Coleytown Middle School (CMS) renovation in Westport, Connecticut. This proposal is based upon correspondence with your firm and the sketch entitled "Proposed Site Plan of Parent Drop-off Loop" prepared by the Westport Public Works Department dated May 11, 2020. The scope in this additional service request is beyond the scope outlined in our initial proposal and subsequent additional service requests.

SCOPE OF SERVICES

Based upon our understanding of the project, we anticipate the following scope we be required as part of this additional service.

Basic Services

555 Long Wharf Drive

Site/Civil Engineering and Landscape Architecture 1.

We will perform the following tasks within this phase of the project.

Construction Documents Parent Drop-off Revisions - Based on the a. "Proposed Site Plan of Parent Drop-off Loop" prepared by the Westport Public Works Department dated May 11, 2020 we will prepare construction document suitable for bidding, estimating, and construction. The construction documents will address site finishes, grading, and drainage along the main drop-off. We will locate the bronze statue on our plans but we have excluded the statue design and supporting foundation. Langan Additional Services #5 (Construction Documents) Civil, Landscape Architecture, and Survey Coleytown Middle School Renovation ("The Project") Westport, Connecticut Langan Project No. 140201501

We would review shop drawings prepared by the contractor. Town permitting has also been excluded from our scope.

b. Construction Administration Parent Drop-Off - We would provide construction administration support including responses to Requests for Information (RFI's), design bulletins based upon field conditions, and contractor submittal review. We will provide one site visit to observe the main drop-off installation. We do not anticipate regular attendance at job meetings throughout the duration of construction.

As the extent of our effort will be on an as requested basis and unknown at this time, we will perform our work on an hourly basis. We will not exceed an hourly allowance of \$1,500 without your prior approval, Reimbursable expenses will be itemized separately. They include, but are not limited to, mileage, town mapping fees, reproduction, and express mailings.

SCHEDULE OF FEES

1. Site/Civil Engineering and Landscape Architecture

a. Construction Document Parent Drop-off Revisions

\$ 5,500

b. Construction Administration Parent Drop-Off

\$ 1,500

CONDITIONS, ASSUMPTIONS AND EXCLUSIONS

We will bill you monthly, based upon the work completed to date, and invoices are payable within 30 days. This proposal specifically excludes: landscaping, lighting, traffic impact study, ADA parking revisions, construction inspection; permitting; site structures that are attached to the building including stairs, planters, loading docks, ramps; cost estimating; preparation of renderings or 3d perspectives or site models; and geotechnical and environmental assessments including mold/air quality. We can provide all of these services at an additional cost upon your request. Langan shall provide the necessary copies of all documents to the client for submission and distribution. The agreed upon subcontractor agreement between Wiss, Janney, Elstner Associates, Inc. and Langan is an integral part of this proposal.

Langan Additional Services #6 (Construction Documents) Civil, Landscape Architecture, and Survey Coleytown Middle School Renovation ("The Project") Westport, Connecticut Langan Project No. 140201501

CLOSURE

Should this proposal meet your approval, we can begin work immediately. Please sign the authorization below and return the original to our office. We appreciate the opportunity to work with your office again on this exciting project. Should you have any questions or comments regarding this proposal, please do not hesitate to contact us.

Sincerely, Langan CT, Inc.

Christopher Cardany, P.E., LEED AP Principal/Vice President

\\langan.com\data\\H\V\data5\140201501\\Management\Proposals\Change Orders\2020-05-27 Add Service #5\Bukovec005As.doc

Enclosures: "Proposed Site Plan of Parent Drop-off Loop" prepared by the Westport Public Works Department dated May 11, 2020

AUTHORIZATION:

RE: Langan Additional Services #5 (Main Drop-Off DPW Revisions)

Civil and Landscape Architecture

Coleytown Middle School Renovation ("The Project")

