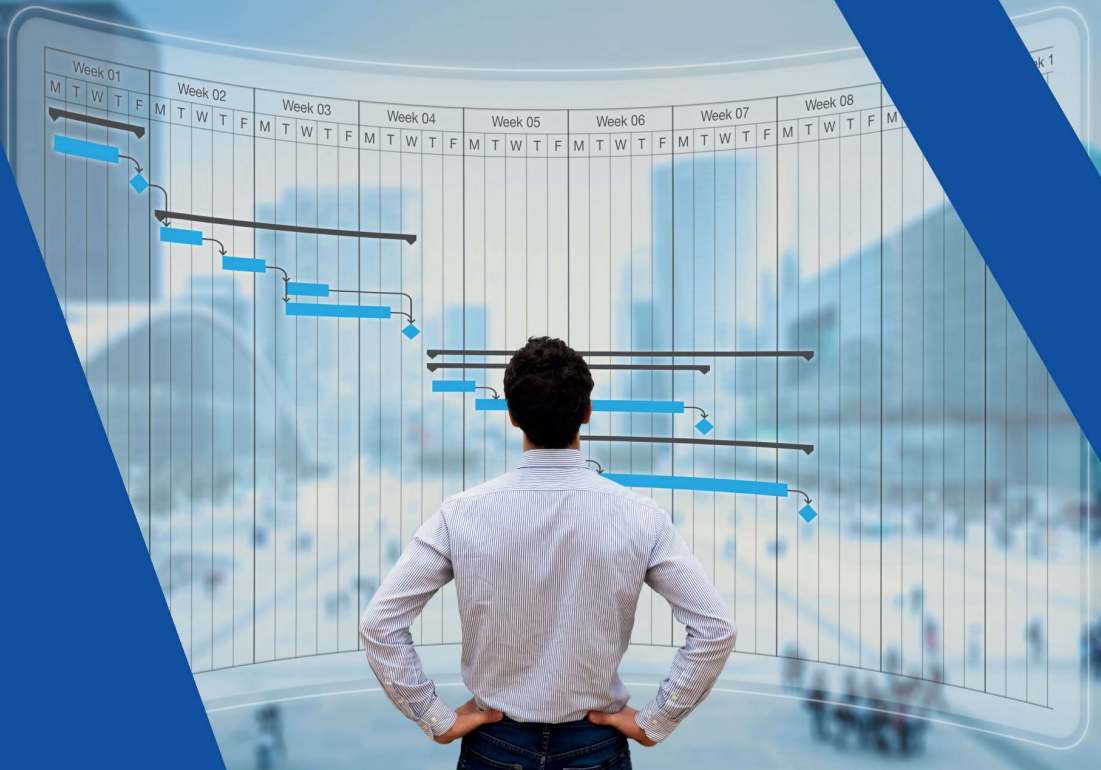




LJR CORE BUILD GROUP, LLC



Request for Qualifications/ Request for Proposal

RFQ/RFP BID # 24-8

**OWNER'S REPRESENTATIVE SERVICES FOR
JULIET LONG SCHOOL HVAC PROJECT**

November 26, 2024



www.LJRCOREBUILD.com



860-836-0294



LJR CORE BUILD GROUP, LLC

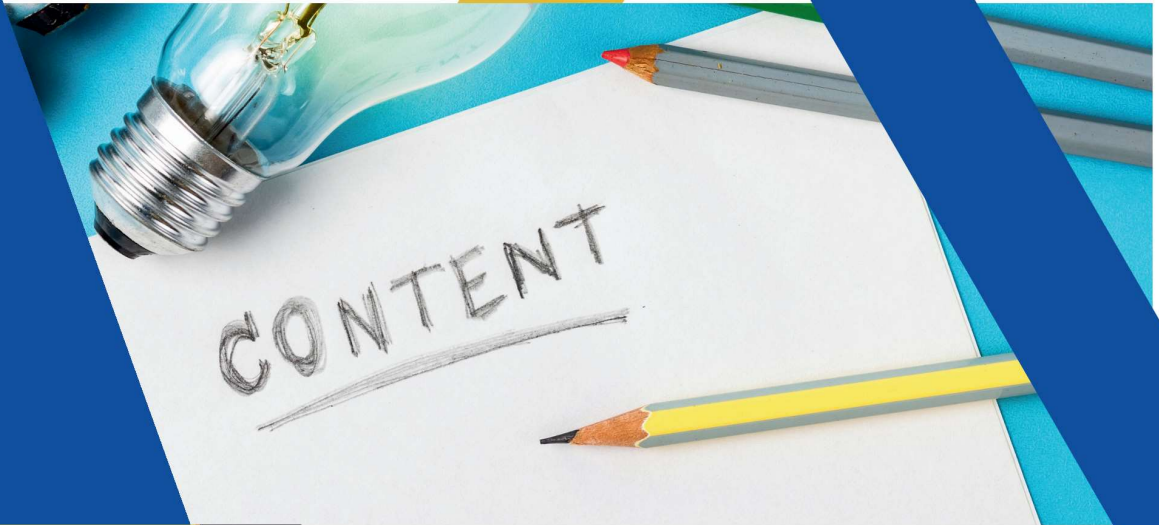


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COVER LETTER

Town of Ledyard, Connecticut
741 Colonel Ledyard Hwy
Ledyard, CT 06339

RE: Owners Representative Services for Juliet Long School HVAC Project RFQ/RFP Bid #24-8

Mr. Donaldson,

LJR Core Build Group, LLC (LJR) would like to thank you for providing the opportunity to presents our team qualifications for Owners Representative Services for Juliet Long School HVAC Project. LJR meets all of the qualifications, accepts any/ all addendum and all terms and conditions included within the RFQ/RFP documents.


LJR has considerable experience in school construction projects, particularly in occupied buildings, we are uniquely equipped to deliver this project with minimal disruption to daily operations while ensuring the highest standards of quality, safety, and efficiency.

