



Region School District 14
Nonnewaug High School Renovations Project
Request for Proposal for
Geotechnical Engineering Services

RFP: #2016-009

Issue Date: September 15, 2016

Proposals are Due no later than **September 26, 2016 at 3:00 p.m.**

Table of Contents

- I. Project Overview**
- II. Scope of Services**
 - A. Comprehensive Geotechnical Engineering Services
 - B. Subsurface Investigations
 - C. Geotechnical Report
 - D. Additional Borings During Design
 - E. Services During Construction
- III. Geotechnical Engineering Selection Process**
 - A. Review Process
 - B. Evaluation Criteria of Written Proposals
- IV. Instructions for Submission of Proposal**
 - A. Submission Logistics
 - B. Bid Opening
- V. Other Requirements**
 - A. Insurance Requirements
 - B. Additional Requirements
 - C. Right to Annul or Terminate
 - D. Non-Discrimination Clause

Appendices

- Proposal Form
- Proposer's Legal Status Form
- Proposer's Non Collusion Affidavit Form
- References Form
- Boring Locations Plan – Exhibit A
- Site Survey

I. Project Overview

The Nonnewaug High School Renovation project is a “renovate-to-new” school project in the Region 14 school district which includes the towns of Woodbury and Bethlehem, Connecticut. Nonnewaug High School complex comprises of three building units – the 3 level Academic Unit, the 2 level Student Services Unit, and the single level Agri-Science Unit. The Agri-Science Unit is immediately adjacent to the Student Services Unit but the units are not currently connected.

The three level Academic Unit, built in 1970, has a total approximate area of 111,520 SF. The two level Student Services unit was built in 1999 and has a total area of approximately 32,030 SF. The Student Services unit houses the school administrative offices, Cafeteria, Media Center and the Board of Education offices.

The detached Agri-Science Unit was built in 1970 with an approximate area of 34,350 SF and is classified as a separate space for building purposes and will be addressed in a separate building project.

This project will involve renovation of the Academic Unit and Student Services Unit, the school auditorium and cafeteria, and site work improvements to the parking lot, athletic fields, and tennis courts.

The SLAM Collaborative, Inc. is the architect of record for the project, Colliers International is the Owner’s Project Manager and O&G Industries is the Construction Manager.

II. Scope of Services

A. Comprehensive Geotechnical Engineering Services

The Region 14 Building Committee intends to commission one firm to provide all geotechnical engineering services for the Nonnewaug High School project. The scope of geotechnical services shall include the soil sampling, testing, and analysis that will be necessary to determine the suitability of the site for the proposed construction. The tasks associated with the geotechnical work should include the following paragraphs.

B. Subsurface Investigations: In coordination with The SLAM Collaborative, coordinate a preliminary subsurface exploration program to determine the suitability of the site. Test borings should be located per the attached exhibits A and B. The intent is that borings will be performed during days when school is closed during October and November, 2016. However, if these dates cannot be achieved, the borings will be scheduled for another time through coordination with the school district. Borings may have to be

performed on a Saturday, or multiple Saturdays. A full report will be required by the end of November, 2016.

Subsurface Investigations should also include:

- Existing Geologic Information – Review existing geologic data to aid in development of a subsurface exploration and sampling program.
- Layout/Utility Clearance – Stake the proposed locations of all borings using an experienced engineer or geologist. Upon completion of the field staking, coordinate the required “Call-Before-You-Dig” notification and drilling efforts.
- Test Borings – Subcontract with a drilling contractor to drill the proposed borings as located on Exhibit A. Each boring shall be a minimum of 25-feet deep, or refusal. Boring operations shall include the cost to restore the areas impacted by the boring activities. Borings shall be backfilled with the spoils. An engineer or hydro geologist shall be on-site to observe all test borings. In addition to the requested borings, the proposal shall also include a unit rate per day for additional borings that may be required in the future.
- Test Pits – Excavate test pits for the purpose of investigating soil types and conditions. Test pits to be excavated to a depth not to exceed 10 feet where shown on Exhibit A or as directed by the Engineer.
- Permits/Coordination – The proposal shall cover the preparation of any permit applications with respect to the borings.
- Material Testing – Conduct material testing and inspections to properly identify and determine the properties of the subsurface soils.

C. Geotechnical Report

The scope shall include preparation of a geotechnical engineering report that includes the following:

- Subsurface Conditions – Provide a detailed summary of the observed subsurface soil and groundwater conditions.
- Soil Suitability – Conduct a qualitative evaluation of the site soils with regard to their suitability as a bearing stratum based upon your review of the Standard Penetration Test data, material testing, and a physical examination of the soil.
- Foundation Types – Provide recommendations regarding suitable foundation types for the soils encountered and structure type presented, including recommendations for foundation drainage and slab on grade design. Provide reviews of contract documents to verify

conformance with geotechnical design intent. Foundation design is not to be included in this scope of services.

- Site Recommendations – Provide recommendations for the following: pavement design, suitability of onsite material for re-use as fills, methods for preparation of subgrade, placement of fills and compaction options.
- Bearing Pressures – Determine the allowable bearing pressures for the anticipated bearing stratum.
- Lateral Earth Pressure – Determine the appropriate lateral earth pressure for any below grade structures.
- Seismic Design Criteria – Identify the seismic soil profile coefficient, effective peak acceleration, and seismically induced lateral earth pressures for the building site.
- Liquefaction Analysis – Address the requirements of the Connecticut State Building Code relative to the potential for seismically induced liquefaction.
- Construction Considerations – Provide commentary concerning recommendations and observations as related to construction and other geotechnical aspects of the project to assist with preparation of contract documents (including applicable technical specifications) and construction monitoring.
- Construction Administration - Attend construction conference and or project meetings pertaining to geotechnical issues. Review shop drawings, design computations, and other submittals containing geotechnical content for general compliance with the intent and requirements of the contract documents. Answer questions, issue clarifications, and make design modifications as required based upon actual subsurface conditions encountered during construction.
- Geotechnical contractor is responsible for backfilling and immediately patching all pavement and grasses upon completion of the borings each day.

D. Additional Borings During Design

Additional borings may be required to provide additional subsurface soil conditions against the proposed site and building layout and foundation systems. The proposer shall provide a separate cost to provide additional borings per location, if necessary. The proposal shall also include amendments and/or modification required to the original geotechnical report. Unit prices for daily rates shall be provided with the additional borings proposal.

E. Services During Construction

The Geotechnical Engineer may be required to verify subsurface soil conditions during construction. The scope of work shall consist of confirming existing bearing strata and other subsurface conditions as required during construction to confirm soil conditions against the geotechnical report provided for the design of the building. A total of four (4) site visits shall be assumed for this effort. Written field reports will be required for each visit.

III. Geotechnical Engineer Selection Process

A. Review Process

The Region 14 Building Committee will evaluate the written proposals to select a geotechnical engineering firm for this project. Proposals are being requested and anticipated to be received from several firms as provided at the front of this RFP.

B. Evaluation Criteria of Written Proposals

The following criteria, listed in random order, are likely to be considered in evaluating the written proposal submissions:

1. Experience of firm in providing geotechnical engineering services of similar projects
2. Fees for Services
 - Proposed fees for the geotechnical engineering services shall be in the form of a fixed lump sum for the project as outlined in this RFP. The lump sum fee must be provided in three parts as follows:
 1. **Phase 1:** Initial geotechnical services inclusive of borings, test pits and development of the geotechnical report lump sum fee
 2. **Phase 2:** Provide daily unit price to mobilize for additional geotechnical borings, to provide modified report, and a unit price per boring to a minimum of 25-ft or refusal
 3. **Phase 3:** Services Provided during the Construction Phase
3. Also include hourly billing rates to be used when invoicing optional additional services. Rates for each of the applicable job classification listed below and any other appropriate classifications are to be provided. Secretarial services should be included within these hourly billing rates.
 - Principal
 - Geotechnical Engineer
 - Technician

The Region 14 Building Committee will award the contract to the lowest qualified responsible bidder.

