

AGENDA

**This meeting is physically closed to the public but the public
may view the meeting on livestream at:**

https://townhallstreams.com/towns/mansfield_ct

	PAGE
1. Call to Order	
2. Approval of 9-24-20 Meeting Minutes	1 - 2
3. Owners Project Manager Update	
• Additional Hazmat Testing Proposal	3 - 5
• Third Party code Review RFP	6 - 13
• OSCGR DD Review upcoming	
• Updated milestone schedule	14 - 15
4. Architect's Update	16 - 41
• Review of Progress Plans	
5. Other items coming before the Committee	
6. Adjournment	

Next Meeting Date: Regular Meeting October 22, 2020

DRAFT MINUTES

Members Present: Randy Walikonis, Chris Kueffner, Madison Day, Steve Ferrigno, Mary deVecchis, Toni Moran, Kathy Ward, Richard Weyel, Chris McNaboe, John Carrington, Kelly Lyman,

Staff Present: Allen Corson, Director of Facilities Management; Charmaine Bradshaw-Hill, Director of Finance

Guests: Scott Pellman (Project Manager, Colliers International), Felicia Smith (Colliers International), Ryszard Szczypek (TSKP Studio), Matt Myer (Langan Engineering)

1. CALL TO ORDER

Meeting called to order at 4:33PM by Chairman Randy Walikonis.

2. APPROVAL OF MINUTES

Mr. Kueffner **moved** to approve the amended minutes of the September 10, 2020 meeting.

Mr. Ferrigno seconded the motion.

The motion **passed** unanimously.

3. OWNERS PROJECT MANAGER UPDATE

Mr. Pellman introduced Matt Meyer of Langan Engineering. Mr. Meyer went over the Hazardous Material report which is required by the state prior to demolition of the existing school building. He informed the Committee that the findings were typical for a building of its age (1957 building with 1960's additions). Mr. Meyer also spoke to the Committee about the process for removing hazardous materials before demolition, contingency for unexpected findings and proposals for additional testing if necessary.

Ms. Smith went over the proposal received from Connecticut Wells, Inc. for well drilling services. The Committee discussed the firm's proposal and qualifications.

Mr. Kueffner made a **motion** to authorize Interim Town Manager John Carrington to enter into a contract with Connecticut Wells, Inc. for well drilling services as outlined in the proposal presented to the Town of Mansfield School Building Committee on September 24, 2020. Ms. McNaboe seconded the motion.

The motion **passed** unanimously.

Mr. Pellman and Mr. Szczypek went over the construction budget and shared updated information on design development reconciliation.

The Committee expressed their concerns regarding the value management list and design development phase construction documents and their desire to see additional responses to Committee input. The decision to move ahead or wait for additional documentation while also staying on schedule was thoroughly discussed.

Mr. Kueffner made a **motion** to proceed with incorporating value engineering items 1 – 6 as presented to the Committee. Ms. Moran seconded the motion.

The motion **passed** unanimously.

4. ARCHITECTS UPDATE

Mr. Szczypek made reference to the Boards and Committees reviews that were shared throughout the course of the meeting. He informed the Committee that we are still waiting for a response from the Fire Marshal.

5. REVIEW INVOICE PACKAGE

Ms. deVecchis **moved**, effective September 24, 2020, to approve Consulting Engineering Services, Inc. invoice number 2020067.00-000005, Colliers International invoice number 007121, Langan Engineering invoice number 0057985, Offshore Construction Inc. invoice number 14434, TSKP Studio invoice number 7 and TSKP Studio invoice number 8 for construction phase services related to Project #078-0068N Mansfield Elementary School. Mr. Weyel seconded the motion.

The motion **passed** unanimously.

Ms. Day **moved**, effective September 24, 2020. To approve TSKP Studio invoice number 6 for pre-referendum services related to Project #078-0068N Mansfield Elementary School. Mr. Ferrigno seconded the motion.

The motion **passed** unanimously.

6. OTHER ITEMS COMING BEFORE THE COMMITTEE

None.

7. ADJORNMENT

Ms. deVecchis **moved** to adjourn the meeting at 6:11PM. Mr. Kueffner seconded the motion.

The motion **passed** unanimously.

Respectfully Submitted,

Tasha N. Smith
Executive Assistant, Town Manager's Office

5 October 2020

Mr. Randy Walikonis, Chairperson
c/o Tasha N. Smith, Executive Assistant to the Town Manager
Town of Mansfield
4 South Eagleville Road
Mansfield, CT 06268

**Re: Proposal for Additional Hazardous Building Materials Survey Services
Mansfield Public Schools
Southeast Elementary School
134 Warrenville Road
Mansfield, Connecticut 06250
Langan Project No. 140223601**

Dear Ms. Smith:

Langan, CT (Langan) recently completed the NESHAP pre-demolition hazardous building materials survey report and abatement cost estimate for the Southeast Elementary School in Mansfield CT. The survey results showed mixed asbestos results for flooring materials in the 1957 building/1965 addition, asbestos contamination of the tunnel flooring, a roof decking compound that contained asbestos and limited asbestos containing flashing tar behind an exterior brick wall in one area. Langan is proposing to do the following additional survey services to obtain additional information on the extent of these materials prior to completing the hazardous building materials specifications and drawings:

- Additional bulk sampling of flooring materials throughout the 1957 building and 1965 addition – PLM and TEM analysis to confirm negative and positive results and determine extent/amount that will require abatement;
- Tunnels/crawl spaces - attempt to determine the extent of ground contamination (soil and loose stone floors) and to measure the tunnels/crawl spaces and create a “rough” drawing showing the extent of the tunnels/crawl spaces;
- An asbestos containing roof deck caulking compound was found above the main office ceiling. This material appeared to be “newer” and was not noted in other locations however it may exist elsewhere and the roof decks throughout (room by room) should be checked to determine the extent of this material; and

- Tar on copper flashing behind exterior brick at foundation. Several exterior brick walls were opened up and one location was found to have an asbestos containing tar on copper flashing at the foundation. Additional investigation should occur to attempt to determine extent/amount that will require disposal.

ESTIMATED COSTS

This cost estimate assumes unrestricted access to the site (e.g. all agreed upon buildings and spaces). Additional costs will be incurred if additional site visits are necessary due to access issues, contactors schedule or if the estimated times to complete the tasks and/or sample amounts are exceeded.

Additional Services

Scope of Work Item	Langan Fee
Additional Survey and Report Revision Services	\$4,880 ⁽¹⁾

- (1) Langan's estimated fees are based on the hourly rates of \$75/hour for inspector (estimate 24 hours) and \$125/hour for senior inspector (estimate 16 hours) and sample rates of \$9/PLM (estimate 20 samples) as stated in the current agreement and additional PLM NOB laboratory analysis (estimate 20 samples @ \$20/sample) and TEM NOB laboratory analysis (estimate 20 samples @ \$25/sample).

CLOSURE

Langan will complete the work upon approval of this proposal (includes either after hours or weekend work also). Please contact us at 203-562-5771 with any questions.

Sincerely,
Langan CT, Inc.



Matthew A. Myers
 Senior Project Manager



Jamie P. Barr, L.E.P.
 Principal/Vice President

AUTHORIZATION

Authorization:

Receipt of this Proposal, including the previously agreed upon General Terms and Conditions annexed hereto, is hereby acknowledged and all of the terms and conditions contained therein are accepted:

Mr. Randy Walikonis, Chairperson
c/o Tasha N. Smith, Executive Assistant to the Town Manager
Town of Mansfield
4 South Eagleville Road
Mansfield, CT 06268

**Re: Langan CT
 Proposal for Additional Hazardous Building Materials Survey Services
 Mansfield Public Schools
 Southeast Elementary School
 134 Warrenville Road
 Mansfield, Connecticut 06250
 Langan Project No. 140223601**

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.



Mansfield Public Schools New Elementary School Project
Request for Proposal for Independent Third-Party Code Reviewer

RFP Issue Date: October 12, 2020

Proposals are Due no later than October 30, 2020 at 2:00 p.m.

I. Project Description and Scope

The Town of Mansfield is building a new Elementary School located at 134 Warrenville Rd, Mansfield CT, adjacent to the existing Southeast Elementary School which will be razed at the completion of the new school. The design of the new Elementary School will be a Net Zero building of roughly 78,000 gsf. The existing building is a single-story masonry building of approximately 38,400s.f. originally constructed in 1957 with additions and will continue to be occupied during the course of construction. The enrollment of the new school is projected to be approximately 600 students. The proposed grade configuration is Pre-K thru Fourth Grade. The architects for the project is TSKP Studios and Colliers Project Leaders is the Owner's Project Manager. The project will be bid as a GC project.

The levels and contours of the building will follow the existing sloped lot. The Main level of the building will house the main reception areas, Learning Commons overlooking the cafeteria area below, mechanical areas and three wings housing classrooms with breakout and toilet areas. The Lower level houses the Gymnasium, Cafeteria, Kitchen and Loading Dock Areas, as well as the Music Rooms and additional mechanical and storage spaces and the remaining upper grade classrooms with breakout areas and gang toilets. An elevator and various circulating stair cases will provide egress to the varying levels as well as access to the exterior amenities consisting of outdoor eating, classroom, and recreation areas.

Design Development Documents can be reviewed by utilizing the following path to the Colliers Drop Box site:

The Independent third-party code consultant shall perform a code compliance plan review (without the assistance, other than phone calls, of anyone involved in the preparation of the project documents), conforming to all of the latest OSG&R requirements and forms. The

reviewer shall prepare and date a Plan Review Record (PRR) of the citations and comments (on their letterhead or using the ICC and/or NFPA Plan Review forms), then convey those findings to the school district and design professionals for required revisions/corrections to project documents. Citations and comments shall be numbered and include the appropriate code section(s).

The design professionals shall revise/correct the project documents (highlight corrections made to drawings and project specifications in response to PRR) and prepare a written response (on their letterhead) specific to each item of the Plan Review Record describing the corrective action completed for each item. The design professionals shall attend with the Independent Reviewer a sign-off meeting, held via video conference, to review the required revisions/corrections with the PRR author(s). The original set of electronic drawing sheets and specifications reviewed must reflect the changes to the corrected documents.

The PRR author(s) shall review the revised/corrected project documents and, when satisfied with the corrective action, then sign-off on each individual item of the Plan Review Record. The PRR author(s) will be required to identify how the problem was resolved, by noting either Documents Revised, or State Modification Received. The third-party reviewer shall initial or provide a stamp on each revised drawing sheet, and each revised section of the project manual.

II. Anticipated Schedule

- Issuance of RFP October 12, 2020
- RFP due October 30, 2020
- Code reviewer Selection November 13, 2020
- 90% CD documents ready for review November 20, 2020
- Code review comments due December 17, 2020
- Reconciliation of comments and sign offs by December 28, 2020
- PCR date January 12, 2021

III. Qualifications

In your proposal, include the credentials of the staff that will be performing the review, a list of recent projects in which your firm has undertaken similar code reviews, along with your proposed fee. The fee shall be provided as a lump sum and shall exclude federal, state, and local taxes.