Who We Are

Leonard Roy (Lenny) Started his firm as a part time business in 2012 as LJR Property Maintenance Services, a property maintenance firm. The business further evolved to include construction. Construction of which 75% was done by Lenny himself. Lenny's love for the industry, fairness and transparency has led him to manage large commercial projects in recent years as the Owners Project Manager. Lennys award winning team has been a success of the LJR Core Build Group. LJR also offers their clients virtual services at a reduced cost. Every bit of money on your project counts!

Our Team

LJR presents a team like no other, **Senior Project Manager, Lenny Roy and your point of contact, Project Manager, Antonietta Roy** have been working together for the last 23 years, a power duo combined to provide added value. We are also providing subject matter experts, **Code Compliance Officer, Raymond Steadward** from CCorps, and **Project Scheduler, Scott Danzer** from PCI as well as other management staff as needed.


 Lenny's experience and journey seems to be the proper fit for your project. Lennys HVAC or lack thereof experience started Briarwood College in Southington, CT. During his 16-year tenure at Briarwood College as Superintendent of Buildings and Grounds, he has not only assisted in the design and construction of university housing and other campus buildings, but he has also had to maintain those buildings long after construction. Many of those of buildings needed to be retrofitted for a new or pre-existing HVAC systems while spaces were occupied. With a HVAC project, Lenny not only managed construction but also worked closely with the school's management team to integrate a system that significantly reduced energy costs while enhancing indoor air quality for students and staff. Briarwood College's owner Dennis Terwilliger (Reference) is available to provide further details on Lenny's efforts. His experience doesn't stop there; while having other HVAC projects incorporated within our projects, Lenny is currently focused on the intricacies of the infrastructure upgrade at the Regan Hospital in Cranston, RI. Hospital systems are designed so during a pandemic, HVAC systems are reconfigured to handle increased isolation and reduce contamination risks.




COVER LETTER

Town of Ledyard, Connecticut
741 Colonel Ledyard Hwy
Ledyard, CT 06339

Cover Letter continued

 Antonietta Roy is a dedicated and results-oriented project management professional with a collaborative approach that emphasizes clear communication, meticulous planning, and adaptability. Her management style centers on fostering strong relationships among stakeholders, ensuring alignment on goals, and maintaining transparency throughout the project lifecycle. Antonietta excels in streamlining processes and leveraging technology to enhance efficiency, particularly in complex projects requiring multi-disciplinary coordination. She prioritizes proactive problem-solving, ensuring potential challenges are addressed before they escalate. With a focus on delivering high-quality outcomes while staying within budget and timelines, Antonietta consistently demonstrates her commitment to client satisfaction and team success.

 Our subject matter experts Ray and Scott are utilized for specific tasks, and our extended management teams is available for your needs to deliver a successful project.

Combating Today's Construction Inflation

In today's current economy materials, labor shortages and supply chain delays have been detrimental to budgets and schedules which increase overall fees. How do we mitigate these costs? Our team is focused on this and with help aid the design and construction by avoiding special order on standardized products, early bid packages to procure long lead items and lock in pricing.

What sets us apart?

The LJR team will always work in your best interest. We also are proud of:

- LJR's actual hands-on experience as well as managing multi-million dollar projects throughout the northeast.
- Our team presented is the team that you will be starting and ending the project with.
- We have a proven track record of bringing projects in under budget and on time or ahead of schedule.
- We incorporate AI into our work when it is feasible
- We are a small business, the backbone of America, your success is our success!

Thank You!

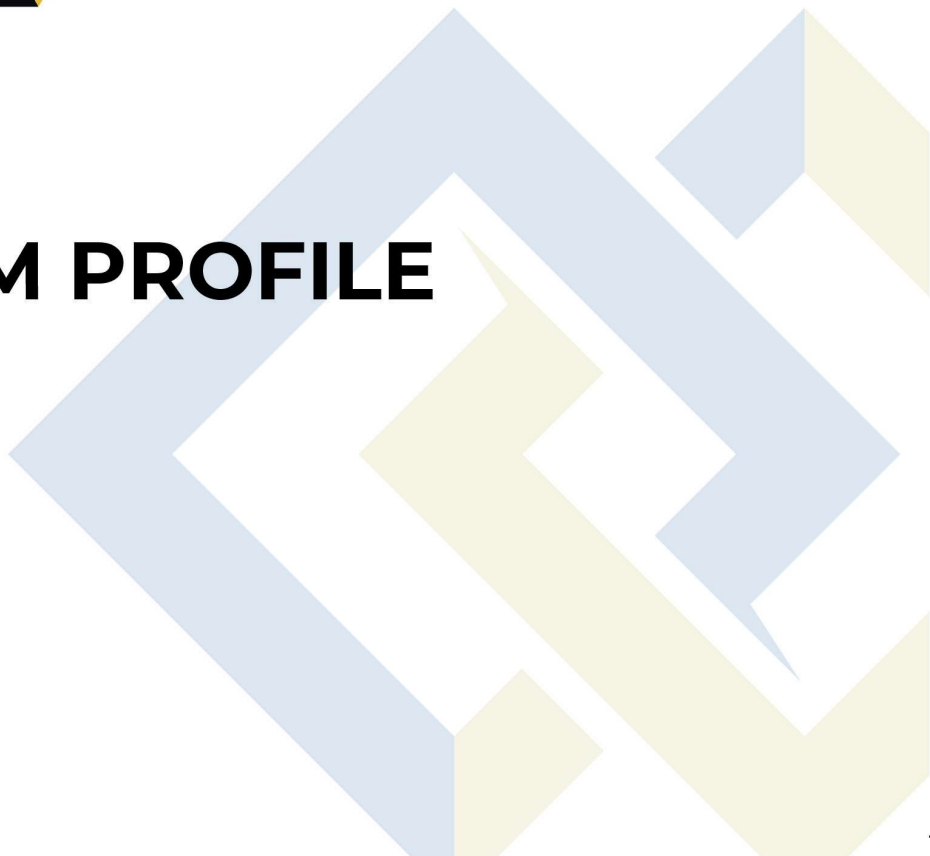
LJR would again like to thank you for the opportunity to present our firm and qualified staff, and we are looking forward to having the opportunity to assist in delivering your projects for today's and the future campus community.