IV. Instructions for Submission of Proposal

A. Submission Logistics

One (1) electronic copy and thirteen (13) copies of each firm's proposal must be received at the following location on or before 3:00 P.M. on, September 26, 2016:

Mr. Wayne McAllister
Director of Finance and Operations
Region 14 Central Office
5 Minortown Road
Woodbury, CT 06798

Questions regarding this request for proposals should be directed to Mr. Scott Pellman via email at scott.pellman@colliers.com. All questions will be responded to via addendum to this RFP: #2016-009 and posted to the Region 14 website: <http://www.ctreg14.org>, under the "Board of Education / Building Projects" page as well as to the RFP as posted on the State of Connecticut, Department of Administrative Services Contracting Portal. **All firms are responsible for checking for new addenda.**

Please clearly mark all proposals with "**Region 14, Nonnewaug High School Renovations Project - RFP: #2016-009**".

B. Bid Opening

Bids will be publicly opened and read aloud on **September 26, 2016** at **3 p.m.** at the Region 14 Central Office, 5 Minortown Road, Woodbury, CT 06798. It is the intent to have the award approved for execution by the Region 14 Building Committee by **September 27, 2016**.

V. Other Requirements

A. Insurance Requirements

The Contractor will carry the following insurance coverages with an insurance company(s) licensed in the State of Connecticut and satisfactory to Region 14, in compliance with the law, and in the following form and amount:

Workers Compensation:

Coverage A: Statutory

Coverage B: Employers Liability:

Bodily injury by accident	\$100,000 per person
Bodily injury by disease	\$100,000 per person
Bodily injury by disease	\$500,000 aggregate

Commercial General Liability:

Each Occurrence	\$1,000,000 per person
General Aggregate Limit	\$2,000,000
Products/Completed Operations	\$2,000,000
Personal & Advertising Injury	\$1,000,000
Each Occurrence	\$1,000,000
Fire Damage Limit	\$300,000
Medical Expenses	\$10,000

Umbrella Liability:

Each Occurrence	\$5,000,000
Aggregate	\$5,000,000

Automobile Liability:

Limits of Liability:

Bodily Injury	\$1,000,000 per person
Aggregate	\$3,000,000
Property Damage	\$1,000,000

The Region 14 School District shall be added as an additional named insured to the Contractors Commercial Liability and Auto policies and so stated in certificates.

INSURANCE REQUIREMENTS FOR SUBCONTRACTORS

The Contractor shall ensure that all tiers of their subcontractors shall procure and maintain insurance in like form and amounts including the Additional Insured requirements, all as set forth above. Copies of the certificates of insurance must be provided to the District prior to the subcontractor entering the jobsite.

B. Miscellaneous Requirements

1. Any and all modifications to the RFP must be written and not oral.
2. The Region 14 School District reserves the right to reject any and all bids in whole or in part or to waive any informality in bidding if it is determined by the Town to be in the best interest of the Town of Stonington.
3. Bids may be held by the Region 14 School District for a period not to exceed ninety (90) days from the date of the opening of bids for the purpose of reviewing the bids and investigating the qualifications of the bidder prior to awarding the contract.
4. The proposer is required to prepare its proposal in accordance with the RFP, including any modifying addenda. Proposers must disclose in writing any exceptions to the RFP.
5. Proposers must inform the District of information concerning any:
 - a. Listing on the State's Disbarment List or List of Parties Excluded from Federal Procurement.
 - b. Ineligibility, per Connecticut General Statute Section 31-57b to be awarded the contract because of occupational safety and health violations.
 - c. Arbitrations and litigation.
 - d. Criminal proceedings.
 - e. State or local ethics law, regulation, ordinance and /or policy violations.
6. The District reserves its right to request additional information from proposers, subsequent to the opening of bids.
7. The proposer is solely responsible for the costs of its proposal.
8. Submitted proposals are the District's property and will not be returned.
9. The proposer is presumed to have full knowledge of the RFQ/RFP and any addenda, the project scope or work to be done, and all applicable laws.
10. Any and all information received from proposers is subject to the Freedom of Information Act (FOI) and may be disclosed to the general public. If any information is deemed to be proprietary and

confidential by the proposer, it should be indicated at the time of proposal submission. The proposer should be prepared to defend not disclosing any such information pursuant to a FOI request.

11. The making of a preliminary award to a proposer does not constitute a contract and does not provide the proposer with any rights and does not impose upon the District any obligations. A proposer has rights, and the District has obligations, only if and when a contract is executed by the District and the proposer.

12. By offering a submission to this RFP the respondent certifies that it has not divulged to, discussed or compared its proposal with other proposers and has not colluded with any other proposer or parties to this proposal whatsoever.

C. Right to Annul or Terminate

The District reserves the right to amend or terminate the RFP at its sole discretion, before or after receiving proposals.

D. Non-Discrimination Clause

During the performance of any work that results from this RFQ/RFP, the proposer and its subcontractors shall not deny the agreement's benefits to any person on the basis of religion, color, ethnic group identification, sex, age, sexual orientation, physical or mental disability, nor shall they discriminate unlawfully against any employee or applicant for employment because of race, religion, color, national origin, ancestry, sexual orientation, physical or mental disability, medical condition, marital status, age or sex. The proposer shall insure that evaluation and treatment of employees and applicants for employment are free of such discrimination. This project must abide by all relevant HUD policies regarding non-discrimination.

The successful proposer shall indemnify the Town, its officers and employees against liability for injury or damage caused by any negligent act or omission of any of its employees or volunteers or agents in the performance of this agreement and shall hold the Town harmless for any loss occasioned as a result of the performance of this contract by the proposer.

Region 14 School District is an Equal Opportunity Employer

REGIONAL SCHOOL DISTRICT #14
REQUEST FOR PROPOSALS FOR
GEOTECHNICAL SERVICES – RFP No. 2016-009

PROPOSAL FORM

PRICE PROPOSAL

Pursuant to and in full compliance with the RFP, the undersigned proposer, having visited the site or property if applicable, and having thoroughly examined each and every document comprising the RFP, including any addenda, hereby offers and agrees as follows:

To provide the products and/or services specified in, and upon the terms and conditions of the RFP for the following:

Phase 1: Initial geotechnical services inclusive of borings, test pits and development of the geotechnical report lump sum fee:

_____ Dollars (write out in words)

\$ _____

Phase 2: Additional 1-day mobilization and modified geotechnical report:

_____ Dollars (write out in words)

\$ _____

Unit cost per boring to a minimum of 25-ft deep, or refusal

_____ Dollars (write out in words)

\$ _____

Phase 3: Construction Phase, lump sum fee:

_____ Dollars (write out in words)

\$ _____

Please provide staff hourly rates on separate page.

In submitting this Proposal Form, the undersigned proposer acknowledges that the price(s) include all labor, materials, transportation, hauling, overhead, fees and insurances, bonds or letters of credit, profit, security, permits and licenses, and all other costs to cover the completed products and/or services called for in the RFP. Except as otherwise expressly stated in the RFP, no additional payment of any kind will be made for the products and/or services called for in the RFP.

REQUIRED DISCLOSURES

Exceptions to/Clarifications of/Modifications of the RFP

_____ This proposal does not take exception to or seek to clarify or modify any requirement of the RFP, including but not only any of the Contract Terms set forth in the Standard Instructions to Proposers. **The proposer agrees to each and every requirement, term, provision and condition of this RFP.**

OR

_____ This proposal takes exception(s) to and/or seeks to clarify or modify certain of the RFP requirements, including but not only the following Contract Terms set forth in the Standard Instructions to Proposers. **Attached is a sheet fully describing each such exception.**

State Debarment List

Is the proposer on the State of Connecticut's Debarment List?