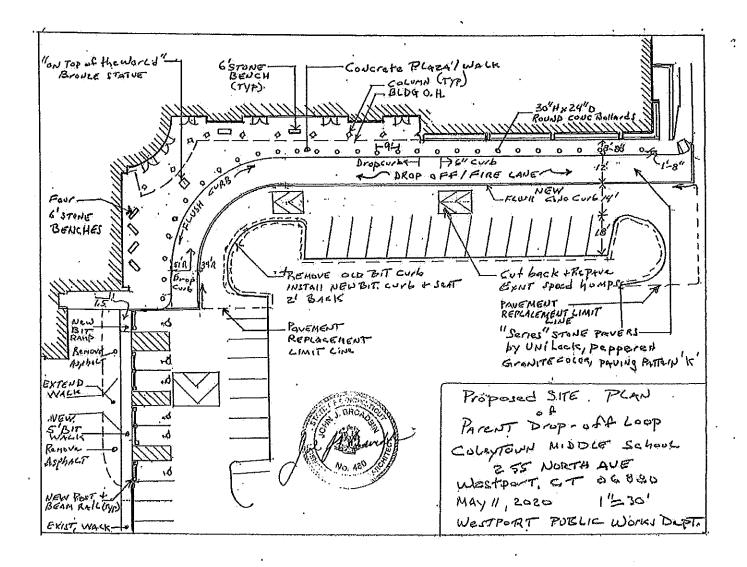
Westport, Connecticut

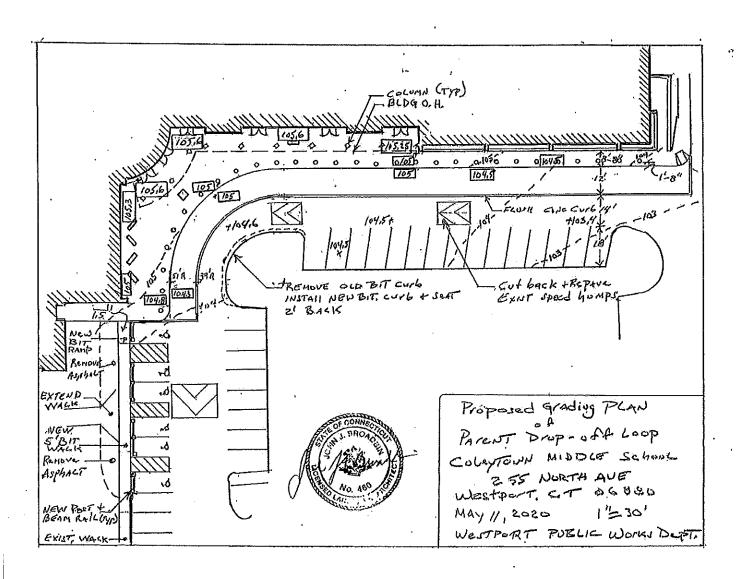
Langan Project No. 140201501

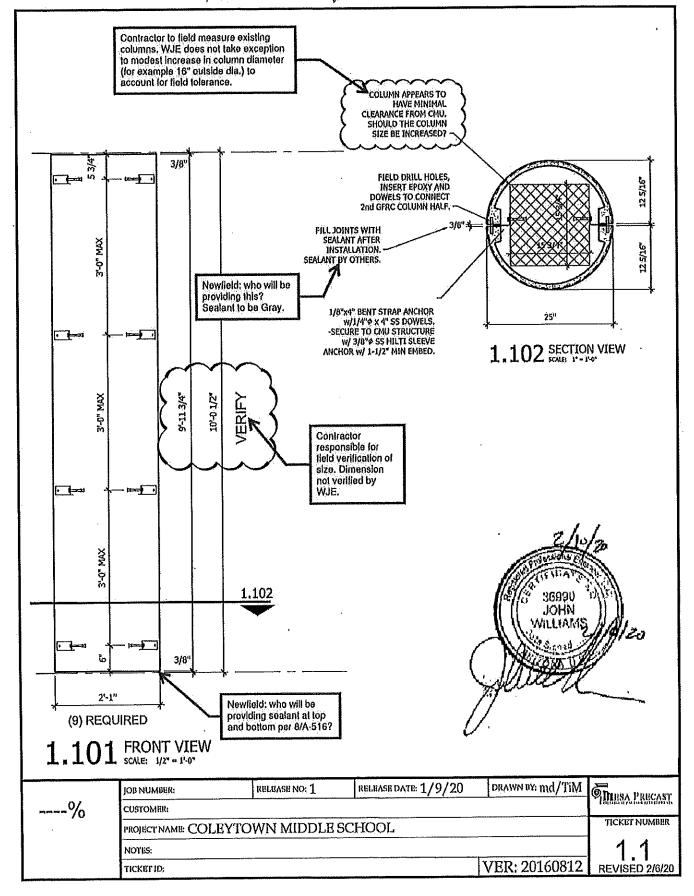
Receipt of this proposal, including the previously agreed upon subcontractor agreement and AIA contract, is hereby acknowledged and all of the terms and conditions contained therein are accepted:

Company:	("Client")
By/Title:	
Signature:	
Date:	

Langan CT, Inc. will be the contracting entity for this proposed work. All of the work will be performed by Langan Engineering and Environmental Services, Inc., which will contract to Langan CT, Inc.







UNILOCK'

Architects & Engineers

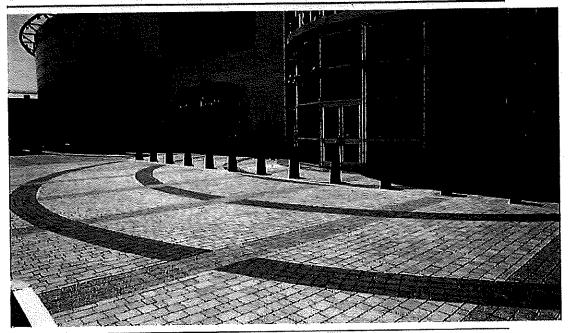
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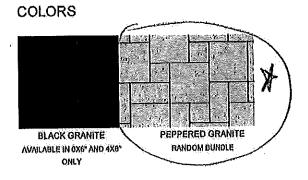
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SQUARE 36 CM X 36 CM X 6 CM 14.125" X 14.125" X 2.375"

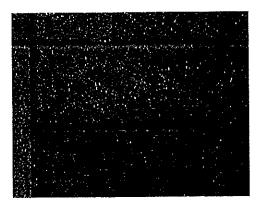


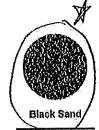
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Grey Sand