Leonard Roy
Owner

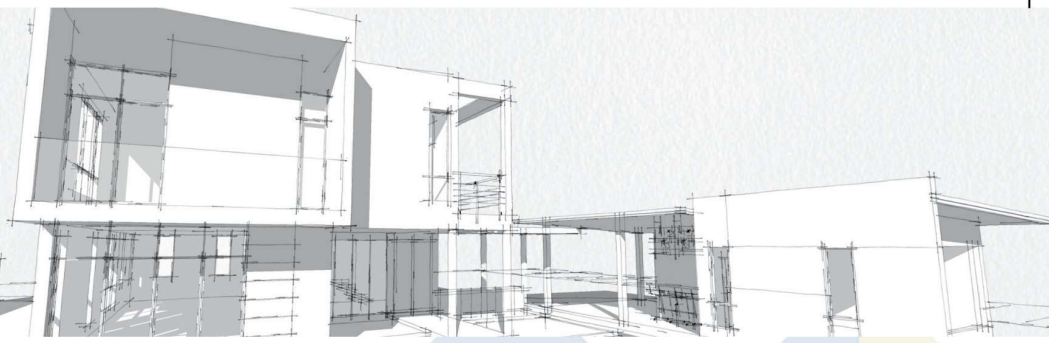
LJR Core Build Group
39 Burton Road, Preston, CT 06365



FIRM PROFILE



LJR Core Build Group, LLC



Building Is Not Just About The Shelter, Its About The Life And Learning That Happens In That Space Long After

COMPANY PROFILE

EST. 2012

Firm History: Established initially as a construction company, LJR has evolved into a leading firm specializing in Owner's Project Management, leveraging its foundational expertise to guide projects from concept to completion.

About Us: LJR is dedicated to cost management and control, scheduling, quality assurance, ensuring every project is delivered on time, within budget, and to the highest standards while prioritizing the well-being of all stakeholders.



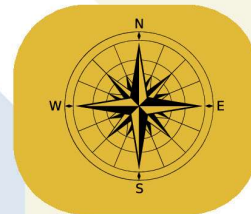
OUR STORY

Hard work and dedication lead to focusing on the needs of the end users and facilities, ensuring commercial building environments meet optimal conditions. Operating with optimal building conditions and effective cost-efficient maintenance starts with construction.



OUR VISION

Our clients satisfaction is the essence of our success and as such we will continually strive to provide each client with an extraordinary experience, while delivering a project on time, within budget. Our clients deserve nothing less!



OUR MISSION

Our Mission is to deliver safe, sustainable, high-quality projects and services to uphold our core values and maintain the highest level of professionalism, honesty, and fairness in our relationship with our customers.

OUR SERVICES



Project management services specializing in planning, coordinating, and executing projects according to specific requirements and constraints



Project compliance: adherence to regulatory, contractual, and organizational requirements. Clear communication of expectations, and monitoring.



Construction Services encompass a wide range of activities involved in the building sector. From planning and design to construction and maintenance these services play an important role in the overall process.

WHY CHOOSE US?

WE HAVE BID IDEAS!

LJR Core Build Group provides innovative solutions for your project needs. Our team of experts will work with you to achieve your goals.

CONTACT US



39 Burton Road, Preston, CT 06365
860.836.0294 Lenny Roy
Lenny@ljrcorebuild.com

WWW.LJRCOREBUILD.COM

39 Burton Road
Preston, CT 06365

SOFTWARE AND REPORTING

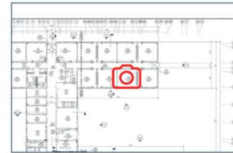
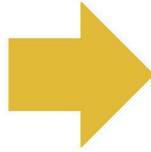


We integrate the entire team:

- **Client ShareFile**
- **As-Built Photo Documentation**
- **Meeting Minutes**
- **Monthly Reporting**

As part of our standard services our team is proud to be the only Owners Representative firm to provide photo documentation at every stage of your project. This information is crucial for your facilities maintenance team since our "As-Built" virtual archive photography documents everything that is hidden behind your walls.

- **Interior Progression**
- **Exterior Progression**
- **MEP Documentation**



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antonietta@capyourbudget.com
Oct 2, 2020 9:06 AM

Last Updated:
antonietta@capyourbudget.com
Nov 17, 2020 5:27 PM

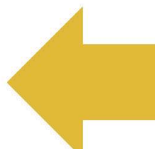


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Antonietta Roy



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Oct 2, 2020 9:07 AM
Added on:
Oct 2, 2020 9:07 AM
Added by:
Antonietta Roy

Our onsite daily reporting keeps track of every project's progress including Photos, Weather, Manpower, Safety reporting and more.



Birch Grove Primary School
Tolland, CT 06084

Date Mon 11/30/2020 Job # 142-0083-N Prepared By Annette Rose

Weather

6:00 AM
26°
Clear

Wind: 10 MPH | Precipitation: 0" | Humidity: 74%

12:00 PM
40°
Clear

Wind: 11 MPH | Precipitation: 0" | Humidity: 34%

4:00 PM
44°
Clear

Wind: 7 MPH | Precipitation: 0" | Humidity: 24%

General Notes No entry

Survey No entry

Attachments

Printed by 1 of 3 | Birch Grove Primary School

Monthly Project Status Reporting can be customized to your needs including financial reporting