_____ Yes
_____ No

Occupational Safety and Health Law Violations

Has the proposer or any firm, corporation, partnership or association in which it has an interest (1) been cited for three (3) or more willful or serious violations of any occupational safety and health act or of any standard, order or regulation promulgated pursuant to such act, during the three-year period preceding the proposal (provided such violations were cited in accordance with the provisions of any state occupational safety and health act or the Occupational Safety and Health Act of 1970, and not abated within the time fixed by the citation and such citation has not been set aside following appeal to the appropriate agency or court having jurisdiction) or (2) received one or more criminal convictions related to the injury or death of any employee in the three-year period preceding the proposal?

_____ Yes
_____ No

If "yes," attach a sheet fully describing each such matter.

Arbitration/Litigation

Has either the proposer or any of its principals (current or former, regardless of place of employment) been involved for the most recent ten (10) years in any pending or resolved arbitration or litigation?

_____Yes
_____No

If "yes," attach a sheet fully describing each such matter.

Criminal Proceedings

Has the proposer or any of its principals (current or former, regardless of place of employment) ever been the subject of any criminal proceedings?

_____Yes
_____No

If "yes," attach a sheet fully describing each such matter.

Ethics and Offenses in Public Projects or Contracts

Has either the proposer or any of its principals (current or former, regardless of place of employment) ever been found to have violated any state or local ethics law, regulation, ordinance, code, policy or standard, or to have committed any other offense arising out of the submission of proposals or bids or the performance of work on public works projects or contracts?

_____Yes
_____No

If "yes," attach a sheet fully describing each such matter.

END OF PROPOSAL FORM

REGIONAL SCHOOL DISTRICT #14
REQUEST FOR PROPOSALS FOR
GEOTECHNICAL SERVICES – RFP No. 2016-009

PROPOSER'S LEGAL STATUS DISCLOSURE

Please fully complete the applicable section below, attaching a separate sheet if you need additional space.

For purposes of this disclosure, "permanent place of business" means an office continuously maintained, occupied and used by the proposer's regular employees regularly in attendance to carry on the proposer's business in the proposer's own name. An office maintained, occupied and used by a proposer only for the duration of a contract will not be considered a permanent place of business. An office maintained, occupied and used by a person affiliated with a proposer will not be considered a permanent place of business of the proposer.

IF A SOLELY OWNED BUSINESS:

Proposer's Full Legal Name _____

Street Address _____

Mailing Address (if different from Street Address) _____

Owner's Full Legal Name _____

Number of years engaged in business under sole proprietor or trade name _____

Does the proposer have a "permanent place of business" in Connecticut, as defined above?

_____Yes _____No

If yes, please state the full street address (not a post office box) of that "permanent place of business."

IF A CORPORATION:

Proposer's Full Legal Name _____

Street Address _____

Mailing Address (if different from Street Address) _____

Owner's Full Legal Name _____

Number of years engaged in business _____

Names of Current Officers

President

Secretary

Chief Financial Officer

IF A PARTNERSHIP:

Proposer's Full Legal Name _____

Street Address _____

Mailing Address (if different from Street Address) _____

Owner's Full Legal Name _____

Number of years engaged in business _____

Names of Current Partners

Name & Title (if any)

Residential Address (street only)

Name & Title (if any)

Residential Address (street only)

Name & Title (if any)

Residential Address (street only)

Does the proposer have a "permanent place of business" in Connecticut, as defined above?

_____ Yes _____ No

If yes, please state the full street address (not a post office box) of that "permanent place of business."

Proposer's Full Legal Name

(print)
Name and Title of Proposer's Authorized Representative

(signature)
Proposer's Representative, Duly Authorized

Date

END OF LEGAL STATUS DISCLOSURE FORM

REGIONAL SCHOOL DISTRICT #14

**REQUEST FOR PROPOSALS FOR
GEOTECHNICAL SERVICES – RFP No. 2016-009**

PROPOSER'S NON COLLUSION AFFIDAVIT FORM

PROPOSAL FOR:

The undersigned proposer, having fully informed himself/herself/itself regarding the accuracy of the statements made herein, certifies that:

- (1) the proposal is genuine; it is not a collusive or sham proposal;
- (2) the proposer developed the proposal independently and submitted it without collusion with, and without any agreement, understanding, communication or planned common course of action with, any other person or entity designed to limit independent competition;
- (3) the proposer, its employees and agents have not communicated the contents of the proposal to any person not an employee or agent of the proposer and will not communicate the proposal to any such person prior to the official opening of the proposal; and
- (4) no elected or appointed official or other officer or employee of Region #14 School District is directly or indirectly interested in the proposer's proposal, or in the supplies, materials, equipment, work or labor to which it relates, or in any of the profits thereof.

The undersigned proposer further certifies that this affidavit is executed for the purpose of inducing Region #14 School District to consider its proposal and make an award in accordance therewith.

Legal Name of Proposer

(signature)
Proposer's Representative, Duly Authorized

Name of Proposer's
Authorized Representative

Title of Proposer's Authorized
Representative

Date

Subscribed and sworn to before me this _____ day of _____, 201 .

Notary Public
My Commission Expires:

REGIONAL SCHOOL DISTRICT #14
REQUEST FOR PROPOSALS FOR
GEOTECHNICAL SERVICES – RFP No. 2016-009

PROPOSER'S STATEMENT OF REFERENCES FORM

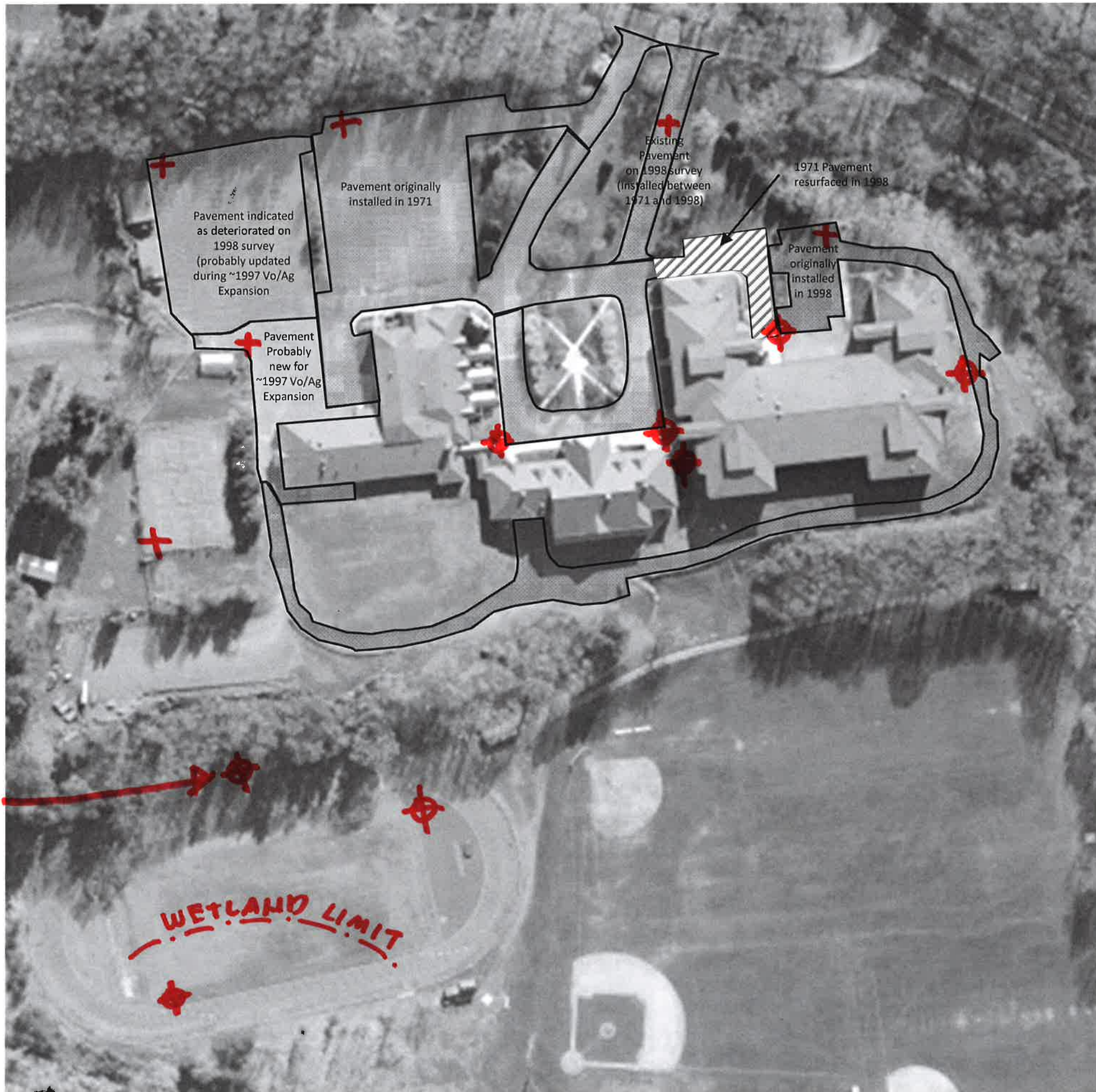
Provide at least three (3) references:

1 BUSINESS NAME _____
ADDRESS _____
CITY, STATE _____
TELEPHONE: _____
INDIVIDUAL CONTACT NAME AND POSITION _____

2 BUSINESS NAME _____
ADDRESS _____
CITY, STATE _____
TELEPHONE: _____
INDIVIDUAL CONTACT NAME AND POSITION _____

3 BUSINESS NAME _____
ADDRESS _____
CITY, STATE _____
TELEPHONE: _____
INDIVIDUAL CONTACT NAME AND POSITION _____

END OF STATEMENT OF REFERENCES FORM

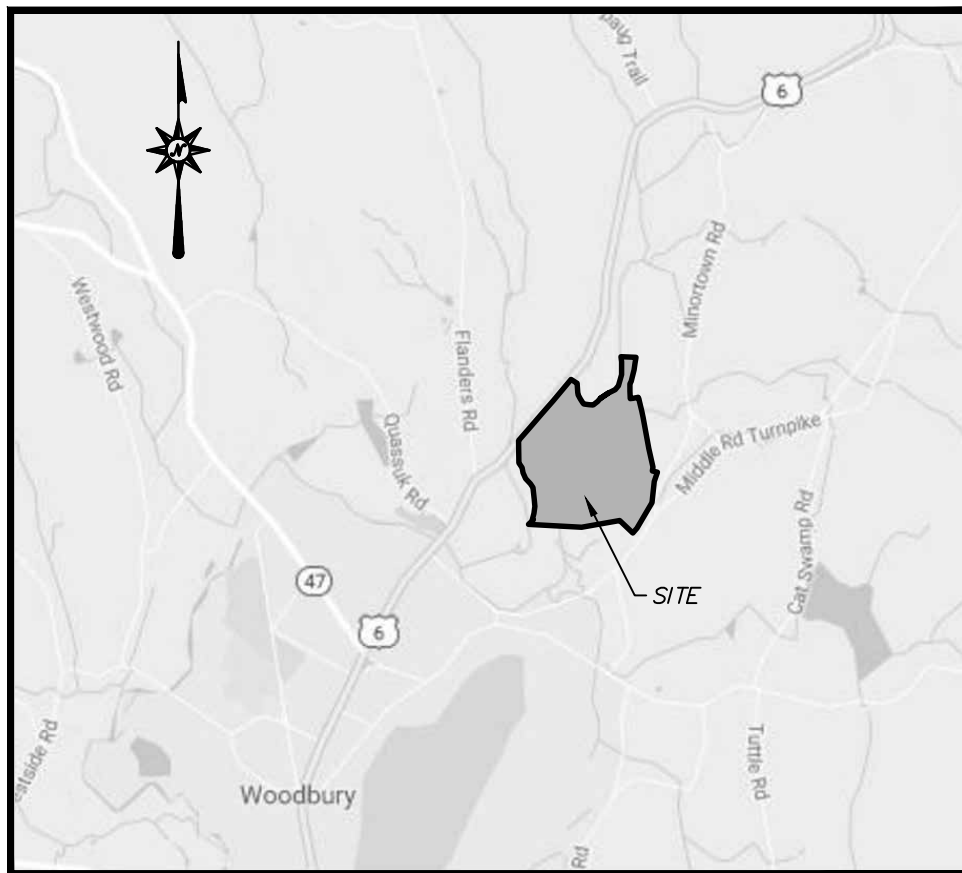


+ TEST PIT

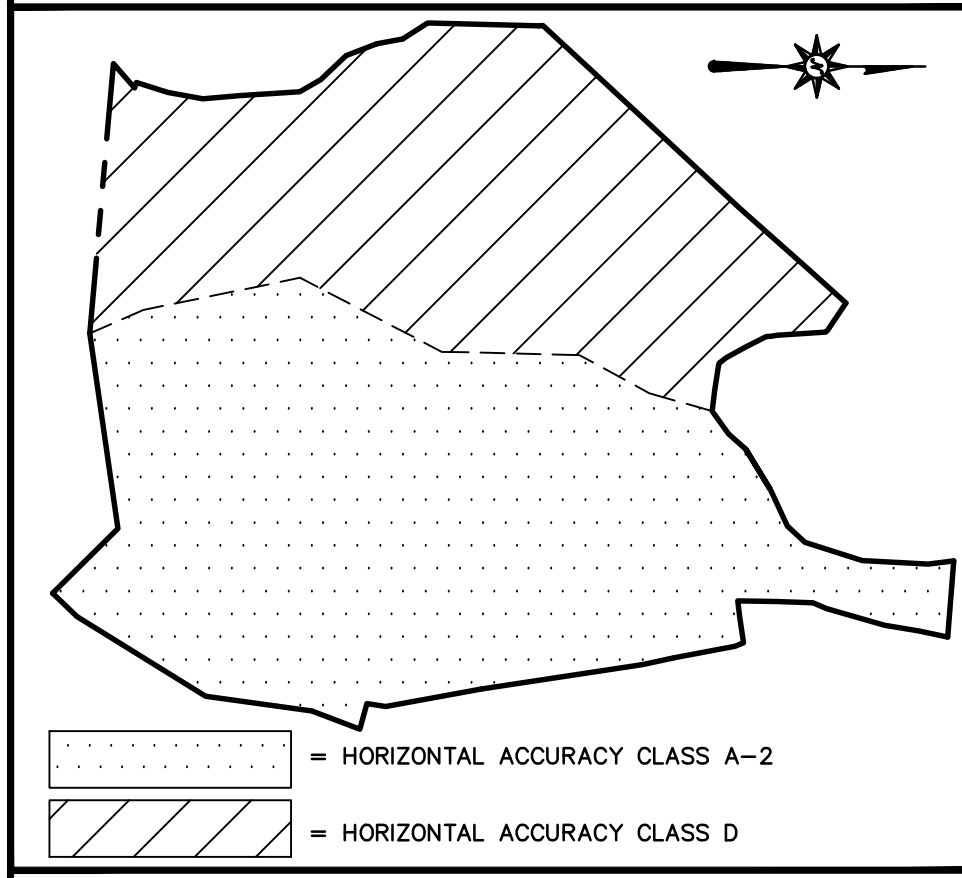
⊕ BORING

IF
GRANDSTAND
IS IN
BUDGE

WETLAND LIMIT



LOCATION MAP
NOT TO SCALE



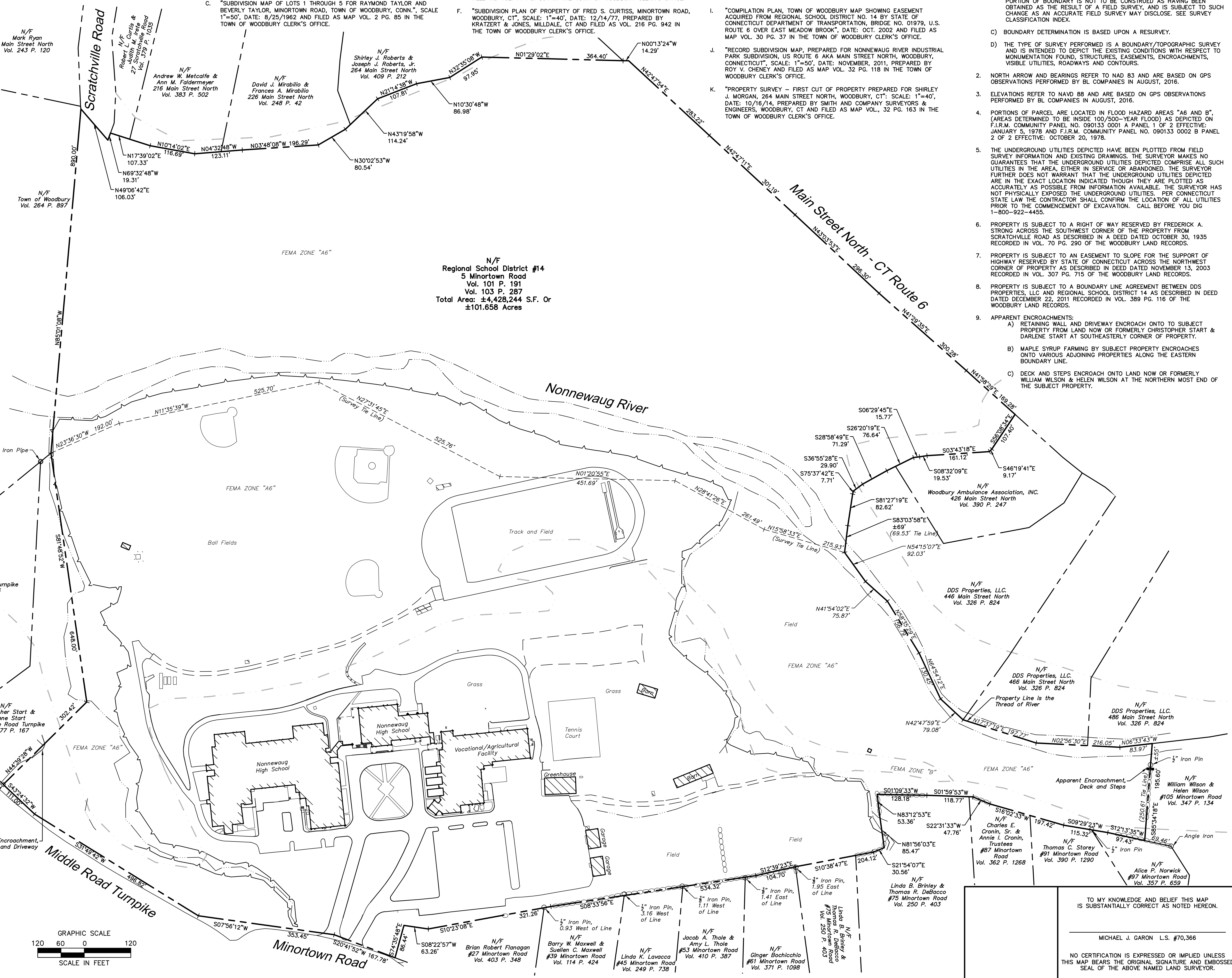
SURVEY CLASSIFICATION INDEX
NOT TO SCALE

MAP REFERENCES

- A. "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP, TOWN OF WOODBURY, WOODBURY - WATERGATE ROAD FROM FLANDERS ROAD NO. EASTERLY ABOUT 7,000 FEET, ROUTE U.S. 6." SCALE: 1"=60', PROJECT NUMBER 169-14, SHEETS 1,2 AND 3.
- B. "LAND OF ALAN J. ZINSER AND GEORGE J. FRANZIS, WOODBURY, CONN.", SCALE: 1"=40', DATE: 11/6/61, PREPARED BY L.T. SCOTT - SMITH AND FILED AS MAP VOL. 2 PG. 76 IN THE TOWN OF WOODBURY CLERK'S OFFICE.
- C. "SUBDIVISION MAP OF LOTS 1 THROUGH 5 FOR RAYMOND TAYLOR AND BEVERLY TAYLOR, MINORTOWN ROAD, TOWN OF WOODBURY, CONN.", SCALE: 1"=50', DATE: 8/25/1982 AND FILED AS MAP VOL. 2 PG. 85 IN THE TOWN OF WOODBURY CLERK'S OFFICE.
- D. "MAP PREPARED FOR TOWN OF WOODBURY AND CHARLES B. AND DARLENE H. CURTISS, TOWN OF WOODBURY, COUNTY OF LITCHFIELD, STATE OF CONNECTICUT", SCALE: 1"=100', DATE: SEPT. 1966 AND FILED AS MAP VOL. 10 PG. 502 IN THE TOWN OF WOODBURY CLERK'S OFFICE.
- E. "PLAN SHOWING LAND TO BE CONVEYED TO BARRY W. & SUELLEN C. MAXWELL BY CHARLES B. & DARLENE H. CURTISS ON MINORTOWN ROAD, TOWN OF WOODBURY, COUNTY OF LITCHFIELD, STATE OF CONNECTICUT", SCALE: 1"=40', DATE: JUNE 1975, PREPARED BY JOHN L. THOMSON AND FILED AS VOL. 14 PG. 804 IN THE TOWN OF WOODBURY CLERK'S OFFICE.