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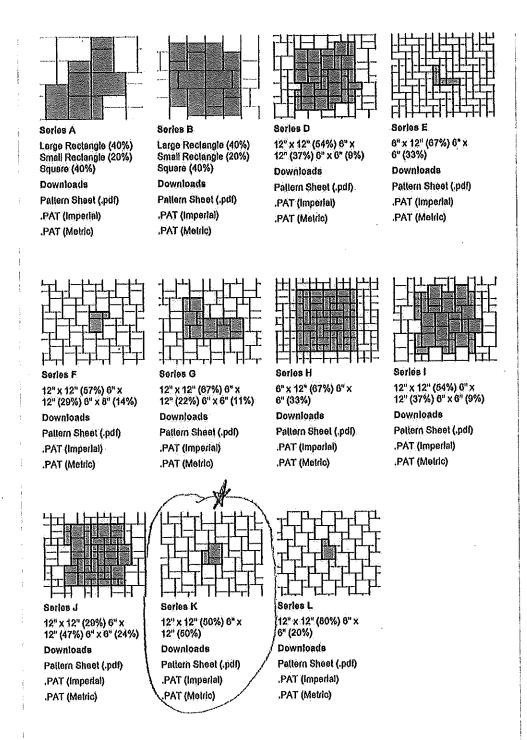
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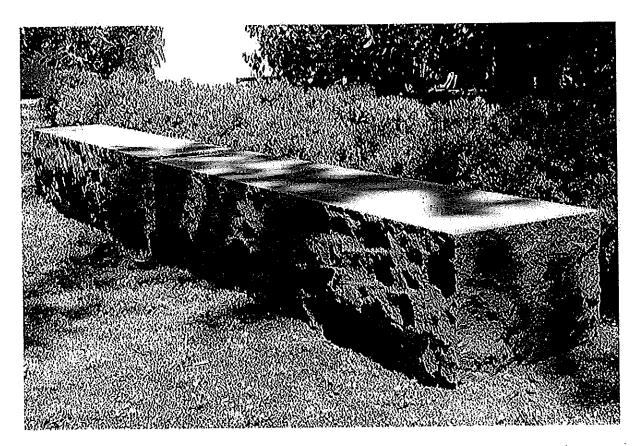
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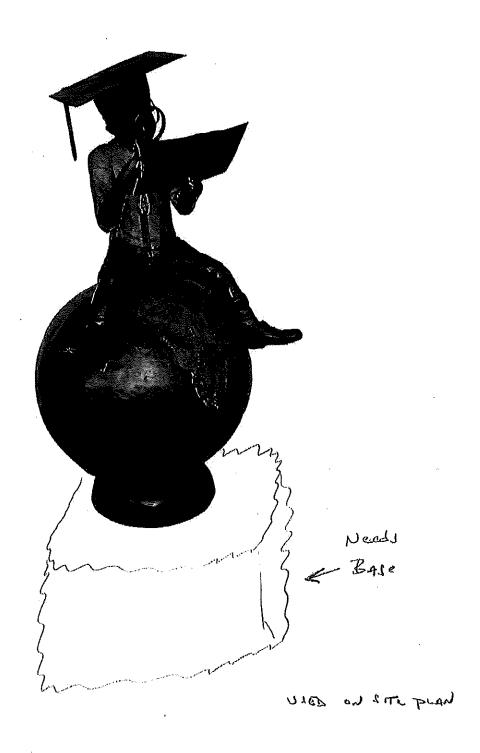
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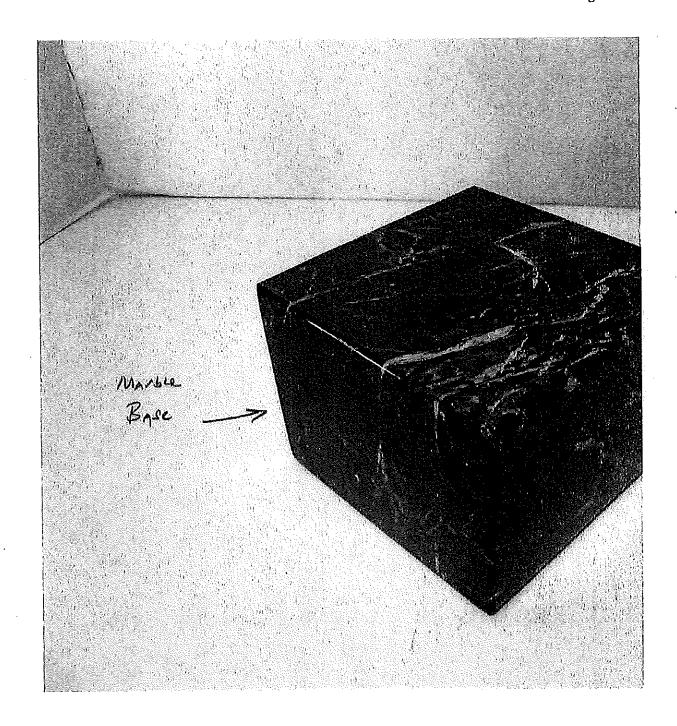
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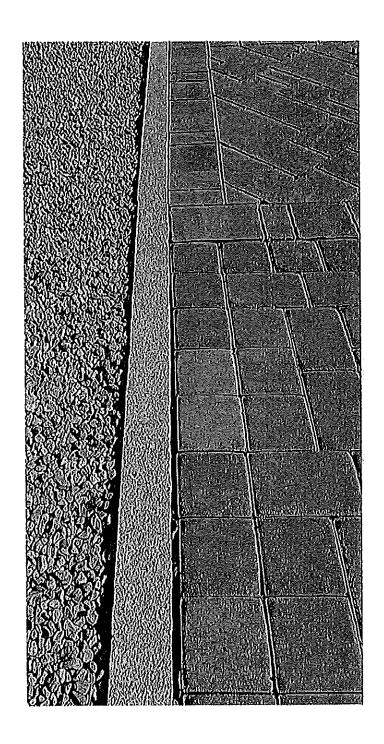
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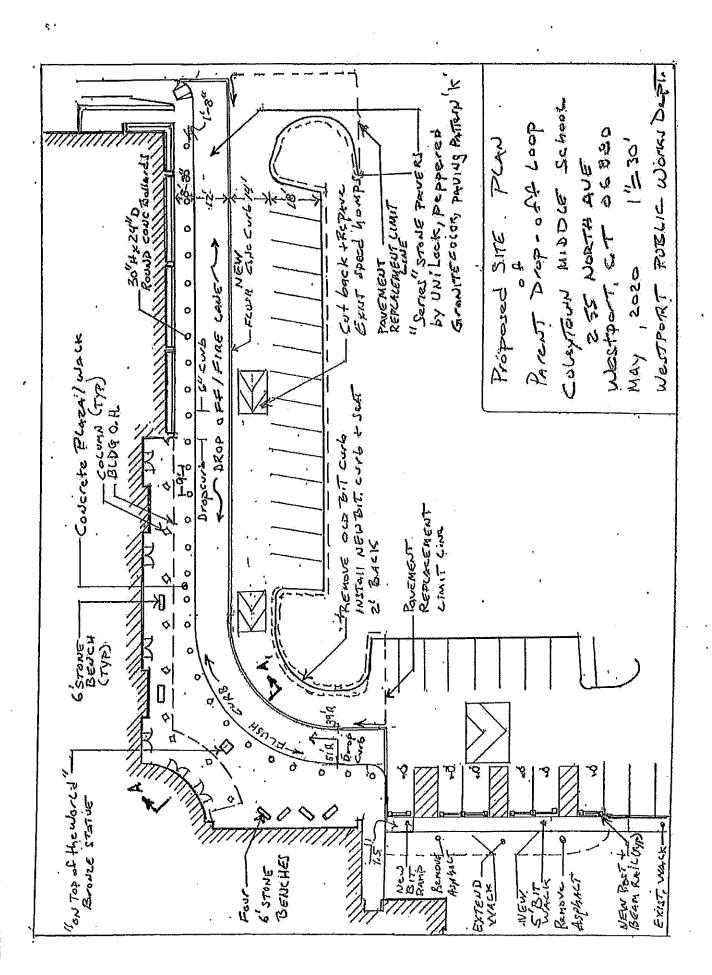
Description DETAILS