MONTHLY STATUS REPORT			
Submission Date:	November 5, 2021		
For Period:	October 1 - October 31		
Project Name:	Bulkeley High School Renovation		
State Project #:	4004-01.9 RAV		
EXECUTIVE SUMMARY		PROJECT PROGRESS PHOTOS	
Item	Current Status	Prior Status	Summary
Overall Project Status	Controlled	Controlled	The overall project is on schedule, work has been commencing as planned.
Phase 1 Status	Controlled	Controlled	Track Construction as represented with complete
Schedule	Controlled	Controlled	Proposed completion date has not changed
Change Management	Controlled	Controlled	No change by change order through October 31/2021
Project Risk	Controlled	Controlled	No change. Final scope to be determined
COVID Design	Controlled	Controlled	No delay at this time
Overall Status:	Controlled	Controlled	Controlled
ACCOMPLISHMENTS			
Phase 1 & Third Floor: Demolition is complete			
First & Second Floor: Abatement completed, not including flooring			
Lower Level abatement is ongoing			
Pool Equipment Room MEP demolition is underway			
Paving along Weatherford Avenue underlayment is complete			
New temporary electrical switch gear was installed and inspected by City. Awaiting Environmental to approve.			
New temporary gas lines were installed.			
Abatement of tile and mastic on Lower Level (outside of Restrooms) is complete.			
PROJECT MILESTONES PROJECTED FOR NEXT MONTH (November):			
Phase 1:	All Demolition activities to be complete by 11/07/21		
Phase 2:	All Dry Wall finishing scheduled for 11/07/21		
Phase 3:	Site Inspections/Mark through slated for 11/07/21		
Phase 4:	All Openings scheduled for 11/07/21		
Abatement, lower level and gymnasium abatement will be continuing			
New temporary electrical gear and temporary heat scheduled to be set up and running			
COMMITTEE APPROVALS			
Description	Eligible	Approved Date	Value
None this month			
TOTAL FOR THE MONTH: \$			





GREEN PROJECT INITIATIVE



Our team is proud to have played our part in the evolution of sustainable construction and green buildings and outdoor learning spaces for students. Our commitment to environmental responsibility is ingrained in the way we think, from the Design Phase through Post-Construction. Creating innovative structures that blend form with function, in harmony with the environment.

DID YOU KNOW?

Since 2015, the amount of solar installed at K-12 schools has tripled and the number of schools with solar has doubled. Despite this growth, only one in ten public K-12 schools have gone solar.



Solar Potential

If all U.S. K-12 schools were 100% powered by solar, they would offset the carbon dioxide emissions each year of 16 coal-fired power plants.

Connecticut State Resources

- CT Renewable Energy Development Initiatives
- Solar on CT Schools
- EESmarts
- Solar Rebates and Incentives from the Clean Energy Authority
- Connecticut Clean Energy Fund



Schools have a mission to prepare students for their bright futures. By switching to clean energy, schools can teach our youth and model for our communities how we will achieve a stable climate and a healthy planet together.

“Generation 180”



REFERENCES

Please reference Lenny and Antonietta

Project

Contact

Providence School Department
Service: Capital Project and Facility Oversight
Dates of Service: 2018 through Current

Brian Lemay
Providence School Department
Senior Director of Capital Projects and Facilities
797 Westminster Street
Providence, RI 02903
Office Phone: 401-222-4650
Brian.Lemay@ppsd.org

Briarwood College
Southington, CT
Owner

Dennis Terwilliger
dttfla@att.net
561-632-3100

CT DOT Service Plazas I-395, I-95
Project Manager
Service: Owners Project Manager
Dates of Service: 2012

Terry Conlon, Project Manager
CT Department of Transportation
280 West St, Rocky Hill, CT 06067 ·
Cell Phone: (860) 817-4920

Lisbon Fire Department
Service: OPM/Clerk of the Works
Dates of Service: 2023 through Current

Mark Robinson, Lisbon Fire Department Committee
Chair
1 Newent Road
Lisbon, CT 06351
Cell: 860-234-7134
mrobinson16@snet.net



PROJECT EXPERIENCE



HVAC Specific Project Portfolio



Overview:

A portfolio is more than just a collection of our past work. It demonstrates our team's capabilities and expertise. The primary purpose of our portfolio is to provide tangible evidence of our skills and experience, allowing our clients to assess our suitability for their project.

Infrastructure Upgrade @ Regan Hospital

The Regan Hospital project in Cranston, Rhode Island, involved a comprehensive HVAC infrastructure upgrade to modernize the facility's environmental control systems. The project focused on replacing outdated equipment with state-of-the-art, energy-efficient HVAC units and integrating advanced air filtration technologies. These improvements enhanced indoor air quality and thermal comfort for patients and staff while ensuring compliance with the latest healthcare standards. Additionally, the upgraded system significantly reduced energy consumption and operational costs, supporting the hospital's commitment to sustainability and high-quality patient care.

Boiler Upgrades and Air Conditioning to Existing, Occupied Schools

Providence RI Elementary Schools, multiple projects involved the addition of boilers and air conditioning systems to existing, occupied school buildings. The work was carefully planned to minimize disruption to students and staff, with much of the installation completed during off-hours and school breaks. Modern, energy-efficient boilers were integrated to enhance heating performance, while air conditioning systems were added to improve year-round comfort and air quality. The upgrades were designed to work seamlessly with the existing infrastructure, ensuring a reliable and sustainable solution for the schools' climate control needs.

Addition of Mini-Split Units to existing buildings, offices and dormitories

At Briarwood College, mini-split systems were installed in existing building spaces and student dormitories to provide efficient heating and cooling solutions. These systems were chosen for their flexibility and minimal impact on the existing infrastructure, ensuring improved comfort for students and staff while maintaining the integrity of the campus facilities.

RI College- Relocating of laboratory spaces within another building

At Rhode Island College, we successfully relocated laboratory spaces to another building, which required constructing new spaces tailored to the labs' needs and installing air conditioning in those areas. This project was particularly challenging as the building remained occupied throughout the process. To minimize disruption, we carefully coordinated construction activities, implemented stringent safety protocols, and scheduled work during off-peak hours. The result was a seamless transition that provided functional, climate-controlled lab spaces while maintaining the daily operations of the occupied building.