- F. "SUBDIVISION PLAN OF PROPERTY OF FRED S. CURTISS, MINORTOWN ROAD, WOODBURY, CT", SCALE: 1"=40', DATE: 12/14/77, PREPARED BY KRATZERT & JONES, MIDDLETOWN, CT AND FILED AS VOL. 216 PG. 942 IN THE TOWN OF WOODBURY CLERK'S OFFICE.
- G. "SUBDIVISION MAP SHOWING 'NONNEWAUG VIEWS', MIDDLE ROAD TURNPIKE, WOODBURY, CONNECTICUT", SCALE: 1"=40', DATE: 9/19/2001, PREPARED BY RORDAN LAND SURVEYING, WOODBURY, CT AND FILED AS MAP VOL. 29 PG. 30 IN THE TOWN OF WOODBURY CLERK'S OFFICE.
- H. "PROPERTY SURVEY PREPARED FOR THE TOWN OF WOODBURY, MIDDLE ROAD TURNPIKE, WOODBURY, CONNECTICUT", SCALE: 1"=100', DATE: 10/1/2000, PREPARED BY RORDAN LAND SURVEYING, WOODBURY, CT AND FILED AS MAP VOL. 29 PG. 22 IN THE TOWN OF WOODBURY CLERK'S OFFICE.
- I. "COMPILATION PLAN, TOWN OF WOODBURY MAP SHOWING EASEMENT ACQUIRED FROM REGIONAL SCHOOL DISTRICT NO. 14 BY STATE OF CONNECTICUT DEPARTMENT OF TRANSPORTATION, BRIDGE NO. 01979, U.S. ROUTE 6 OVER EAST MEADOW BROOK", DATE: OCT. 2002 AND FILED AS MAP VOL. 30 PG. 37 IN THE TOWN OF WOODBURY CLERK'S OFFICE.
- J. "RECORD SUBDIVISION MAP, PREPARED FOR NONNEWAUG RIVER INDUSTRIAL PARK SUBDIVISION, US ROUTE 6 AKA MAIN STREET NORTH, WOODBURY, CONNECTICUT", SCALE: 1"=50', DATE: NOVEMBER, 2011, PREPARED BY ROY V. CHENEY AND FILED AS MAP VOL. 32 PG. 118 IN THE TOWN OF WOODBURY CLERK'S OFFICE.
- K. "PROPERTY SURVEY - FIRST CUT OF PROPERTY PREPARED FOR SHIRLEY J. MORGAN, 264 MAIN STREET NORTH, WOODBURY, CT. SCALE: 1"=40', DATE: 10/16/14, PREPARED BY SMITH AND COMPANY SURVEYORS & ENGINEERS, WOODBURY, CT AND FILED AS MAP VOL., 32 PG. 163 IN THE TOWN OF WOODBURY CLERK'S OFFICE.