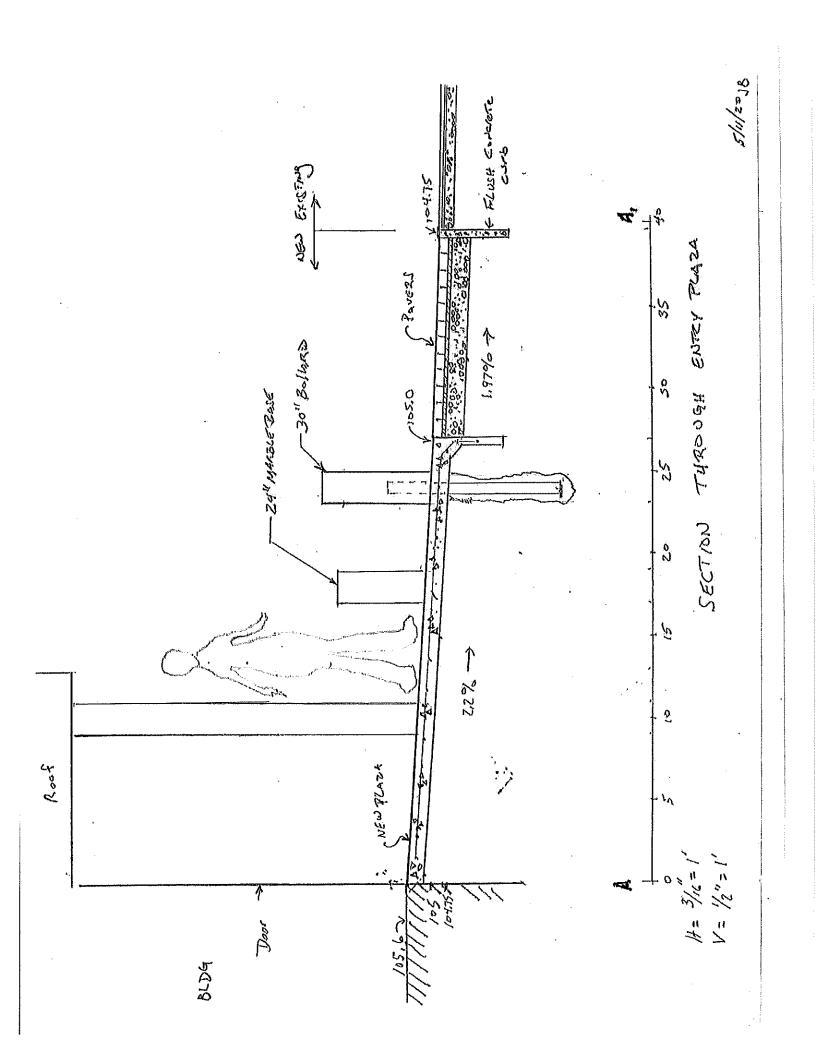
Monumental Boy on Globe 49" high by 26" long by 26" wide Weight: Approximately 300 lbs. Free Shipping This Monumental Boy On Globe Sculpture shows a child thirty for knowledge. He is sitting on top of the globe viewing a document with a looking glass. This is a fun scene. The boy is wearing a graduation cap and over-sized glasses. He is obviously very determined in his