IV. Standard Contract Terms

The following provisions will be mandatory terms of the Town's Contract with the chosen Firm. If you are unwilling or unable to meet, or seek to clarify or modify, any of these Contract Terms, you must disclose that inability, unwillingness, clarification and/or modification in your proposal:

- a. DEFENSE, HOLD HARMLESS AND INDEMNIFICATION

The chosen Firm agrees, to the fullest extent permitted by law, to defend, indemnify, and hold harmless the Town, its employees, officers, officials, agents, volunteers and independent contractors, including any of the foregoing sued as individuals (collectively, the "Town

Indemnified Parties”), from and against all proceedings, suits, actions, claims, damages, injuries, awards, judgments, losses or expenses, including attorney’s fees, arising out of or relating, directly or indirectly, to the chosen Firm’s malfeasance, misconduct, negligence or failure to meet its obligations under the RFP or the Contract. The chosen Firm’s obligations under this section shall not be limited in any way by any limitation on the amount or type of the chosen Firm’s insurance.

The chosen Firm shall also be required to pay any and all attorney’s fees incurred by the Town in enforcing any of the chosen Firm’s obligations under this section. The chosen Firm’s obligations under this section shall survive the termination or expiration of the Contract.

As a municipal agency of the State of Connecticut, the Town will NOT defend, indemnify, or hold harmless the chosen Firm.

b. ADVERTISING

The chosen Firm shall not name the Town in its advertising, news releases, or promotional efforts without the Town’s prior written approval.

If it chooses, the chosen Firm may list the Town in a Statement of References or similar document required as part of its response to a public procurement. The Town’s permission to the chosen Firm to do so is not a statement about the quality of the chosen Firm’s work or the Town’s endorsement of the chosen Firm.

c. W-9 FORM

The chosen Firm must provide the Town with a completed W-9 form before Contract execution.

d. PAYMENTS

All payments are to be made 30 days after the appropriate Town employee receives and approves the invoice, unless otherwise specified in the Specifications.

e. MAINTENANCE AND AVAILABILITY OF RECORDS

The chosen Firm shall maintain all records related to the work described in the RFP for a period of five (5) years after final payment under the Contract or until all pending Town, state and federal audits are completed, whichever is later. Such records shall be available for examination and audit by Town, state and federal representatives during that time.

f. SUBCONTRACTING

The chosen Firm shall not subcontract, transfer or assign all or any portion of its obligations under the Contract.

g. COMPLIANCE WITH LAWS

The chosen Firm shall comply with all applicable laws, regulations, ordinances, codes and orders of the United States, the State of Connecticut and the Town related to its proposal and the performance of the Contract.

h. NONDISCRIMINATION AND AFFIRMATIVE ACTION

In the performance of the Contract, the chosen Firm will not discriminate or permit discrimination in any manner prohibited by the laws of the United States or of the State of Connecticut against any person or group of persons on the grounds of race, color, religious creed, age (except minimum age), marital status or civil union status, national origin, ancestry, sex, sexual orientation, mental retardation, mental disability or physical disability, including but not limited to blindness, unless the chosen Firm shows that such disability prevents performance of the work involved.

Any violation of these provisions shall be considered a material violation of the Contract and shall be grounds for the Town's cancellation, termination or suspension, in whole or in part, of the Contract and may result in ineligibility for further Town contracts.

i. LICENSES AND PERMITS

The chosen Firm certifies that, throughout the Contract term, it shall have and provide proof of all approvals, permits and licenses required by the Town and/or any state or federal authority. The chosen Firm shall immediately and in writing notify the Town of the loss or suspension of any such approval, permit or license.

j. CESSATION OF BUSINESS/BANKRUPTCY/RECEIVERSHIP

If the chosen Firm ceases to exist, dissolves as a business entity, ceases to operate, files a petition or proceeding under any bankruptcy or insolvency laws or has such a petition or proceeding filed against it, the Town has the right to terminate the Contract effective immediately. In that event, the Town reserves the right, in its sole discretion as it deems appropriate and without prior notice to the chosen Firm, to make arrangements with another person or business entity to provide the services described in the Contract and to exercise any or all of its rights at Law, in equity, and/or under the Contract.

k. AMENDMENTS

The Contract may not be altered or amended except by the written agreement of both parties.

l. ENTIRE AGREEMENT

It is expressly understood and agreed that the Contract contains the entire agreement between the parties, and that the parties are not, and shall not be, bound by any stipulations, representations, agreements or promises, oral or otherwise, not printed or inserted in the Contract or its attached exhibits.

m. VALIDITY

The invalidity of one or more of the phrases, sentences or clauses contained in the Contract shall not affect the remaining portions so long as the material purposes of the Contract can be determined and effectuated.

n. CONNECTICUT LAW AND COURTS

The Contract shall be governed by and construed in accordance with the internal laws (as opposed to the conflicts of law provisions) of the State of Connecticut, and the parties irrevocably submit in any suit, action or proceeding arising out of the Contract to the jurisdiction of the United States District Court for the District of Connecticut or of any court of the State of Connecticut, as applicable.

o. NON-EMPLOYMENT RELATIONSHIP

The Town and the chosen Firm are independent parties. Nothing contained in the Contract shall create, or be construed or deemed as creating, the relationships of principal and agent, partnership, joint venture, employer and employee, and/or any relationship other than that of independent parties contracting with each other solely for the purpose of carrying out the terms and conditions of the Contract. The chosen Firm understands and agrees that it is not entitled to employee benefits, including but not limited to workers compensation and employment insurance coverage, and disability. The chosen Firm shall be solely responsible for any applicable taxes.

V. References

Each respondent shall provide a minimum of three references for projects similar in size and scope to this project. Reference listing shall include the name, title, valid telephone number and email address for each reference. Failure to provide a minimum of three references may result in rejection of the proposal.

VI. Submission of Proposals

On behalf of the Town of Mansfield respondents are required to submit **(one) hard copy of the sealed proposal and (one) electronic copy no later than October 30 at 2:00 p.m.** to:

Mr. Randy Walikonis, Chairperson
c/o Tasha N. Smith, Executive Assistant to the Town MGR.

Town of Mansfield
4 South Eagleville Road
Mansfield CT 06268

In addition, submit one electronic copy to:

Felicia Smith – Project Manager
Colliers Project leaders
Felicia.Smith@colliers.com

An authorized person representing the legal entity of the respondent must sign the response.

VII. Termination or Amendment

The Town reserves the rights to amend or terminate this RFP, to reject any or all respondents, to request additional information, to waive any informalities or non-material deficiencies in a response, and to take any and all other actions that, in the Town's sole judgment, will be in its

best interests. The Town reserves the right to ask any respondent to clarify its response or to submit additional information that the Town in its sole discretion deems desirable.

In addition, the Town may, before or after statement opening and in its sole discretion, clarify, modify, amend or terminate this RFP if the Town determines it is in the Town's best interest. Any addenda will be sent directly to the respondents.

VIII. Questions and Amendments

Questions concerning the process and procedures applicable to this RFP or the other requirements of this RFP are to be submitted **by email by 2PM on October 19, 2020** and directed **only to**:

Felicia Smith
Owners Project Manager
Colliers International
135 New Road
Madison CT 06443
Felicia.Smith@colliers.com
203-233-0589

Respondents are prohibited from contacting any other Town employee, officer or official concerning this RFP. A respondent's failure to comply with this requirement may result in disqualification.

The appropriate Town representative listed above must receive any questions from respondents no later than 2:00 p.m. on Monday, October 19, 2020. That representative will confirm receipt of a respondent's questions by e-mail. The Town will answer all written questions by issuing one or more addenda, which shall be a part of this RFP, containing all questions received as provided for above and decisions regarding same.

At least four (3) calendar days prior to response deadline, the Town will post any addenda on the State of Connecticut DAS website, town website, under bids and proposals. **Each respondent is responsible for checking the website to determine if the Town has issued any addenda and, if so, to complete its response in accordance with the RFP as modified by the addenda.**

IX. Attachments

- A. Proposal Form
- B. Design Development Plans and Specifications– (available from drop box site provided in RFP)

Third Party Independent Code Review Proposal Form

Firm:

Address:

Telephone:

Fax:

Contact Person:

Date:

a) Fee for Third Party Code Review

_____, proposes to provide third party code review services as described in the Request for Proposal for Independent Third Party Code Review dated October 12, 2020, for the fixed lump sum fee of:

Fixed Fee for Third Party Review \$ _____

(Written Amount)

Hourly Rate for Additional Services (if required): \$ _____/hr

Signed: _____ Date: _____

(Person Authorized to Act on behalf of the Firm)

Code review consultants

4-3-2020

Friar

Michael A. Sorano, AIA

Vice President

ARCHITECTURE + INTERIOR DESIGN + MASTER PLANNING

21 Talcott Notch Road, Suite 2, Farmington, CT 06032

o. 860.678.1291 x206

www.friar.com

Bruce Spiewak

Bruce J. Spiewak, AIA, Consulting Architect, LLC

375 Morgan Lane, Unit #405

West Haven, CT 06516

Tel: (203) 931-9945 x 300

Fax: (203) 932-2355

Cell: (203) 641-5267

bruces@conncode.com

www.conncode.com

Joe Pierz - Pierz Assoc.