GENERAL NOTES

1. A) THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
- B) THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A-2 AND A TOPOGRAPHIC ACCURACY CLASS 1-2. PORTIONS OF BOUNDARY CONFORM TO HORIZONTAL ACCURACY CLASS D, AND IS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. CLASS D PORTION OF BOUNDARY IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE. SEE SURVEY CLASSIFICATION INDEX.
- C) BOUNDARY DETERMINATION IS BASED UPON A RESURVEY.
- D) THE TYPE OF SURVEY PERFORMED IS A BOUNDARY/TOPOGRAPHIC SURVEY AND IS INTENDED TO DEPICT THE EXISTING CONDITIONS WITH RESPECT TO MONUMENTATION FOUND, STRUCTURES, EASEMENTS, ENCROACHMENTS, VISIBLE UTILITIES, ROADWAYS AND CONTOURS.
2. NORTH ARROW AND BEARINGS REFER TO NAD 83 AND ARE BASED ON GPS OBSERVATIONS PERFORMED BY BL COMPANIES IN AUGUST, 2016.
3. ELEVATIONS REFER TO NAVD 88 AND ARE BASED ON GPS OBSERVATIONS PERFORMED BY BL COMPANIES IN AUGUST, 2016.
4. PORTIONS OF PARCEL ARE LOCATED IN FLOOD HAZARD AREAS "A6 AND B", (AREAS DETERMINED TO BE INSIDE 100/500-YEAR FLOOD) AS DEPICTED ON F.I.R.M. COMMUNITY PANEL NO. 090133 0001 A PANEL 1 OF 2 EFFECTIVE: JANUARY 5, 1978 AND F.I.R.M. COMMUNITY PANEL NO. 090133 0002 B PANEL 2 OF 2 EFFECTIVE: OCTOBER 20, 1978.
5. THE UNDERGROUND UTILITIES DEPICTED HAVE BEEN PLOTTED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES DEPICTED ARE IN THE EXACT LOCATION INDICATED THOUGH THEY ARE PLOTTED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY EXPOSED THE UNDERGROUND UTILITIES. PER CONNECTICUT STATE LAW THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION. CALL BEFORE YOU DIG 1-800-922-4455.
6. PROPERTY IS SUBJECT TO A RIGHT OF WAY RESERVED BY FREDERICK A. STRONG ACROSS THE SOUTHWEST CORNER OF THE PROPERTY FROM SCRATCHVILLE ROAD AS DESCRIBED IN A DEED DATED OCTOBER 30, 1935 RECORDED IN VOL. 70 PG. 290 OF THE WOODBURY LAND RECORDS.
7. PROPERTY IS SUBJECT TO AN EASEMENT TO SLOPE FOR THE SUPPORT OF HIGHWAY RESERVED BY STATE OF CONNECTICUT ACROSS THE NORTHWEST CORNER OF PROPERTY AS DESCRIBED IN DEED DATED NOVEMBER 13, 2003 RECORDED IN VOL. 307 PG. 715 OF THE WOODBURY LAND RECORDS.
8. PROPERTY IS SUBJECT TO A BOUNDARY LINE AGREEMENT BETWEEN DDS PROPERTIES, LLC AND REGIONAL SCHOOL DISTRICT #14 AS DESCRIBED IN DEED DATED DECEMBER 22, 2011 RECORDED IN VOL. 389 PG. 116 OF THE WOODBURY LAND RECORDS.
9. APPARENT ENCROACHMENTS:
 - A) RETAINING WALL AND DRIVEWAY ENCROACH ONTO TO SUBJECT PROPERTY FROM LAND NOW OR FORMERLY CHRISTOPHER START & DARLENE START AT SOUTHEASTERLY CORNER OF PROPERTY.
 - B) MAPLE SYRUP FARMING BY SUBJECT PROPERTY ENCROACHES ONTO VARIOUS ADJOINING PROPERTIES ALONG THE EASTERN BOUNDARY LINE.
 - C) DECK AND STEPS ENCROACH ONTO LAND NOW OR FORMERLY WILLIAM WILSON & HELEN WILSON AT THE NORTHERN MOST END OF THE SUBJECT PROPERTY.



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Meriden, CT 06450
(203) 630-1406
(203) 630-2615 Fax

REGIONAL SCHOOL DISTRICT #14
5 MINORTOWN ROAD
WOODBURY, CONNECTICUT

Revisions	No.	Date	Desc.
Surveyed	AV,PM,SC		
Drawn	AV		
Checked	MG		
Approved	MG		
Scale	1"=120'		
Project No.	1652927		
Date	8/26/16		
Field Book	502		
CAD File:	EX165292701		
Title	BOUNDARY/ TOPOGRAPHIC SURVEY		
Sheet No.	1 OF 5		