pursuit. This outdoor sculpture would add depth to any landscape. World of Bronze has the world's largest online selection of life size children bronze sculptures. We are foundry direct with the highest quality bronzes with lowest prices guaranteed. Our bronze sculptures are cast in the traditional lost wax process. Each bronze is hand made and hand finished with the highest quality craftsmanship designed to last a lifetime. Our children bronze statues are extremely popular and proudly displayed in gardens, parks, homes, schools, cities, and fine galleries throughout the country. Most any of our children bronzes can be done in custom color patinas. Welded mounting nuts for permanent installation at your location can be added for \$50.00. If there are any questions please call so you can speak with a helpful, friendly and knowledgeable sales staff at Toll Free 1-866-870-5271. This NEW bronze statue is hand finished and cast in the traditional Lost Wax Casting Process, This is a multi step process that insures a quality bronze sculpture that may be passed down from generation to generation. Most sculptures are mounted on a beautiful marble bases and includes an engraved brass plaque with sculpture name and artist. Most bronzes have the artist signatures on bronze. Each piece of art holds intricate details and realistic qualities, each a unique quality of art that blends the process of Lost Wax Casting Process as well as hands on detailing. We offer FREE SHIPPING with each of our items within the USA. Each of our items is heavy in weight so we pack each shipment securely so it will arrive in perfect condition. After your order is received and payment is made we start the process of the final detail on each sculpture, meaning the finishing hands on details and assembling the marble base on the bottom. Our Items in stock are shipped out within 7 days of your payment by Fed Ex. We inspect each piece for workmanship and quality and hand pack each order so please be patient in delivery as we insure your order is of high quality and meets our standards. We do ship with delivery confirmation so we can track it's delivery to insure it reaches you! Lowest price guaranteed. We guarantee the lowest price on the market. If you find a comparable bronze at a lower verified price we will do our best to beat it by \$50.00 or more. If there are any questions please call so you can speak with a helpful, friendly and knowledgeable sales staff at Toll Free.1-866-870-5271. Returns: We know you will love you new bronze masterplece but if you are not happy for any reason we will except returns within 14 days of delivery to you. In 40 years it is rare that anything is returned and most are for exchange or larger piece. Buyers usual call and