Joseph F. Pierz, AIA, NCARB

Architect/State Building Official

Pierz Associates

115 Garden Street

Wethersfield, CT 06109

860.563.9856

Joe Versteeg - Versteeg Assoc

Versteeg Associates, LLC

Code Compliance & Life Safety Specialists

86 University Drive

Torrington CT 06790 USA

+1 860-480-3951

www.versteeg-associates.com

Town of Mansfield, CT

Mansfield Elementary School - Milestone Schedule

October 5, 2020



- I. Pre-Referendum Activities **September 24, 2018 thru June 28, 2019**
- II. Pre-Referendum Activities Summer through Fall **July 1, 2019 thru November 5, 2019**
- 183 **Referendum** **November 5, 2019**
- IV. Conceptual and Schematic Design **December 6, 2019 thru May 28, 2020**
- V. Design Development **June 26, 2020 thru September 24, 2020**
- VI. Construction Documents **September 25, 2020 thru December 18, 2020**

1	End of CD at Risk Period	September 25, 2020	
2	Start CD Documents	September 25, 2020	
3	State Funding Authorized	September 30, 2020	
4	Open PZC Hearing	September 30, 2020	
5	Submit Progress Plans to Committee	October 5, 2020	
6	MSBC meeting (4:30 pm)	October 8, 2020	
	Update Intersection Plans	October 12, 2020	
7	Submit to OSCGR -DDR	TBD	Week of 19th
8	Conduct Geothermal and Water Well Tests	Tentative 10/15/20	
9	Closing PZC-IWA Hearing	October 19, 2020	
10	MSBC meeting (4:30 pm)	October 22, 2020	
11	Submit Well Data and Water Quality to DPH	TBD - Mid Nov	
12	Construct Wells, Yield Testing, Quality Testing	TBD - Mid Nov	
13	MSBC meeting (4:30 pm)	November 12, 2020	
14	PZC Approval	November 16, 2020	
15	90% CD Set Due	November 19, 2020	
16	90% CD Set to Estimators	November 20, 2020	
17	Start CD Review Set Design Review	November 20, 2020	
18	90% Set to Third Party Reviewer, 100% Code	November 20, 2020	
19	MSBC meeting (4:30 pm)	December 10, 2020	
20	CD Estimate due from Estimators	December 14, 2020	
21	CD Design Review Comments Due	December 16, 2020	
22	Third Party Review Comments Due	December 17, 2020	
23	CD Reconciliation Meeting	December 17, 2020	
24	Third Party Comment Review Meeting	December 18, 2020	
25	Revised CD Estimate Due from Estimators	December 22, 2020	
26	Reconcile Code Reviewer Comments	December 28, 2020	
27	Reconciled CD Estimate Meeting	January 5, 2020	
28	MSBC meeting (4:30 pm)	January 7, 2021	Special Meeting

VII. Review and Approvals **January 12 thru February 23, 2021**

1	All Review Comments Signed Off	January 12, 2021	
2	SBC -BOE Approvals SCG-042	January 14, 2021	
3	MSBC meeting (4:30 pm)	January 14, 2021	
4	OSCGR - PCR for Bidding Approval	January 19, 2021	2/23/2020
5	MSBC meeting (4:30 pm)	January 28, 2020	
6	Obtain DPH Well Use Approval	February 1, 2021	
7	Final Offsite Road Improvements Sign-Off/Package	February 11, 2021	
8	MSBC meeting (4:30 pm)	February 11, 2021	

VIII. Bidding

1	OSCGR Approval to Bid for School Project	February 23, 2021	
2	MSBC meeting (4:30 pm)	February 25, 2021	
3	Release Bid Package for Road Improvements	March 1, 2021	
4	Release Project for GC Bidding	March 2, 2021	
5	GC Site Walk	TBD	Week of March 8th
6	MSBC meeting (4:30 pm)	March 11, 2021	
7	GC Addendum Questions Due	March 15, 2021	
8	Issue Final Addendum	March 22, 2021	
9	MSBC meeting (4:30 pm)	March 25, 2021	
10	MSBC meeting (4:30 pm)	April 8, 2021	
11	GC Bids Due	April 13, 2021	
12	GC Scope Reviews	April 14, 2021	April 21, 2021

Town of Mansfield, CT

Mansfield Elementary School - Milestone Schedule

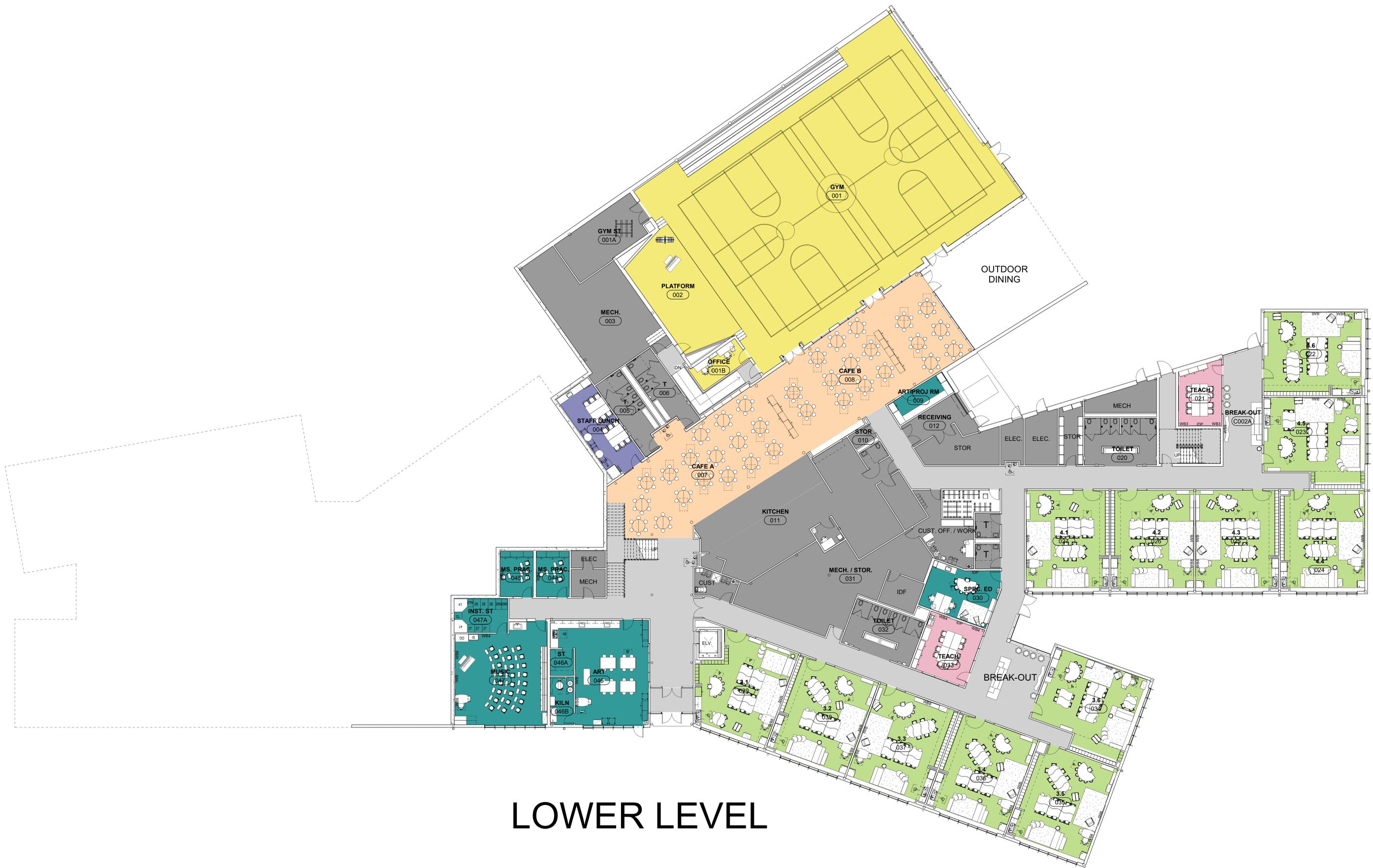
October 5, 2020



13	MSBC meeting (4:30 pm)	April 22, 2021
14	Recommend GC Award to Committee	April 22, 2021
15	Award to GC	April 26, 2021
16	Construction Start	May 1, 2021



MAIN LEVEL



LOWER LEVEL

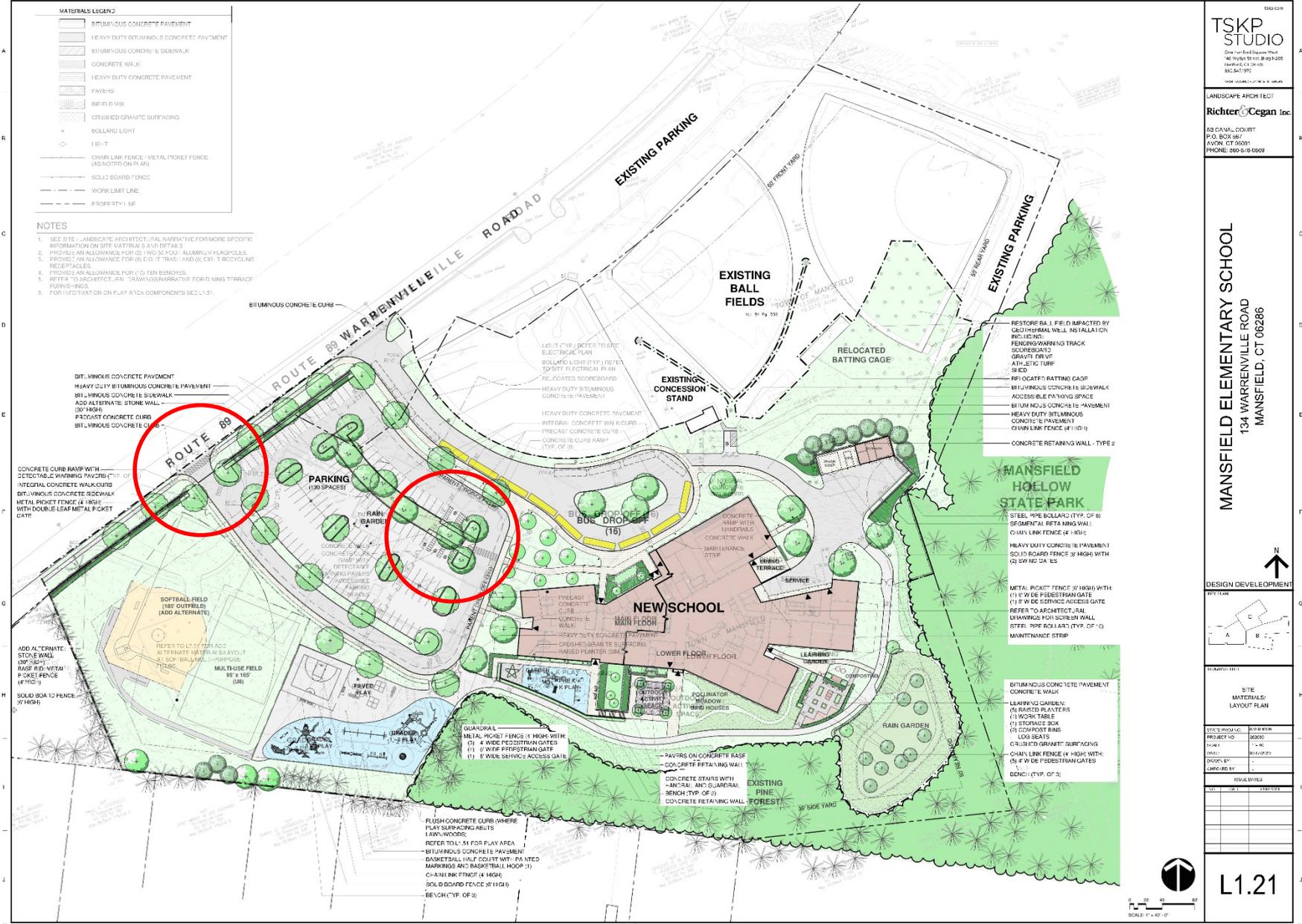
Town of Mansfield Elementary School MSBC Meeting

October 8, 2020



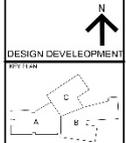
TSKP ARCHITECTURE | PLANNING | INTERIORS
STUDIO