GOALS:

- Improve Indoor Air Quality (IAQ)
- Enhance Energy Efficiency
- Maintain Occupancy Comfort
- Minimize Disruption
- Integrate Advanced Controls
- Future-Proof the System

Highlighted Projects

Lisbon Fire Department- Station 54, Lisbon CT - IN PROGRESS

The new construction of 17,322 sq ft fire department represents a critical investment in the safety and well-being of the community. This modern facility will provide state-of-the-art infrastructure to support the fire department's essential operations, including improved equipment storage, enhanced training spaces, and upgraded living quarters for first responders. Designed to meet current and future demands, the building will ensure the department is better equipped to respond swiftly and effectively to emergencies. With a focus on functionality, energy efficiency, and durability, the new fire station will serve as a vital hub for public safety, fostering resilience and preparedness for years to come.



Awarded: September 2022
Anticipated Early 2025, currently under budget
Location: 45 Newent Road Lisbon CT
Client: Town of Lisbon
Architect: Mitchell Associates
Contact: Mark Robinson 860-234-7134

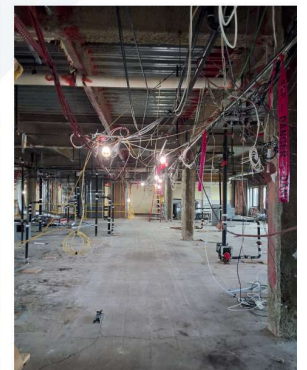


Eleanor Slater (Regan) Hospital, Cranston RI- IN PROGRESS

Eleanor Slater Hospital (ESH) is a public hospital with campuses in Cranston and Burrillville. ESH is operated by the State of Rhode Island's Department of Behavioral Healthcare, Developmental Disabilities, & Hospitals (BHDDH). The hospital treats patients with acute and long-term medical illnesses, as well as patients with mental health conditions.

New England Medical Design Architects (n|e|m|d) design is primarily focused on ligature risk mitigation with the intent to utilize existing walls where possible reducing scope and limiting full gut demolition. Overall, the project includes approximately 240,000 +/- square foot of interior renovations across multiple floors of the six story building.

Awarded: December 2022, Completion Summer 2025
Location: Cranston, Rhode Island
Client: DCAMM 1 Capitol Hill Providence, RI (401) 222-6200
Role: OPM Partner with STV



Highlighted Projects

Rhode Island College- Renovations to the Clark Science Center- IN PROGRESS

In the school's request for funding for Clarke Science in 2019, Rhode Island College asserted that Clarke Science has "significant deferred maintenance" and the reconstruction of the science building will "align with RIC's Future in life science, physical science, and technology degree programs to support RI economy."

Renovation of the existing building to accommodate an additional six new classrooms and three new seminars as well as new faculty offices and student collaboration spaces. 164,000 Sq. ft

Role: Inclusive of the Owners Project Management Team overseeing the project and change orders as well as Site Inspections

Logistics: Occupied space work
Completion by Spring 2025
Budget: \$56.5 Million

Location: 600 Mt. Pleasant Ave.
Providence, Rhode Island
Client: RI College (401) 456-8000
Role: Program & OPM Partner with Colliers
PIC: Robert Potter 401-332-9006



RI DCYF Female Youth Residence Facility, Exeter RI- IN PROGRESS

The mission of the Rhode Island Department of Children, Youth & Families (DCYF) is to partner with families and communities to raise safe and healthy children and youth in a caring environment.

The project involves the construction of a new 30,000 +/- square foot Female Youth Residential Facility, and a 5,000 +/- square foot maintenance outbuilding. The new facility will provide 16 residential beds, educational classrooms, treatment rooms, indoor and outdoor recreation areas, and support spaces for youth, staff, and families. DCYF has a proposed project budget of approximately \$46.5 million including all direct construction and land development costs, professional services, furnishings, fixtures, equipment, and all other indirect (soft costs).



Awarded: December 2022, Completion Spring 2025
Location: Exeter, Rhode Island
Client: DCAMM 1 Capitol Hill Providence, RI (401) 222-6200
Contact: DCAMM Cecelia Hallahan 401-639-7715



Highlighted Projects

Lincoln College of New England (Formerly Briarwood College)

Public-private partnership (P3)

32-acre property located at 2279 Mount Vernon Road
Southington, Connecticut (860) 628-4751

Role: Superintendent of Buildings and Grounds 1999 through
2016 Lenny Roy (Superintendent of Building and Grounds)
assisted with design and construction of the main dormitory and
dental hygiene building as well as other additions/ renovations
during that period

CAMPUS Buildings:

LeConche Hall- Main Office
Guard/ Security Building
Eder Hall- Dorms and Classrooms
Palmisano Hall- Dorms/ RA Headquarters
Ligouri Hall- Classrooms/ Nurses Stations/Broadcasting
Divenere Hall- Medical/ Dental Hygiene Building
Founders Hall- Classrooms, Cafeteria and Break
spaces

Dorms consisted of multi-level
3-5 Bedroom, Full kitchens, Dining/ Living
room and gang bathrooms



Wilmont Crossing at West Rock, interfacing with Southern Connecticut State University

Public-private partnership (P3)

Mixed-use Building Community Development and Retail
Space

New Haven Housing Authority
122 Wilmot Road, New Haven CT
475 new housing units, and includes: 9,000 square feet of
commercial space, 2,000 square feet of support services
space. The site will be the gateway to the newly
revitalized West Rock site and provide interfacing with

Southern Connecticut State University.

Role: Project Management
Budget: \$18 million, 2012
Location: 120 Wilmont Road
New Haven, Connecticut
(475) 201-4645
PIC: Antonietta Roy



Highlighted Projects

Grove Property Services

Grove Properties Housing Choice/Section 8 vouchers which provide rental assistance to more than 750 families residing in the private market in New Britain, CT and the surrounding communities.

These properties provide a valuable housing option for low-income families. Residents, together with property management, play a critical role in the quality of life and sense of community at these properties. Leaseholders must exemplify good neighborliness, have a level of responsibility and comply with the terms of their leases to ensure the successful integration of the developments into the surrounding community.