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

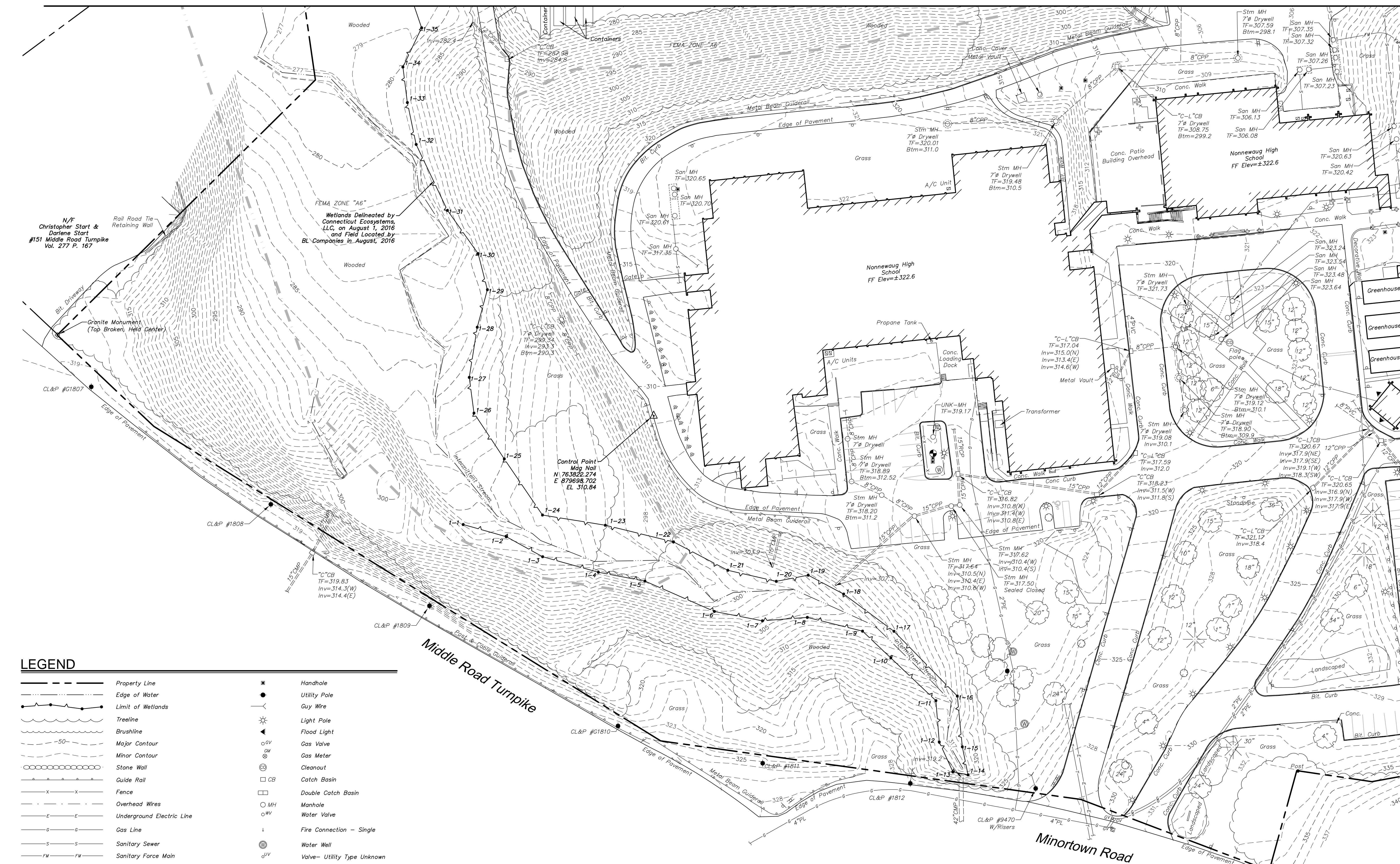
MICHAEL J. GARON L.S. #70,366

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS MAP BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE ABOVE NAMED LAND SURVEYOR.

Sep. 05. 2016 10:15:16 AM \\BL\652927\DWG\EX165292701.dwg
 User: EX1652927
 Plot: EX165292701
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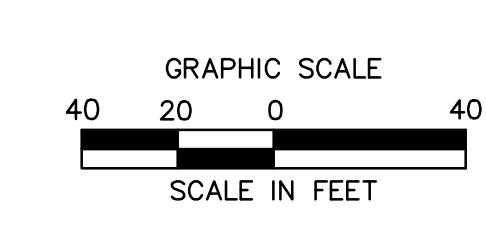
MATCHLINE - SEE SHEET 4 OF 5

MATCHLINE - SEE SHEET 3 OF 5



LEGEND

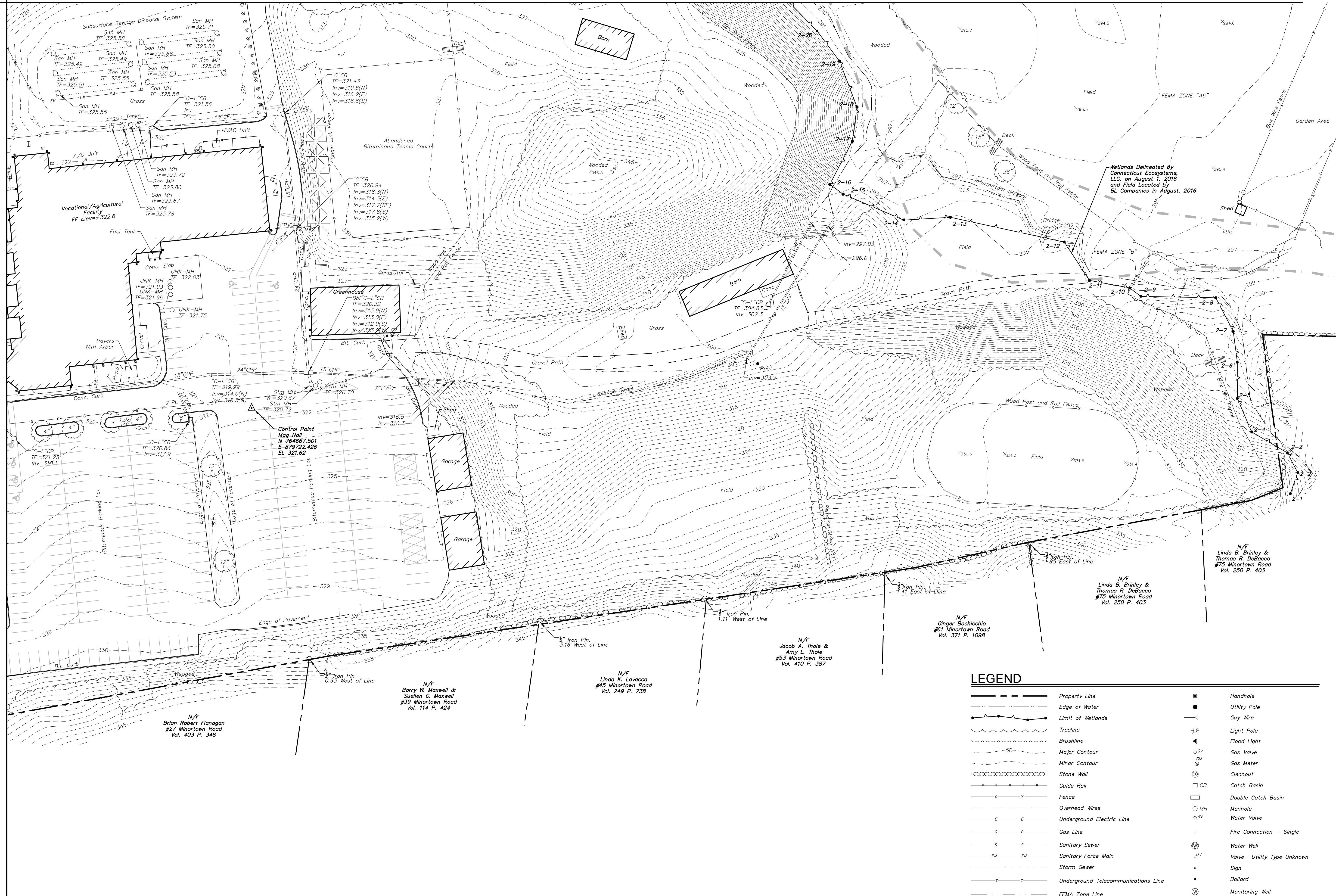
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	Edge of Water		Utility Pole
	Limit of Wetlands		Guy Wire
	Treeline		Light Pole
	Brushline		Flood Light
	Major Contour		Gas Valve
	Minor Contour		Gas Meter
	Stone Wall		Cleanout
	Guide Rail		Catch Basin
	Fence		Double Catch Basin
	Overhead Wires		Manhole
	Underground Electric Line		Water Valve
	Gas Line		Fire Connection - Single
	Sanitary Sewer		Water Well
	Sanitary Force Main		Valve - Utility Type Unknown
	Storm Sewer		Sign
	Underground Telecommunications Line		Bollard
	FEMA Zone Line		Monitoring Well
	Shrub		A/C Unit
	Deciduous Tree		Irrigation Control Box
	Coniferous Tree		Rock/Boulder



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 Layout: EX165292701.dwg
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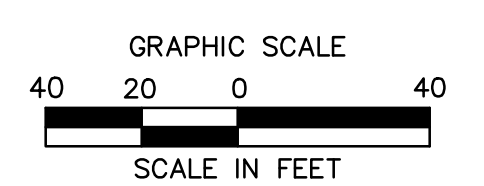
MATCHLINE - SEE SHEET 5 OF 5