Site | Design Update



TSKP STUDIO
 LANDSCAPE ARCHITECT
 88 CANAL COURT
 P.O. BOX 567
 AVON, CT 06001
 PHONE: 860-838-0509

MANSFIELD ELEMENTARY SCHOOL
 134 WARRENVILLE ROAD
 MANSFIELD, CT 06236

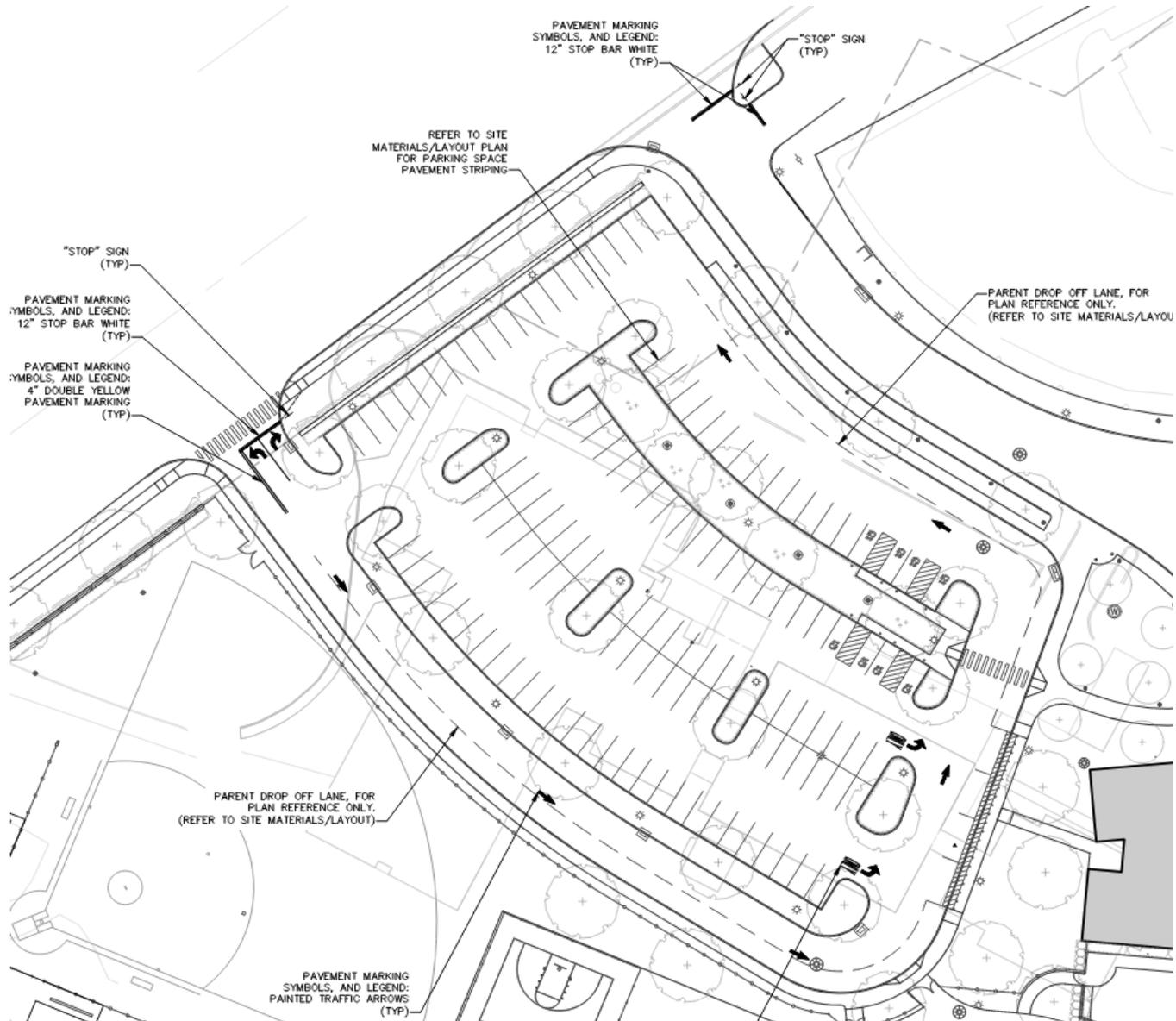


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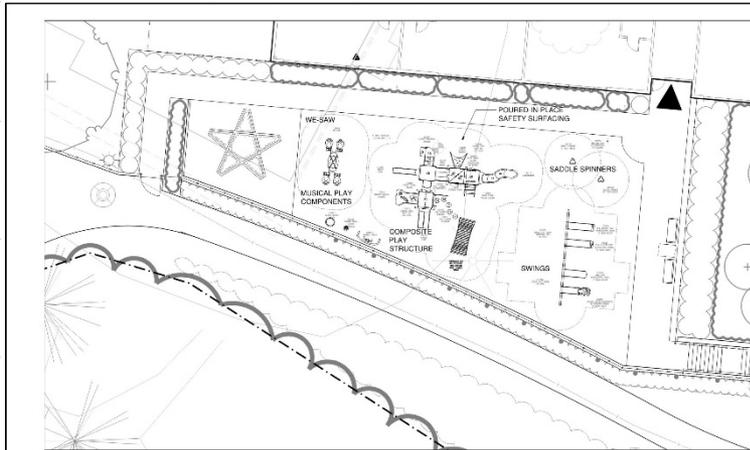
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20200	6	10/08/20
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L1.21

Site | Design Update



Site Plans | Playground Equipment

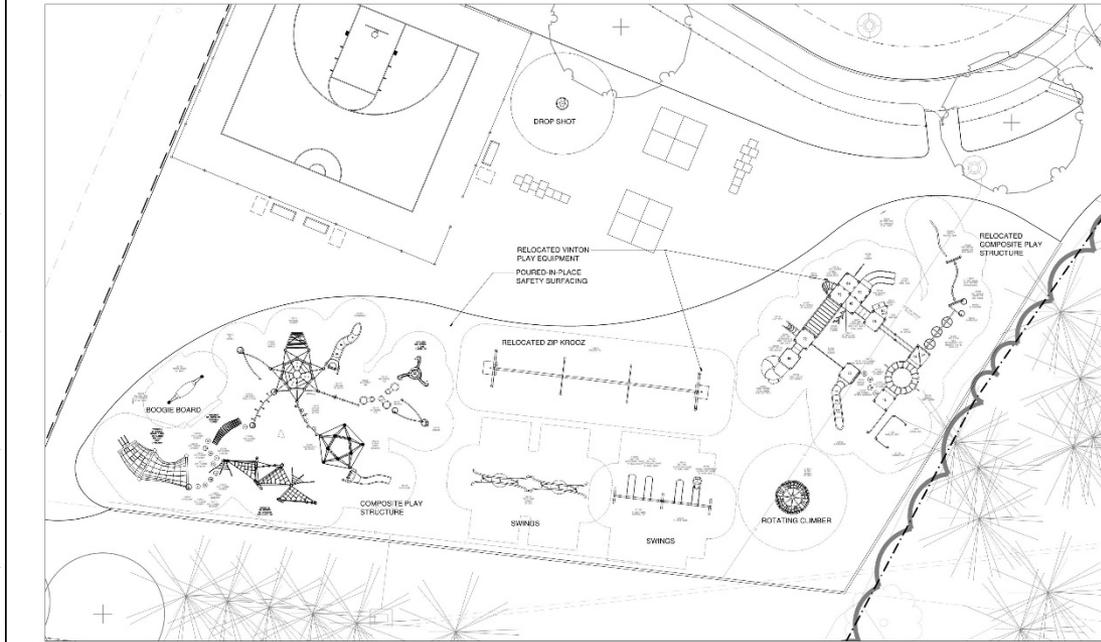


GRADES PRE-K/K PLAY AREA PLAYGROUND EQUIPMENT SCHEDULE (AGES 2-5)	
COMPONENT	
A	WE-SAW
B	KETTLE JUNIOR DRUM
C	TONGUE DRUM JUNIOR
D	WABLE CHIMES
E	SINGLE SLIDE
F	POSTER CRAWL TUNNEL
G	CRITTER CANYON CLIMBER
H	DOUBLE SLIDE
J	16' POOL CLIMBERS
K	WAVE CLIMBER
L	POD CLIMBER WITH HANDHOLDS
M	EMPIRE STATE PANEL
N	WOOD PLANK WIGGLE LADDER
O	SLIDING ROCK 2
P	STORE PANEL
Q	PILOT PANEL
R	CONICAL CLIMBER
S	ARCH BRIDGE
T	12' SADDLE SPINNER
U	16' SWINGS

AGES 2-5

TOTAL ELEVATED PLAY COMPONENTS	11
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	11
TOTAL ACCESSIBLE (GROUND LEVEL) COMPONENTS SHOWN	14
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	6

2 PRE-K AND K PLAY AREA



GRADES 1-4 PLAY AREA PLAYGROUND EQUIPMENT SCHEDULE (AGES 5-12)	
COMPONENT	
A	CURVED BALANCE BEAM
B	16' RING BRIDGE
C	TRIPLE RING FLING
D	CIRCULAR HORIZONTAL LADDER
E	TURNING BAR
F	PARALLEL BARS
G	CHINNING BAR
H	16' POOL CLIMBERS
I	SLIDING ROCK 2
K	GEOPLEX CLIMBER
L	AIR DANCER
M	PIPE BRIDGE WITH WHEEL
N	DOUBLE SWIRL SLIDE
O	LOOSE CLIMBER
P	HOLE PANEL
Q	SUNBEAM CLIMBER
R	CLAYTE RHINO
S	CRIBNET CLIMBER
T	LOG ARCH
U	CANYON CLIMBER
V	TURBO TWISTER SLIDE
W	GLOBAL MOTION
X	TELESCOPE
Y	12' OXLEY SWINGS
Z	ZIPWAGON
AA	VERTICAL O-ZONE CLIMBER
BB	12' WOBBLE POD
CC	BLENDER
DD	TEHTINGPO
EE	RUSHWALKER
FF	WATERMILL CLIMBER
GG	14' POST NET/TEX
HH	SOLO SPINNER
II	SKYPORT CLIMBER
JJ	LULLABY LADDER
KK	12' POOL CLIMBER
LL	BRIDGE KNIFE
MM	5' POST TOWER
NN	RUSH SLIDE
OO	ROCKWALK CLIMBER
PP	CRACKED NET STRUCTURE
QQ	COURT FURNISH NET CLIMBER
RR	RODGE BOARD

AGES 5-12

TOTAL ELEVATED PLAY COMPONENTS	17
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	9
TOTAL ACCESSIBLE (GROUND LEVEL) COMPONENTS SHOWN	44
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	9

1 GRADES 1-4 PLAY AREA

TSKP STUDIO
One Hartford Square West
146 Maple Street, 3rd Fl. 203
Hartford, CT 06106
860.244.1100
tskps.com

LANDSCAPE ARCHITECT
Richter & Cegan Inc.
88 CANAL COURT
P.O. BOX 867
AVON, CT 06011
PHONE: 860-676-0089