example of 4 Flush





Employee	Date	Rezular Billing	Regular Hours	Total Billing	Total Hours	Comment
Capolino, Remo	0202/L/S	145,00	05.	145.00	.50	curb extensions discussion w/Joe, review pics, provide options
Coccu, John	5/19/2020	307,50	1,50	307,50	1.50	review diaphragm stuff with harnah
Cocca, John	0202172/8	102,50	05;	102.50	05'	review parapet with tim
Cocca, John	0202/1/9	205.00	1.00	205.00	1.00	review items with hannah/tim
Cocca, John	6/2/2030	307.50	1.50	307.50	05.1	call with hannab/jaret/joe/layout probes
DeSimone, Mathew	3/31/2020	102.50	05:	702.50	.50	Correspondence w/ H. Rakowski
DeSimone, Manhew	4/1/2020	102.50	95.	102.50	.50	Correspondence w/ H. Rakowski
DeSimone, Mathew	4/1/2020	307.50	1.50	307.50).50	Conference call w/ H. Rakowski & T. Ariosto
DeSimone, Mathew	4/9/2020	307,50	1.50	307.50	1.50	Call w/ H. Rakowski; misc. correspondence
DeSimone, Matthew	4/10/2020	307.50	1.50	307.50	1,50	Call w/ A. Evans; misc. correspondence
DeSimone, Matthew	4/13/2020	256.25	1.25	256.25	সূ	Call w/ A. Evans; mise. correspondence
DeSimone, Matthew	4/13/2020	\$12.50	2,50	\$12.50	2.50	Sketch and calc review; misc, correspondence w/ A. Evans
DeSimone, Manhew	4/15/2020	102.50	ÖŞ*	102.50	.20	correspondence w/ A. Evans
DeSimone, Matthew	472873020	256.25	1.25	25625	2 1	Conference Call w/ H. Rakowski. A. Evans, and S. Sinusas; misc. correspondence
DeSimone, Matthew	4/29/3020	256.25	1.25	256,23	1.25	Call w/ A. Evans; misc correspondence
DeSimone, Manhew	5/4/2020	\$1.25	2.5	\$1.25	ধ	Correspondence w/ A. Evans
						And the second s

v7.6.720 (CBUNOS) - Billing, Project Budgeting, Selected By: Projects with Current Activity

DeSimone, Matthew DeSimone, Matthew	\$157,000 \$167,000 \$17,000 \$17,000 \$17,000 \$11,000 \$100 \$1	102.30 153.75 51.25 51.25 102.50 102.50 102.50 11.25 51.25	35 25 25 25 25 25 25 25 25 25 25 25 25 25	102.50 31.25 31.25 32.50 13.50 32.50	25 25 25 25 25 25 25 25 25 25 25 25 25 2	Review of A. Evans sketches Correspondence w/ A. Evans; misc. email correspondence Correspondence w/ H. Rakowski misc. correspondence misc. correspondence Review of sunshade calcs and sketches; correspondence w/ H. Rakowski Review of sunshade calcs and sketches; correspondence Call w/ A. Evans re; roof deck replacement; misc. correspondence Conf. call w/ H. Rakowski, T. Ariosto, & A. Evans Call w/ S. Sinusas Correspondence Correspondence
	0202/52/5	205.00	1.00	205,00	1.00	Call w/ H. Rakowski
DeSimone, Mathew	97.17.50.20	205,00	86:1	205.00	00.1	Call :w/ T. Ariosto: correspondence w/ H. Rakowski
DeSimone, Mathew DeSimone, Mathew	6/2/2020 6/2/2020	256.25	2,00	<u>256.25</u> 410.00	1.25	Conference call w/ H. Rakowski & A. Evans, misc. correspondence; email re: diaphragm analysis info Review of IBC requirements for diaphragm analysis, review of diaphragm design provisions in ASCE 7, NDS and Vulcraft
DeSimone, Matthew	6/3/2020	305.00	1.00	205.00	1.00	Review of SAP models for sunshade structural support

v7.6.720 (CBUNOS) - Billing, Project Budgeting, Selected By: Projects with Current Activity

