



**Tecton**  
ARCHITECTS

# PROJECT UPDATE

## FACILITIES COMMITTEE

### BROWN INTERMEDIATE SCHOOL ALTERATIONS

MADISON, CT  
5.10.2022

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## AGENDA

- 1 INTRODUCTION
- 2 PROJECT SCHEDULE
- 3 WORK COMPLETED
- 4 WORK IN PROCESS
- 5 Q & A/DISCUSSION

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# A COLLABORATIVE TEAM



**JEFF WYSZYNSKI**  
AIA

Principal-in-Charge



**JUSTIN HOPKINS**  
RA

Associate Principal, Senior  
Project Manager



**KATHRYN MEASE**  
NCIDQ, LEED AP BD+C, EDAC

Associate, Senior  
Interior Designer



**ANTONIA CIAVERELLA**  
EDAC, LEED AP BD+C,  
WELL AP, FITWEL

Architectural Designer,  
Sustainability & Wellness



**DEREK BRIDE**  
LEED AP BD+C

Principal, MEP Engineer,  
Consulting Engineering  
Services

## CONSULTANT TEAM

### **CONSULTING ENGINEERING SERVICES**

MEP/FP Engineering, Data,  
Telecomm, Security

### **ALFRED BENESCH & COMPANY (as needed)**

Civil Engineering, Landscape  
Architecture

### **MICHAEL HORTON ASSOCIATES**

Structural Engineering

### **CAVANAUGH TOCCI (as needed)**

Acoustical Engineering

### **PAN AMERICAN CONSULTING SERVICES**

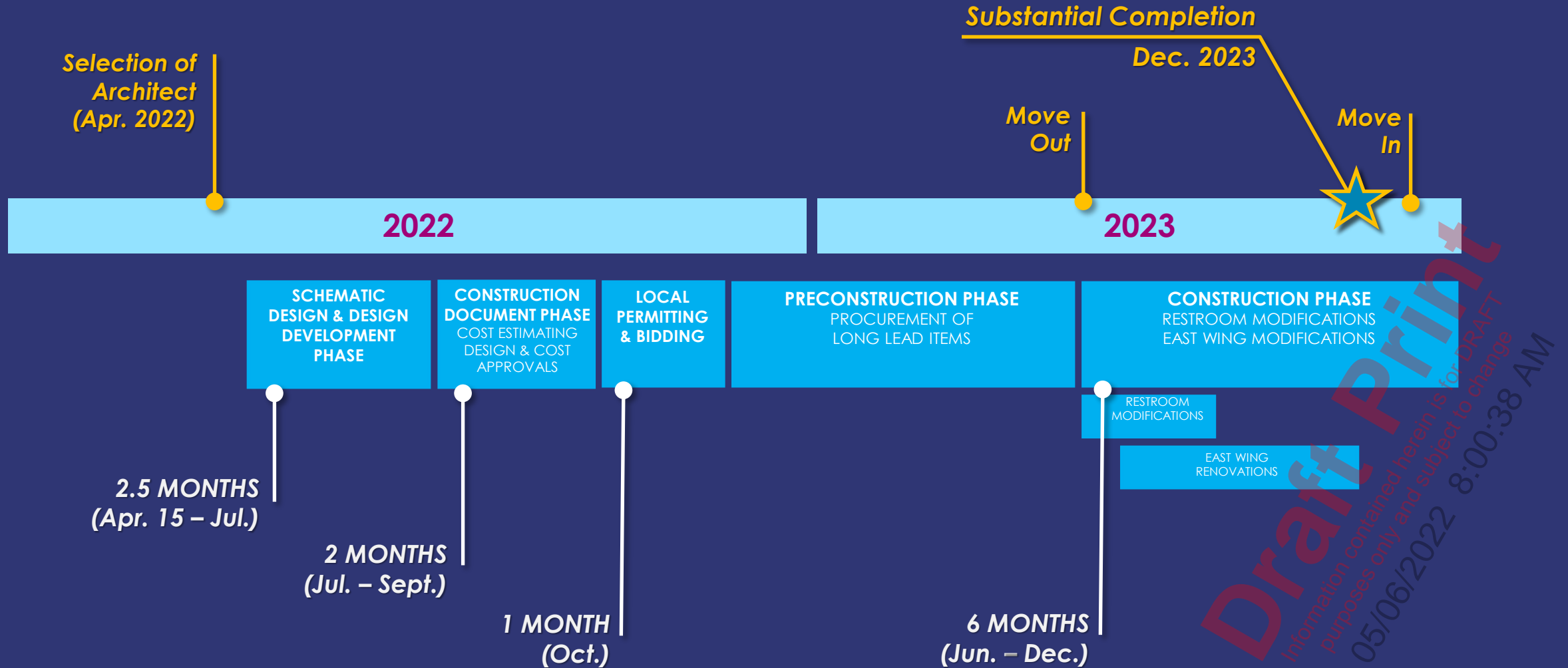
Cost Estimating

### **D'AGOSTINO ASSOCIATES (as needed)**

Audio/Visual, Technology

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# MILESTONE SCHEDULE



# PROPOSED MICRO SCHEDULE ~ DESIGN PHASE

## Proposed Milestone Schedule

Proposed Design Phase Activity	May					June				July				August				September				October					
	5/2	5/9	5/16	5/23	5/30	6/6	6/13	6/20	6/27	7/4	7/11	7/18	7/25	8/1	8/8	8/15	8/22	8/29	9/5	9/12	9/19	9/26	10/3	10/10	10/17	10/24	10/31
<b>1 Due diligence</b>	[Bar]																										
1a Verification of existing conditions	[Bar]																										
1b Input of existing data	[Bar]																										
1c Scoping of utility infrastructure						[Bar]																					
1d Hazardous material coordination			[Bar]																								
<b>2 Programming - Schematic Design</b>	[Bar]																										
2a Visioning Session with Principals			[Bar]																								
2b Develop initial program & concepts				[Bar]																							
2c Review concepts with local authority						[Bar]																					
2e Presentation of design options, renderings, scope narrative, budget and schedule										●																	
2f Selection of preferred concept										●																	
<b>3 Design Development</b>	[Bar]																										
3a Preparation of plans, elevations,										[Bar]																	
3b Room by room design review/requirements												[Bar]															
3c Review and Confirmation of: (1) material specifications, technical standards (ex. Hardware), MEP, FA, FP design																[Bar]											
3d Presentation of design development package for approval & NTP to construction documents																●											

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<b>4 Construction Documents</b>																											