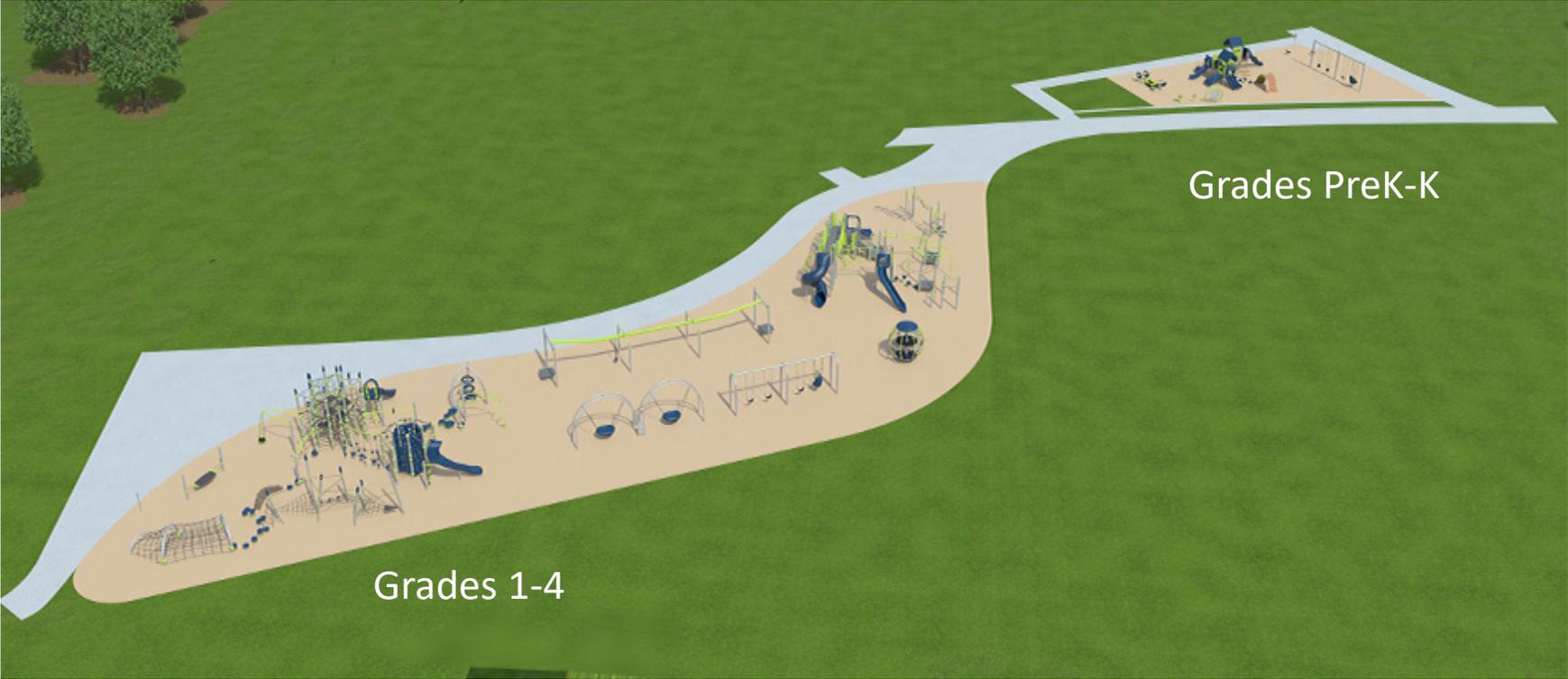
MANSFIELD ELEMENTARY SCHOOL
134 WARRENVILLE ROAD
MANSFIELD, CT 06266



SITE PLAYGROUND EQUIPMENT	
DATE PREPARED	10/20/20
PROJECT NO.	202001
DESIGNER	TSKP
DATE	10/20/20
DRAWN BY	
CHECKED BY	
DATE DATES	
REV.	DATE

L1.51

Site Plans | Playground Equipment



Grades 1-4

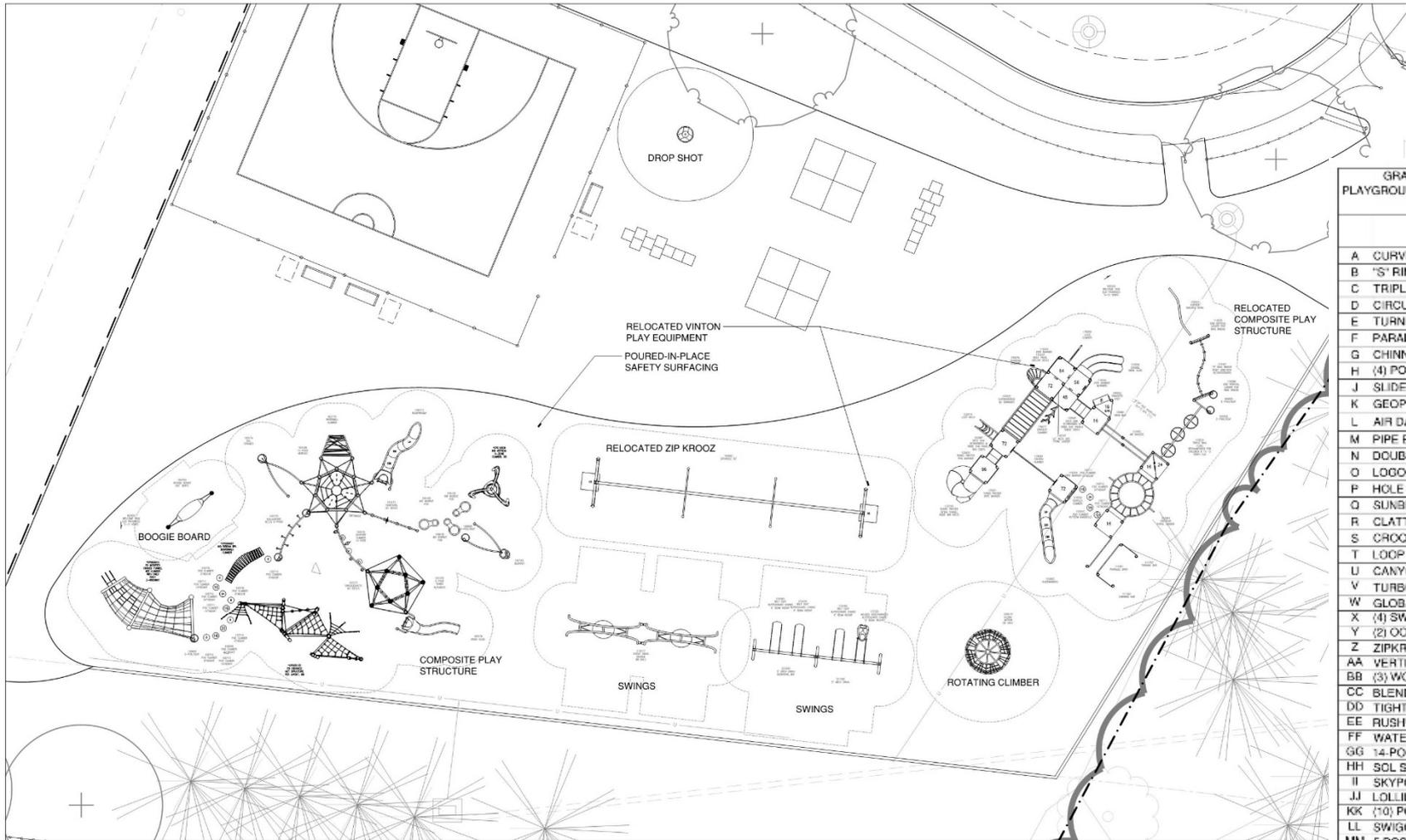
Grades PreK-K

Site Plans | Playground Equipment Grades PK-K

Site Plans | Playground Equipment Grades PK-K



Site Plans | Playground Equipment Grades 1-4



GRADES 1-4 PLAY AREA PLAYGROUND EQUIPMENT SCHEDULE (AGES 5-12)	
COMPONENT	
A	CURVED BALANCE BEAM
B	'S' RING BRIDGE
C	TRIPLE RING FLING
D	CIRCULAR HORIZONTAL LADDER
E	TURNING BAR
F	PARALLEL BARS
G	CHINNING BAR
H	(4) POD CLIMBERS
J	SLIDEWINDER 2
K	GEOPLEX CLIMBER
L	AIR DANCER
M	PIPE BARRIER WITH WHEEL
N	DOUBLE SWIRL SLIDE
O	LOGO CLIMBER
P	HOLE PANEL
Q	SUNBEAM CLIMBER
R	CLATTERBRIDGE
S	CROQUET CLIMBER
T	LOOP ARCH
U	CANYON CLIMBER
V	TURBO TWISTER SLIDE
W	GLOBAL MOTION
X	(4) SWINGS
Y	(2) OODLE SWING
Z	ZIPKROOZ
AA	VERTICAL O-ZONE CLIMBER
BB	(3) WOBBLE POD
CC	BLENDER
DD	TIGHTROPE
EE	RUSHWINDER
FF	WATERMILL CLIMBER
GG	14-POST NETPLEX
HH	SOL SPINNER
II	SKYPORT CLIMBER
JJ	LOLLILADDER
KK	(10) POD CLIMBER
LL	SWIGGLEKNOTS
MM	5 POST TOWER
NN	RUSH SLIDE
OO	BOARDWALK CLIMBER
PP	CROOKED NET STRUCTURE
QQ	CURVED FUNNEL NET CLIMBER
RR	BOOGIE BOARD