DeSimone, Matthew	6/3/2020	563.75	2.75	563,73	2,75	Calls w/ A. Evans & J. Bukovec; correspondence w/ H. Rakowski: correspondence w/ N. Cramsey
DeSimone, Matthew	6/3/2020	\$1.25	ង	51.25	×	Markup of lateral system plan for internal coordination
Дебітопс, Мат ћеw	0202259	358.75	1,75	358.75	1.75	Setup To-Do List in Teams for roof diaphragm analyses; reviewed diaphragm analysis technical references
DeSimone, Marthew	6/4/2020	102.50	30	102.50	S ₄	Misc correspondence re; diaphragm analysis
DeSimone, Matthew.	6/5/2020	615.00	3.00	615.00	3,00	Calls w/ A. Evans, D. Reneckis, J. Lynch, H. Rakowski, and J. Bukovec; misc correspondence
DeSimone, Mathew	0202/5/9	153.75	\$7.	153.75	.75	Began retrofit design for attachment of joists to CMU wall at Gymnasium Roof V
DeSimone, Matthew	6/5/2020	256.25		256.25	1.35	Review of A. Evans calos, review of existing structural drawings at Gymnasium Roof V
DeSimone, Matthew	0202/3/9	\$1.23	2	52.13	52.	Review of photos from H. Rakowski & T. Ariosto
DeSimone, Matthew	0.002/8/9	\$12.50	2.50	05"215	2.50	Retrofit design, for attachment of joists to CMU wall at Gymnasium Roof V
DeSimone, Matthew	0.502/6/9	615.00	3.00	615.00	3.00	Retrofit design for attachment of joists to CMU wall at Gymnasium Roof V
DeSimone, Matthew	0502/6/9	<i>\$2</i> :85£	1,75	358.75	1.75	Sketch for attachment of joists to CMU wall at Gymnasium Roof V
DeSimone, Matthew	0.02/6/9	102,50		102.50	05:	Call w/ A. Evans
DeSimone, Marthew	6/11/2020	256.25	د اء	256.25	. 1,225	Calls w/ A. Evans & H. Rakowski
DeSimone, Manhew	6/11/2020	410.00	500	410.00	5.00	Diaphragm analysis review
DeSimone, Matthew	6/12/2020	102.50	05:	102,50	05.	Diaphragm analysis review
DeSimone, Matthew	0202/21)9	\$2.18	श	\$21.25	इस	Correspondence
Evans, Adam	4/6/2020	1,60,00	1.00	160.00	1,00.	Coordination with New Haven

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Evans, Adam	477:2020	80.00	.50	80.00	05:	Coordination with New Haven
Evans, Adam	4/8/2020	480.00	3.00	480,00	3.00	Design checks for field conflicts
Evans, Adam	4/9/2020	480.00	3.00	480.00	3.00	Design Checks for field conflicts
Еклия, Адат,	4/13/2020	480.00	3,00	480.00	3.00	detailing for field conditions, coordination
Evans, Adam	4/14/2020	320,00	2.00	320,00	000	detailing for field conditions, coordination
Evans, Adam	0202/51/15	320,00	2.00	320.00	00%	detailing for field conditions, detailing
Evans, Adam	4/22/2020	200.00	ध	200.00.	23.	Call with Hannah, Calcs
Evans, Adam	4723/2020	840,00	इस्टु इस्टु	\$40.00	5.25	Calcs
Evans, Adam	428/2020	320,00	2.00	320.00	2,00	Call with H. Rakowski and S. Sinusas
Evans, Adam	4/29/2020	00.008	5.00	800.00	5.00	Dunnage Post Checks, Rolled Joist Analysis
Evans, Adam	92020205	240.00	1.50	340.00	I 05.1	Dunnage Post Checks, Rolled Joist Analysis
Evans, Adam	5/1/2020	640.00	4.00	640.00	00:	Dunnage Post Checks, Rolled Joist Analysis
Evuns, Adam	5/4/2020	320.00	2.00	520,000	2.90	field conflicts detailing and calcs
Evans, Adom	5/2020	200.00	¥7.1	200.00	25.	field conflicts detailing and calcs
Évans, Adam		1	2.25	360.00	235- 1	rolled joist repair design
Evans, Adam	577,202.0	320.00	2.00	320.00	2.00	rolled joist repair design, field conflicts detailing and calcs
Еуалх, Адапа	5/8/2020	1,280,00	8.00	1,280,00	5.00 I	rolled joist, field conflitets cales and detailing

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