Role: Director of Maintenance (4 Properties)

Location: Newington, Connecticut



Harvest Properties

Harvest Properties offer affordable housing. Offering efficiencies, one bedroom, two bedroom and three bedroom apartment homes.

SENIOR & DISABLED HOUSING

For residents who are age 62 or older, and/or disabled, Harvest Properties provides affordable and comfortable units at several properties throughout New Britain. Both high rise and one level housing units are available for those able to live independently but seeking a community of neighbors and friends. Each development includes community room space for educational, recreational and social gatherings, as well as special events and activities.

Role: Director of Maintenance (5 Properties)

Location: New Britain, Connecticut



Highlighted Projects

Rhode Island Department of Education Statewide School Construction Bond Manager

On November 6, 2018, Rhode Island voters approved the Statewide School Construction Bond. The bond activated six new temporary bonus incentives and access to \$250 million in upfront funding to support the state share of foundation school housing aid.

Services: Statewide Bond Manager

CAP efforts are strictly document how the funding is spent, collecting data in the project portal and assisting the RIDE team on project reviews. Additional assignments also involve writing, distributing and collecting executed Memorandum of Agreements (MOA 's), Review and inspect and process all invoicing

Location: State of Rhode Island

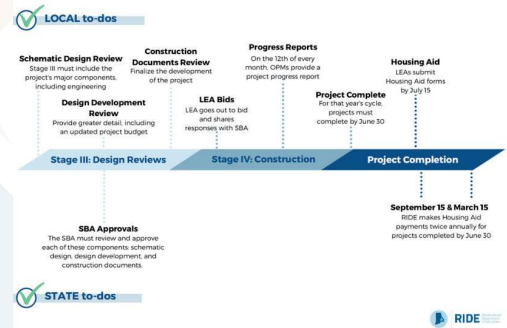
Project Size: Statewide

Project Budget: \$250M

Contact: Mario Carreno mario.carreno@ride.ri.gov



Under Construction Seeing School Projects From Design Through Completion



Rhode Island Department of Education ARTS Initiative, 21ST Century Technology and Equipment Funding Learning Inside Out Classroom Initiative

ARTS: The Rhode Island Department of Education (RIDE) launched an innovative, \$5 million art education support effort. Under The ARTS Initiative, funding is based on the number of students, and each district or charter school will receive a grant of at least \$10,000 to support the arts in their schools as they see fit.

21st Century: Destination Excellence – and the 21st Century Technology and Equipment Fund is one part of this effort. The initiative will focus on STEM and CTE programs during the inaugural year.

Learning Inside Out: Outdoor education is a powerful tool that all schools can use to deliver for their students. That's why the Rhode Island Department of Education launched the \$7.5 million Learning Inside Out Outdoor Classroom Initiative in December 2022.

Location: State of Rhode Island

Project Size: Statewide

Project Budget: \$250M

Contact: Mario Carreno mario.carreno@ride.ri.gov



Highlighted Projects

CREC Museum Academy, Bloomfield, CT

CREC Museum Academy provides a comprehensive and challenging museums-based learning environment to students in preschool through grade 5. This approach enables students to learn naturally in environments that support guided exploration and discovery, encourage meaningful apprenticeships.

With a focus on active learning, students in PreK-Grade 5 explore and uncover each lesson so it has greater meaning. Classroom and school-wide projects transform the school into a living museum, with grade-level students acting as guides for exhibitions in our exhibit hall.

Location: 11 Turkey Hill Road Bloomfield, CT

Project Budget: \$55.3 million

High-Performance Building with chilled beam cooling, in-floor radiant heat, solar photovoltaic roof

Services: Owners Project Manager

Architect: Smith Edwards McCoy Architects

Contact: Sandy Ouelette-Director 860-247-CREC

Completed: 2018



CREC Aerospace Academy, Windsor, CT

CREC purchased an existing 165,000 square foot business office complex located at 1101 Kennedy Road in Windsor, CT. The building and site was converted into a themed magnet school, designed for educating students for careers in aerospace and engineering. Along with core classrooms, the school includes numerous science labs, workshops, lecture halls, a cafeteria, and a gymnasium. In addition to the specially designed classroom, cutting edge technology is found throughout the school. Operable photovoltaic louvers are used to maximize exposure to the sun for energy collection. Overall energy usage and generation, along with water consumption, is monitored by a building management system.

Location: 1101 Kennedy Road Windsor, CT

Project Budget: \$ 67 million

Size: 164,765 Sq Feet

Services: Owners Project Manager

Architect: Friar Architects

Contact: Sandy Ouelette-Director 860-247-CREC

Completed : 2016



Highlighted Projects

Birch Grove Primary School, Tolland, CT

This Pre-K through 2 school in Tolland, CT was deemed an Emergency Fast Track Project by CT Department of Administration and the

Office of School Construction Grants (OSGCR). The existing school needed to be torn down due to its crumbling foundation caused by the presence of mineral pyrrhotite in its concrete. Students were transferred to 54 Modular units which were constructed and running in 65 days. The fastest construction of modular units in the state.

Location: 247 Rhodes Road, Tolland CT

Logistics: Occupied Space Work

Project Budget: \$46 million

Size: 89,000 Sq Ft

Services: Owners Project Manager

Architect: JCJ Architecture

Contact: Town of Tolland, Peter Sztaba 860-207-2331

Change Orders: Less than .02%

Completed: 2021



Stratford High School, Stratford, CT

Stratford High School has served the community for over 80 years. With its central location, the newly renovated school will serve as a community staple for decades to come. Stratford High School is aimed at transforming every space into a learning environment. Central to the new design is the capability for future expansion, reflecting Stratford's rapid growth. Multipurpose spaces are envisioned to adapt to evolving technology, curricula, and teaching methods over the building's projected 50-year lifespan. The design promotes creative and collaborative learning, embracing universal design principles to ensure accessibility and safety for all students.