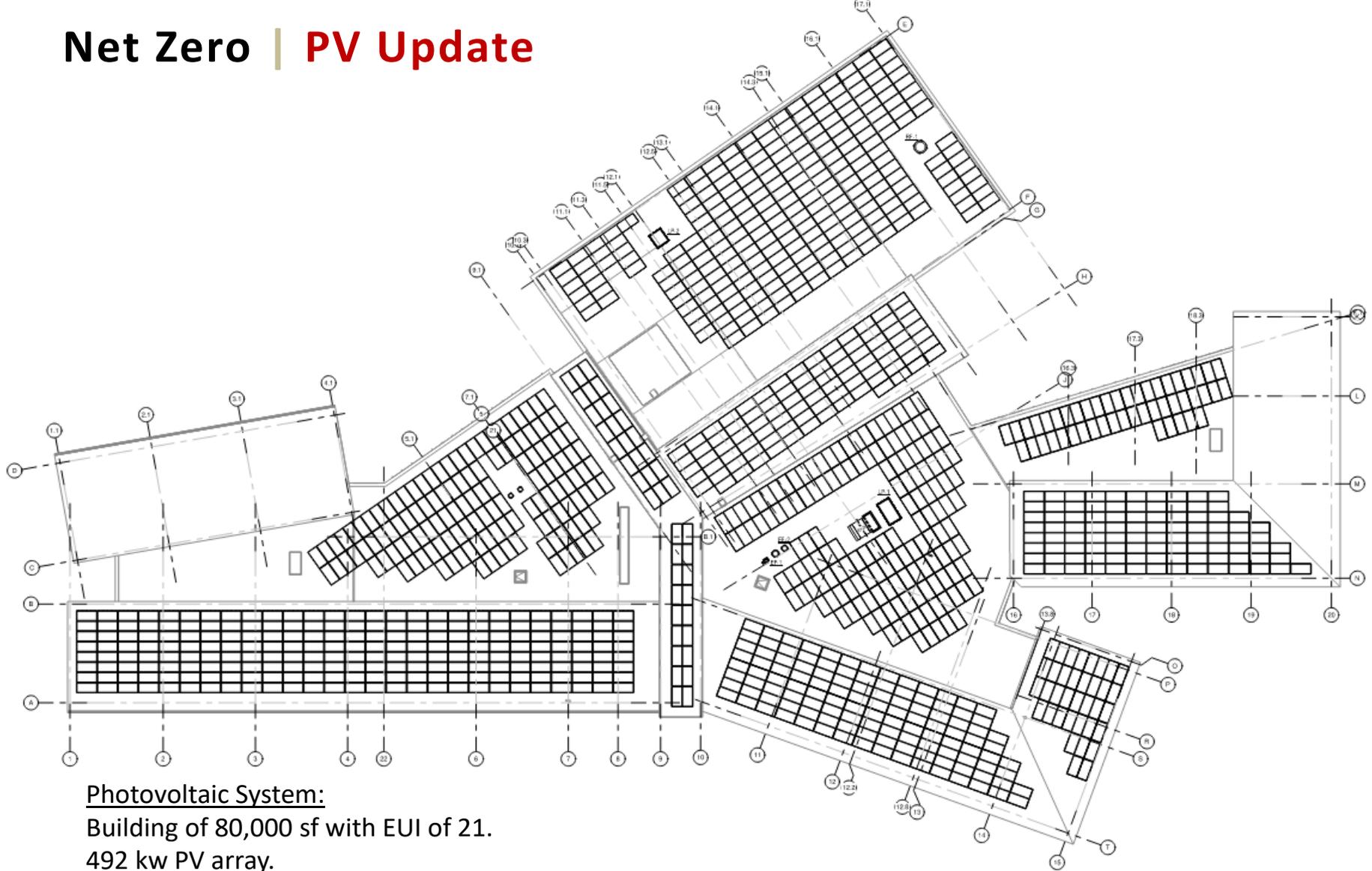
1 GRADES 1-4 PLAY AREA

Site Plans | Playground Equipment Grades 1-4



Relocated Vinton Equipment

Net Zero | PV Update



Photovoltaic System:

Building of 80,000 sf with EUI of 21.

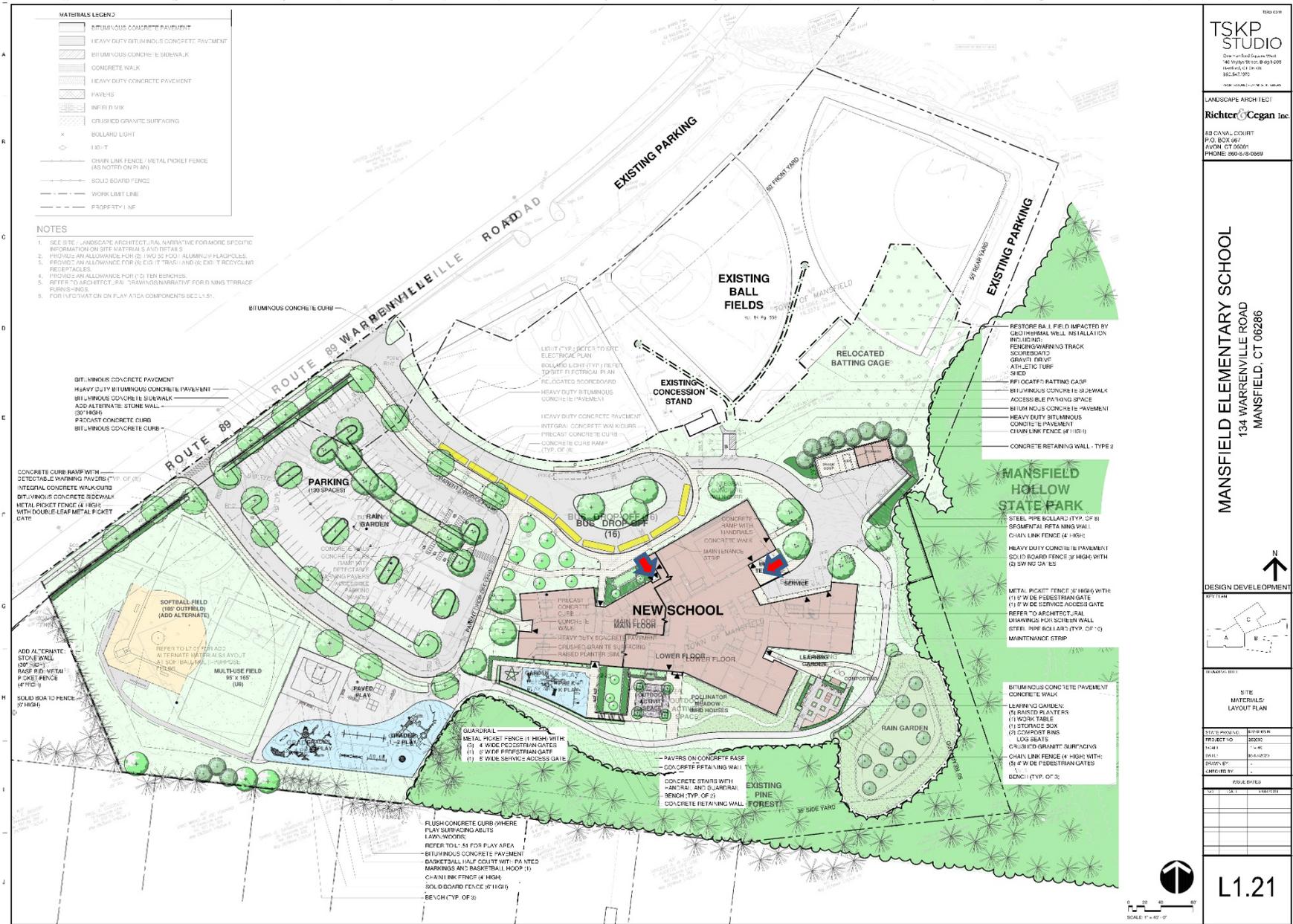
492 kw PV array.

1201-410 watt PV panels.

541,618 kWh production.

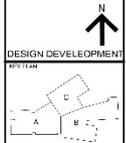
10% spare capacity at year 1 to account for panel degradation over life of system to be net zero for 25 years

Building Design Update | Gym & Cafeteria Access After Hours



TSKP STUDIO
 300 Canal Court
 P.O. Box 567
 Avon, CT 06001
 Phone: 860-381-0509

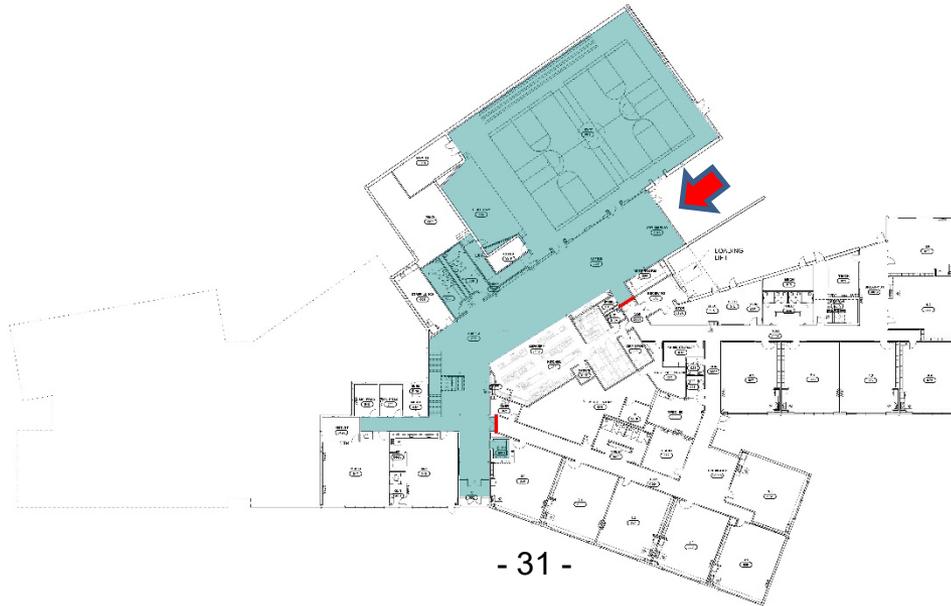
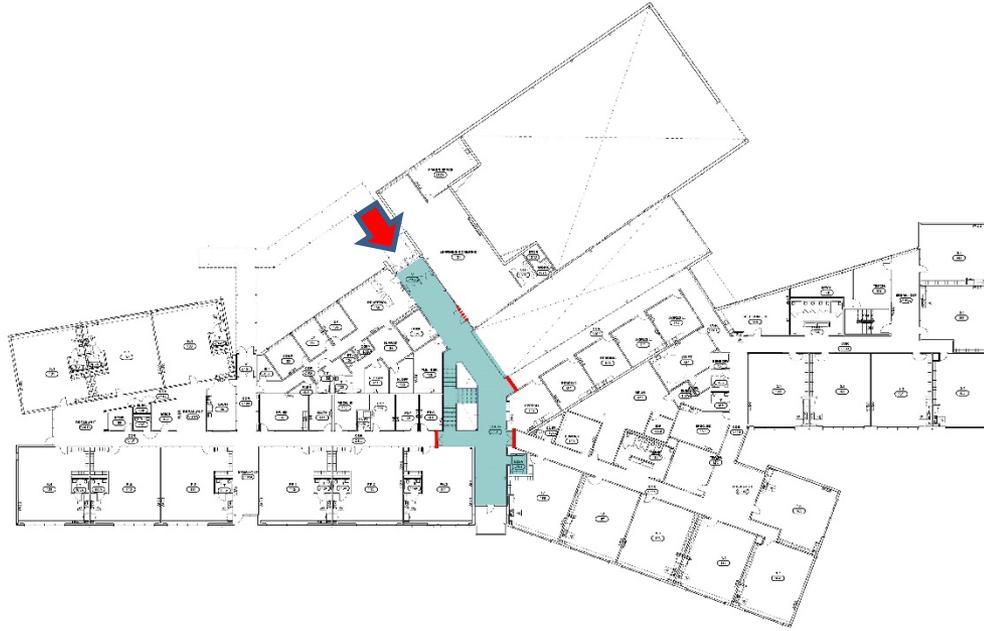
MANSFIELD ELEMENTARY SCHOOL
 134 WARRENVILLE ROAD
 MANSFIELD, CT 06236