MATCHLINE - SEE SHEET 2 OF 5

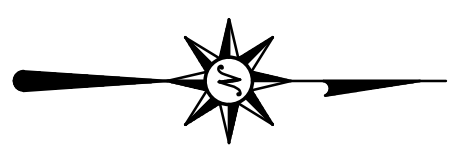


LEGEND

	Property Line		Handhole
	Edge of Water		Utility Pole
	Limit of Wetlands		Guy Wire
	Treeline		Light Pole
	Brushline		Flood Light
	Major Contour		Gas Valve
	Minor Contour		Gas Meter
	Stone Wall		Cleanout
	Guide Rail		Catch Basin
	Fence		Double Catch Basin
	Overhead Wires		Manhole
	Underground Electric Line		Water Valve
	Gas Line		Fire Connection - Single
	Sanitary Sewer		Water Well
	Sanitary Force Main		Valve - Utility Type Unknown
	Storm Sewer		Sign
	Underground Telecommunications Line		Ballard
	FEMA Zone Line		Monitoring Well
	Shrub		A/C Unit
	Deciduous Tree		Irrigation Control Box
	Coniferous Tree		Rock/Boulder



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Nonnewaug River

Wetlands Delineated by Connecticut Ecosystems, LLC, on August 1, 2016 and Field Located by BL Companies in August, 2016

Control Point Rebar N 763631.527 E 878697.017 EL 279.33

FEMA ZONE "A6"

N/F Town of Woodbury Vol. 264 P. 897

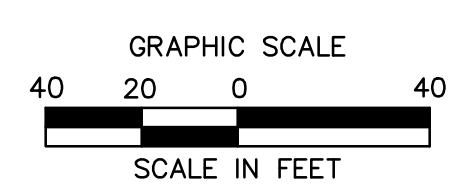
N/F Curall Cenkoll #143 Middle Road Turnpike Vol. 280 P. 63

N/F Christopher Start & Darlene Start #151 Middle Road Turnpike Vol. 277 P. 167

- LEGEND**
- Property Line
 - Edge of Water
 - Limit of Wetlands
 - Treeline
 - Brushline
 - Major Contour
 - Minor Contour
 - Stone Wall
 - Guide Rail
 - Fence
 - Overhead Wires
 - Underground Electric Line
 - Gas Line
 - Sanitary Sewer
 - Sanitary Force Main
 - Storm Sewer
 - Telecommunications Line
 - FEMA Zone Line
- Shrub
 - Deciduous Tree
 - Coniferous Tree
 - Handhole
 - Utility Pole
 - Guy Wire
 - Light Pole
 - Flood Light
 - Gas Valve
 - Gas Meter
 - Cleanout
 - CB
 - Double Catch Basin
 - Manhole
 - Water Valve
 - Fire Connection - Single
 - Water Well
 - Valve - Utility Type Unknown
 - Sign
 - Ballard
 - Monitoring Well
 - A/C Unit
 - Irrigation Control Box
 - Rock/Boulder

MATCHLINE - SEE SHEET 5 OF 5

MATCHLINE - SEE SHEET 2 OF 5



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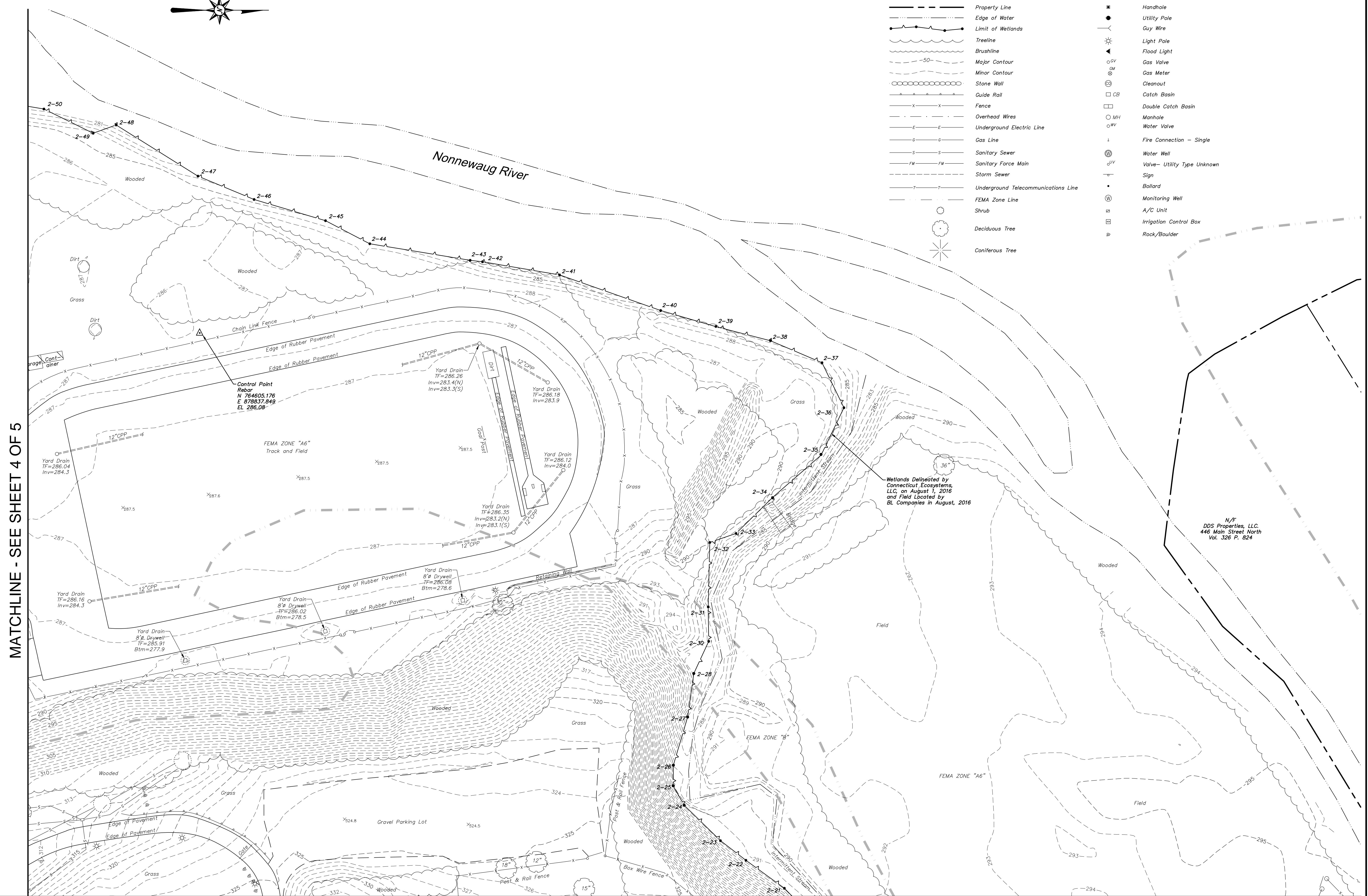
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Drawn	AV		
Checked	MG		
Approved	MG		
Scale	1"=40'		
Project No.	1652927		
Date	8/26/16		
Field Book	502		
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Title	BOUNDARY/ TOPOGRAPHIC SURVEY		

Sheet No.
4 OF 5

REVISIONS	No.	Date	Desc.
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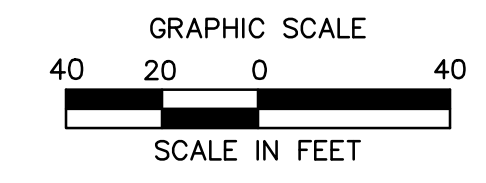
LEGEND

- | | | | |
|--|-------------------------------------|--|------------------------------|
| | Property Line | | Handhole |
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| | | | Irrigation Control Box |
| | | | Rock/Boulder |



MATCHLINE - SEE SHEET 4 OF 5

MATCHLINE - SEE SHEET 3 OF 5



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