Location: Stratford, CT

Logistics: Occupied space work

Project Budget: \$ 126 Million

Size: 239,000 Sq Feet

Services: Owners Project Manager

Architect: Antinozzi Associates

Contact: Town of Stratford

Completed: 2020

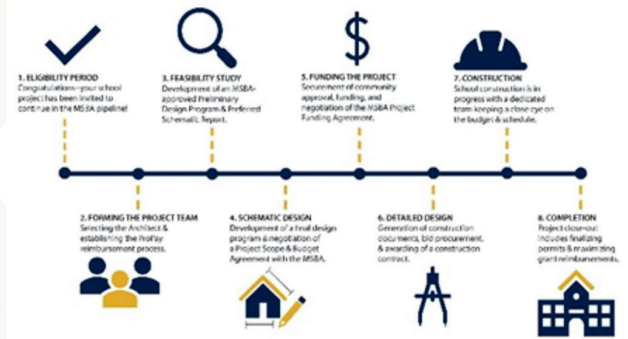


Highlighted Projects

Massachusetts School Building Authority (MSBA)

Module 9 was developed in part to assist the Massachusetts School Building Authority (“MSBA”) in understanding that state-funded K-12 school building projects are operating as intended and performing as designed. In addition, the collection of technical data accompanied by school district and occupant feedback enables the MSBA, school districts, and the consultant community to apply lessons learned to future school building projects.

The value of the MSBA’s POE process is the cumulative data it gathers from multiple projects, and the trends and experiences it compiles. It is not intended to single out the performance of individual designers, owners, project managers, contractors, or school districts.



Location: State of Massachusetts

Project Budget: N/A

Services: House Doctor

Contact: Becca Whidden Project Manager (Post Occupancy Evaluations) 617.720.4466

Completed : 2023



Massachusetts School Building Authority

Funding Affordable, Sustainable, and Efficient Schools in Partnership with Local Communities

Bulkely High School, Hartford, CT

Project consisted of 3 Phases, A relocation of the BOE Central Offices to a portion of the academic wing and a renovation to as-new condition of the entire building. Phase 1 BOE Office Area Abatement / Selective Demolition (By Owner). Phase 2 cfit-up work necessary to achieve the BOE office relocation. Phase 2 the new elevator and a multi-phased occupied renovation consisting of hazardous materials abatement and demolition work, and the school additions and renovations including the site, building envelope, interiors, programmatic changes, ADA accessibility issues, structural systems, food service, science laboratories, library/media center, nursing/health services, and new mechanical, electrical, and plumbing systems, as well as recreation components.

Location: 585 Wethersfield Ave Hartford, CT

Logistics: Occupied space work

Project Budget: \$ 210 Million

Size: 285,000 Sq Feet

Architect: S/L/A/M

Services: Owners Project Manager

Contact: Paul Drummey Director 860-757-9311

Completion of Phase 1 Only in 2019





Requirements

**EXPERIENCE WITH
CURRENT STATE REQUIREMENTS**



EXPERIENCE WITH CURRENT STATE REQUIREMENTS

Experience with State Requirements, CT OSCGR, and HVAC Indoor Air Quality Grant Program

Our team brings extensive experience navigating Connecticut's state requirements and processes, particularly in the areas of school construction and HVAC indoor air quality improvement projects. This expertise ensures compliance with all necessary regulations, streamlining the administrative and financial management aspects of projects.

Connecticut Department of School Construction Grants

We have a proven track record of working with the CT Department of School Construction Grants (OSCGR), managing all phases of the grant lifecycle, from application and documentation to project implementation and closeout. Our experience includes:

- Grant Applications: Preparing detailed, compliant submissions, ensuring alignment with program priorities.
- Documentation Management: Coordinating required approvals, documentation, and certifications to meet state standards.
- Audit Support: Facilitating audits and providing accurate reporting to secure final reimbursement.

HVAC Indoor Air Quality Grant Program

We are well-versed on the HVAC Indoor Air Quality Grant Program. This includes ensuring that projects meet air quality and energy efficiency standards while adhering to state eligibility requirements. Specific capabilities include:

- Project Planning and Budgeting: Developing scopes of work that align with grant requirements.
- Compliance Oversight: Ensuring adherence to state and federal air quality guidelines, maximizing eligibility for grant reimbursement.
- Stakeholder Communication: Serving as a liaison between clients, contractors, and state agencies to maintain transparency and accountability.

Invoice Processing in CORE-CT

Our expertise includes managing financial transactions through CORE-CT, the state's centralized accounting and financial system. Key competencies include:

- Invoice Preparation: Ensuring all invoices meet state requirements for accuracy and detail before submission.
- Submission and Tracking: Entering invoices into CORE-CT efficiently and monitoring their status to confirm timely payment.
- Reconciliation: Addressing discrepancies promptly to avoid delays and maintain financial integrity.

Value to Your Project

Our experience with state requirements, grant administration, and financial systems ensures seamless project execution, compliance, and timely reimbursement. By managing these critical components, we help clients focus on achieving their project goals with confidence and efficiency.



PROJECT UNDERSTANDING

LJR Core Build Group has a detailed understanding of the HVAC upgrade project at Juliet Long Elementary School in Ledyard, CT. This project aims to enhance the school's indoor air quality, comfort, and energy efficiency by modernizing its HVAC systems. We recognize the unique challenges of this project, including working within a potentially occupied building, adhering to strict regulatory requirements, and meeting the grant deadline set by the Office of School Construction Grants and Review (OSCGR).

Scope of Work

1. Existing Ventilation System Utilization:

- Modify the existing vent system to facilitate air return from classrooms to the roof, optimizing the current infrastructure for cost and efficiency.

2. Supply Air Installation:

- Install new air ducts for supply air, connected to a rooftop-mounted heat exchanger to ensure effective ventilation and climate control.

3. Classroom VRF Systems:

- Equip each classroom with a Variable Refrigerant Flow (VRF) system with hot gas reheat capabilities to provide precise temperature and humidity control for a comfortable learning environment.