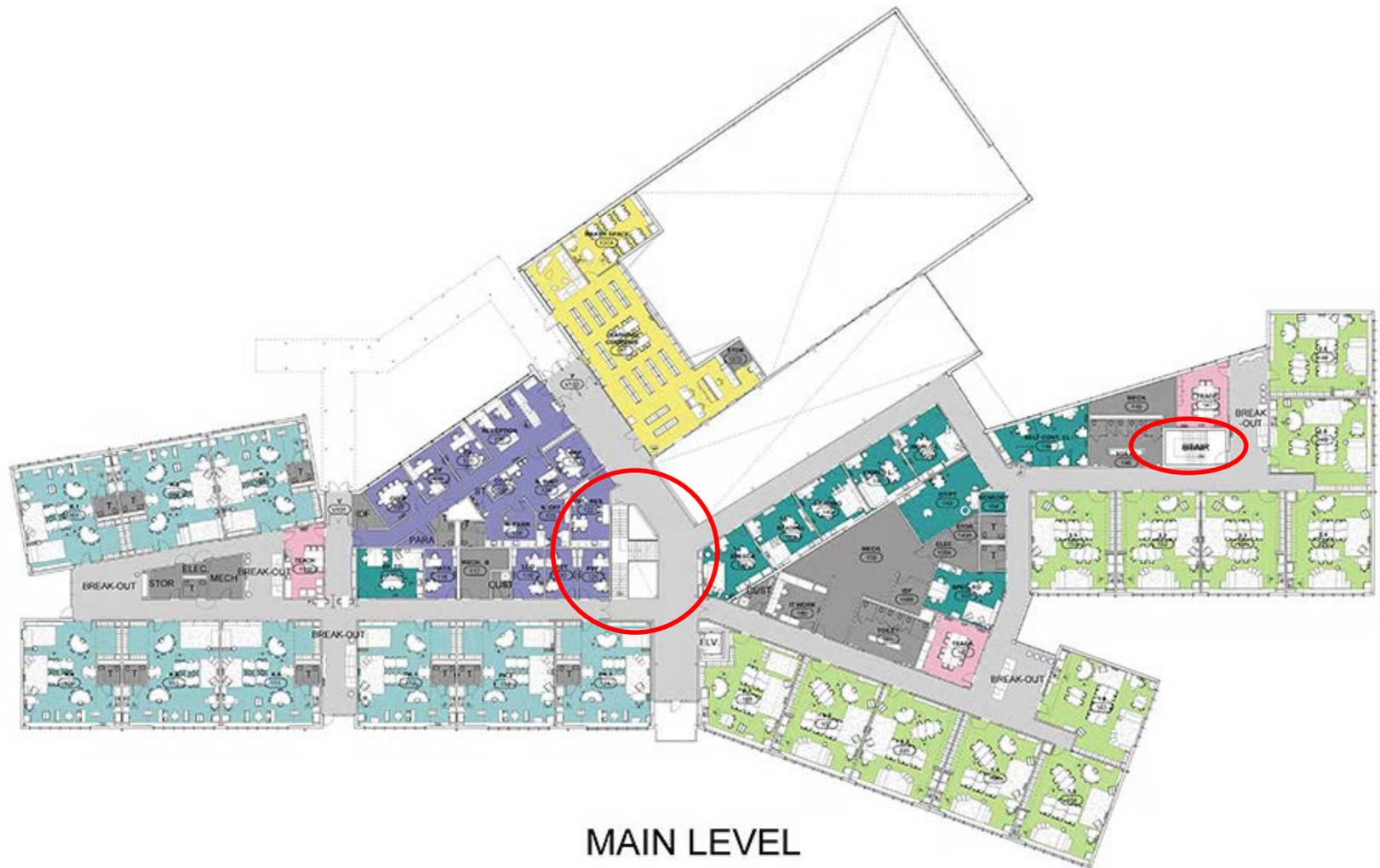
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CT	20200	28	10/08/20
CT	20200	29	10/08/20
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Building Design Update | Gym & Cafeteria Access After Hours



Building Design Update | Main Floor Plan

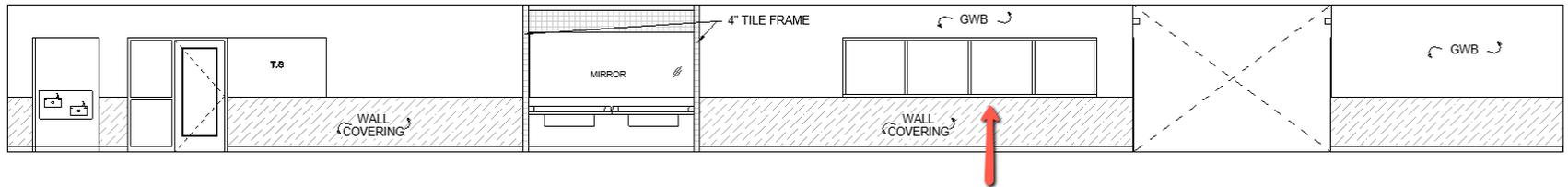
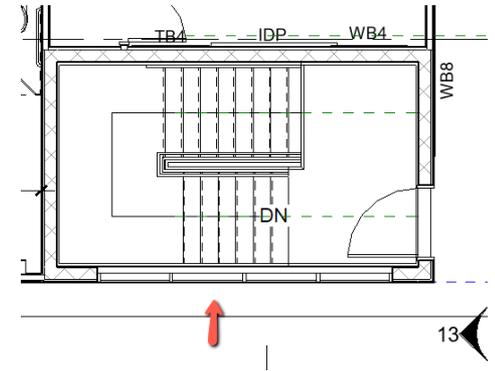


MAIN LEVEL

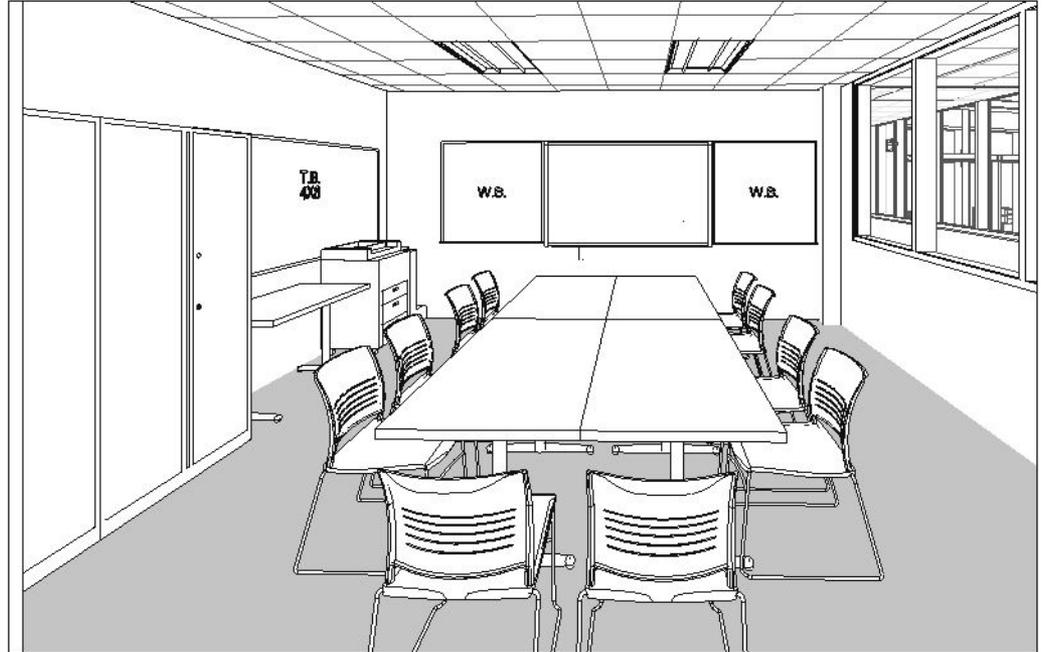
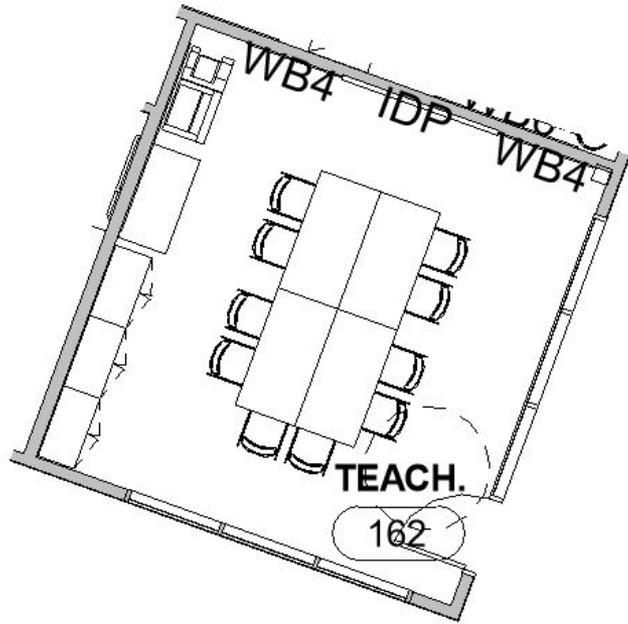
Building Design Update | Main Stair



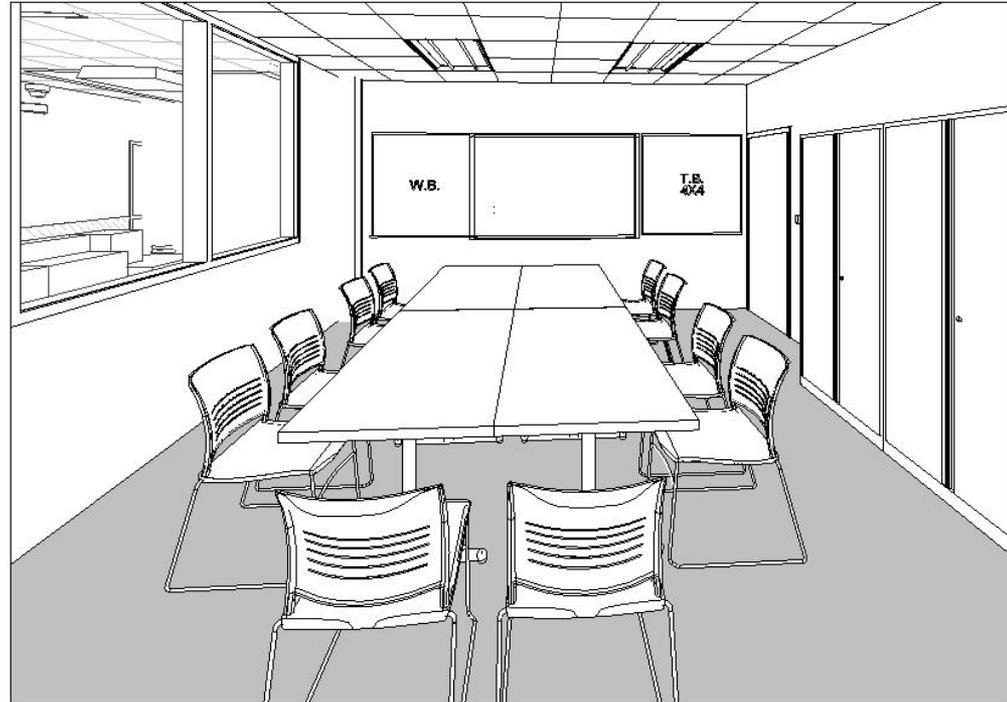
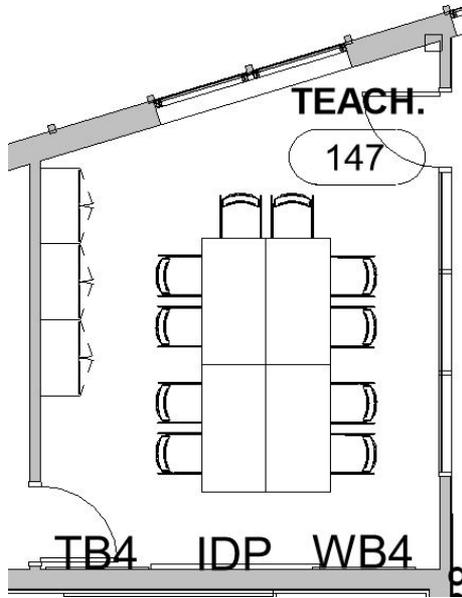
Building Design Update | Vision Panels at Egress Stair