4a Preparation of final details and specifications for the project																											
4b Conduct page turn with client to review and confirm scope of work and details																											
4c Preparation of final construction documents (plans and specifications), budget, schedule																											
4d Meet with local authority to review documents and incorporate any comments																											
<b>5 Bid Phase</b>																											
5a Preparation of bid notice and instructions and work with town to publish																											
5b Schedule and hold pre-bid walkthrough																											
5c Issue addenda responding to written bid RFIs to clarify scope of work																											
5d Attend and support bid opening																											
5e Attend and support scoping sessions with prospective contractors to confirm scope, schedule, and costs																											

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# DUE DILIGENCE ~ BROWN SCHOOL

## Work Completed

1. Conducted field verification and walkthrough of existing building on 4/20/2022
2. Collected existing conditions drawings, scanned paper copies
3. Reviewed and toured property to confirm scope of work areas

## Work In Progress

1. Contacted utility scoping company to solicit costs to scan/scope existing sanitary and storm water lines at proposed K area. Proposal is in progress
2. Input of existing conditions into Revit model in preparation for the conceptual/schematic design
3. Preparing image discovery aprogramming questionnaire in anticipation of visioning sessions with Principals

Digitally scanned existing conditions for accurate documentation



Identified opportunities to improve space

Identified items to address in the design

# KEY DESIGN CONSIDERATIONS ~ BROWN SCHOOL

1. *Improve “entry” into the K wing, possibly add natural daylight, color, create a welcoming atmosphere to inspire students as they enter school for the day*
2. *Coordinate future outdoor improvements with the proposed floor plan*
3. *Identify opportunities throughout the space to improve quality of educational environment (i.e. existing courtyard, natural daylight, flexible/adaptable space)*
4. *Integrate all inclusive/gender neutral support facilities*
5. *Address slab of grade moisture penetration*
6. *HVAC to address improved fresh air exchanges throughout*
7. *Integrate the FF&E into the overall design, leverage opportunities, and consider media center area*





# NEXT STEPS~ BROWN SCHOOL

1. *Schedule visioning sessions with the Principals, staff, students, etc.*
2. *Develop Conceptual design options for consideration.*
3. *Identify and prioritize possible bid alternates with leadership, facilities, and staff*
4. *Update the Facilities Committee on project (the preferred option, budget, alternates, schedule) late June or early July*

**Questions? &  
Discussion**





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