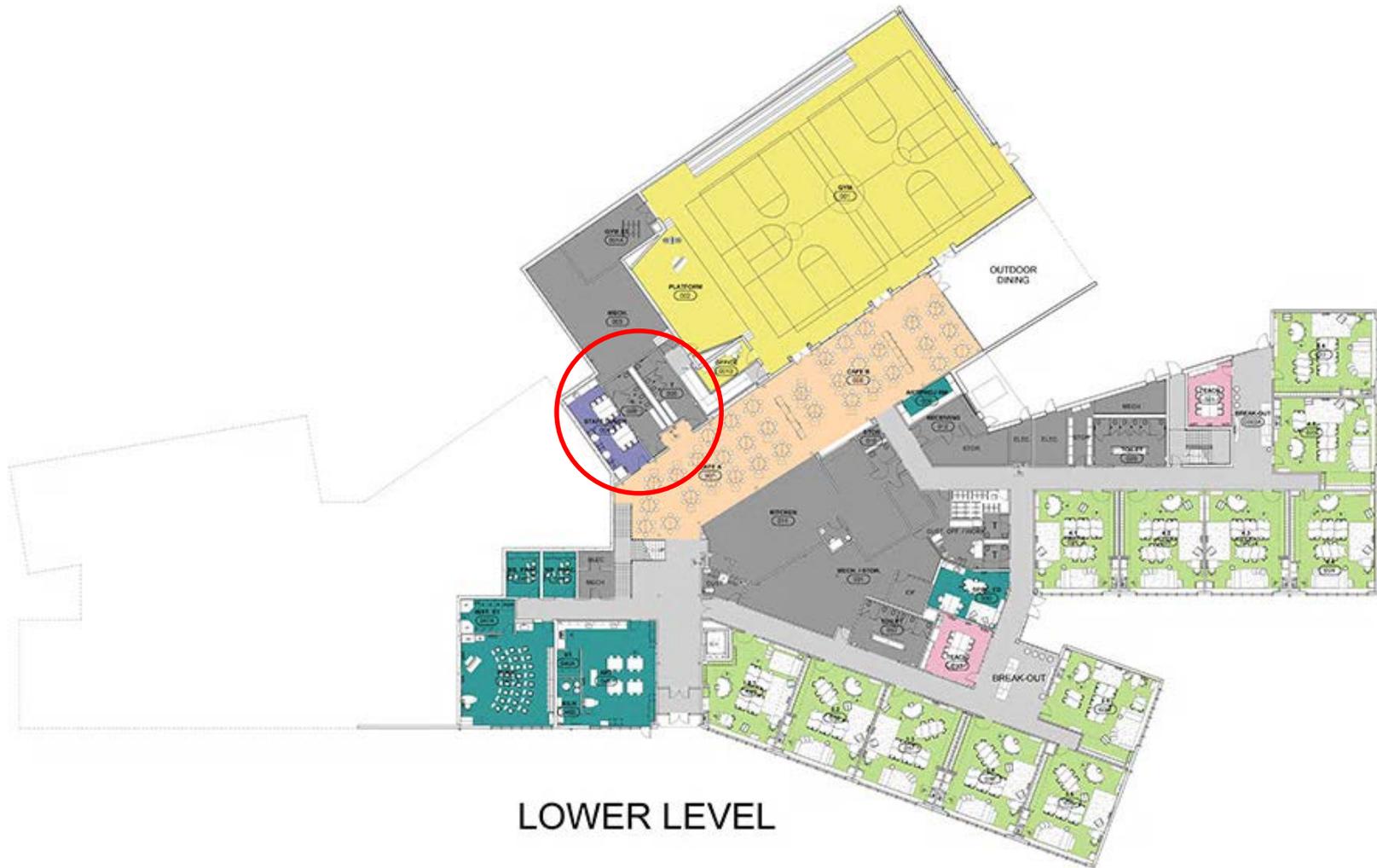
Building Design Update | Teacher Work Room



Building Design Update | Teacher Work Room

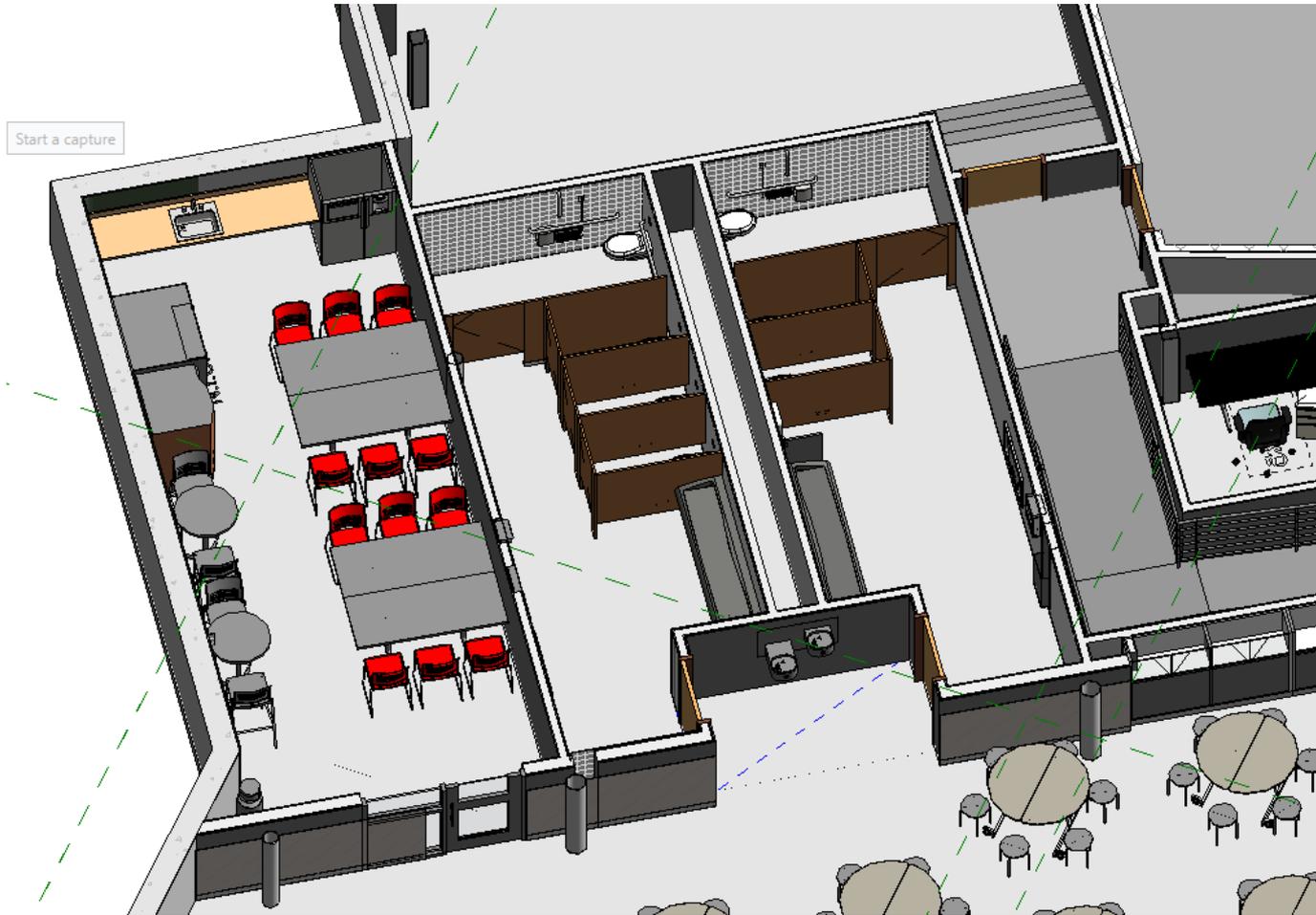


Building Design Update | Lower Level Floor Plan

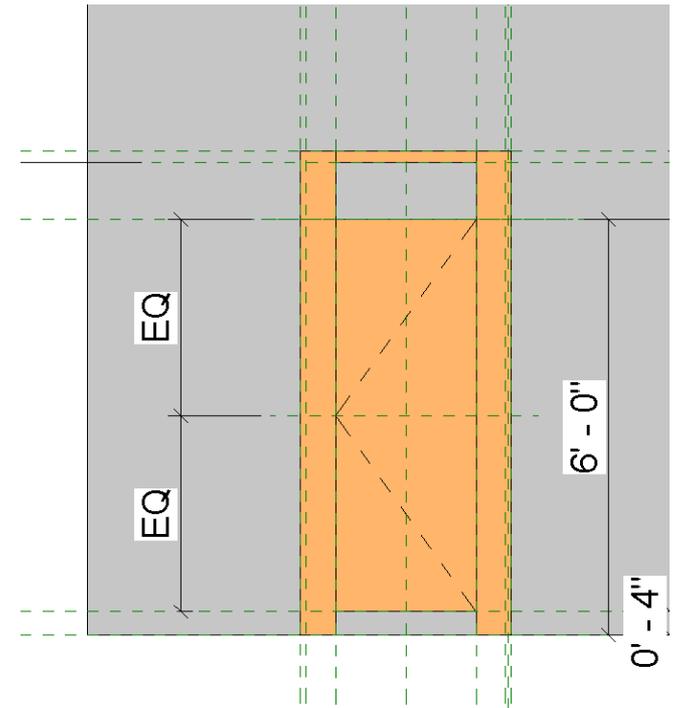


LOWER LEVEL

Building Design Update | Teacher Work Rm / Lunch Rm



Building Design Update | Bathroom Partitions



THE END