4. Cafeteria Rooftop Unit (RTU):

- Install a new RTU to serve the cafeteria, ensuring adequate ventilation and climate control for this high-occupancy area.

5. Main Office HVAC Replacement:

- Replace the existing HVAC system in the main office with a modern, energy-efficient solution to improve performance and reliability.

6. Relocation of Split Units:

- Relocate two existing split units to the kitchen and server room, providing targeted cooling solutions for these critical areas.

7. Lead Paint Abatement:

- Abate lead paint on one wall prior to demolition to ensure a safe work environment and compliance with health and safety regulations.

8. Regulatory Compliance:

- Ensure all work complies with local Authorities Having Jurisdiction (AHJ), including permitting, inspections, and adherence to building codes.

Key Considerations

1. Occupied Building Challenges:

- While the majority of the work may occur during summer when school is closed, potential summer school sessions or teacher presence in the building must be considered. A phased and flexible schedule will minimize disruptions.

2. Safety and Environmental Concerns:

- Special attention will be given to lead paint abatement and maintaining a safe environment for any occupants in the building during construction.

3. Regulatory Deadlines:

- Adherence to the OSCGR grant deadline is critical. Project schedules will be closely managed to ensure timely completion and compliance with all grant requirements.

4. Coordination and Communication:

- Regular communication with school administrators, teachers, and local authorities will ensure that stakeholders are informed, and potential issues are addressed promptly.



PROJECT UNDERSTANDING

Approach to Execution

1. Pre-Construction Planning:

- Conduct detailed site assessments to confirm the feasibility of proposed modifications to the existing ventilation system.
- Develop a comprehensive schedule that accounts for potential summer school activities and other building uses.
- Secure all necessary permits and approvals from local AHJ.

2. Phased Construction:

- Prioritize lead paint abatement and critical demolition tasks early in the project to prevent delays.
- Coordinate installation of VRF systems, supply air ducts, and the rooftop heat exchanger with minimal disruption to occupied spaces.

3. Safety Measures:

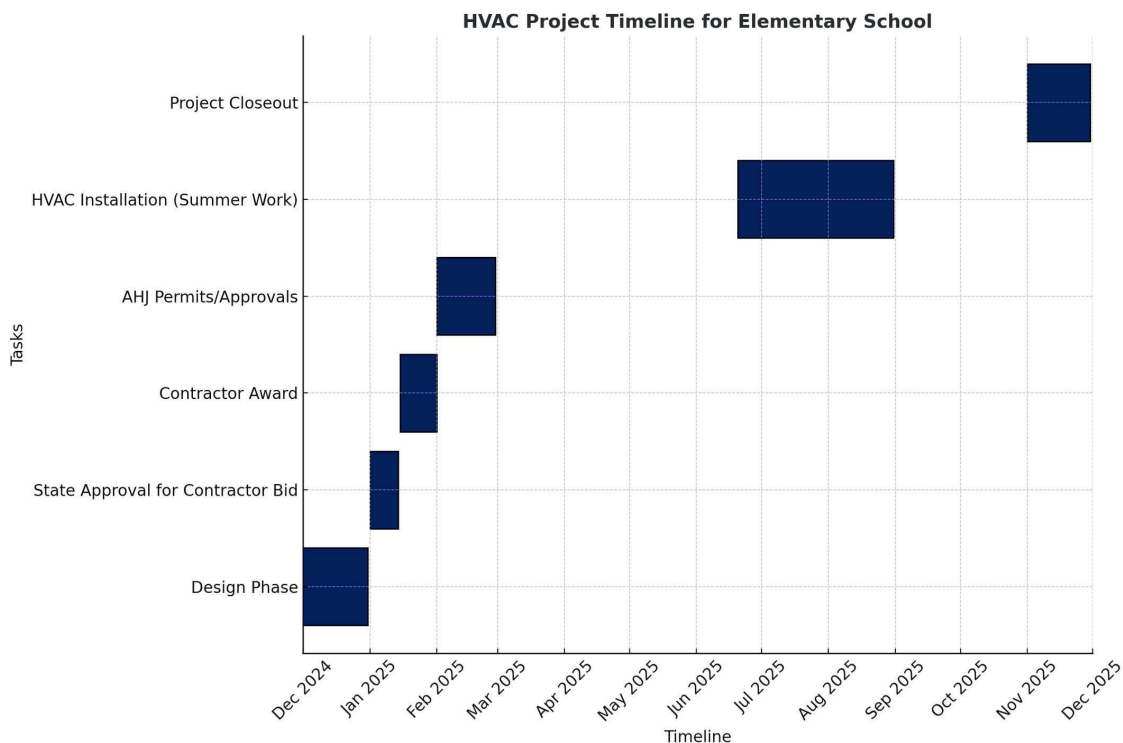
- Implement strict safety protocols, particularly during lead abatement and demolition activities, to protect workers and building occupants.

4. Commissioning and Handover:

- Test and commission all systems to ensure compliance with performance standards.
- Provide training for school facility staff on the operation and maintenance of the new HVAC systems.

Conclusion

LJR Core Build Group is uniquely positioned to deliver the HVAC upgrades at Juliet Long Elementary School efficiently and effectively. Our experience in occupied school projects, understanding of regulatory requirements, and commitment to meeting deadlines ensures that the project will be completed to the highest standards. We look forward to creating a healthier and more comfortable environment for the students and staff of Juliet Long Elementary School.





PROPOSED STAFFING





INDUSTRY EXPERIENCE

- 30+ Years

SKILLS

- Attention to Detail
- Team Leadership
- Improving Efficiency
- Risk Assessment
- Resource Management

EDUCATION/CERTIFICATIONS/ LICENSES

- Briarwood College
2001- Business Administration
- CCPIA Commercial Inspector
- CT Contractors License
- U.S. Army Core of Engineers
Quality Assurance / Quality Control
- OSHA Certified
- Notary Public

ACHIEVEMENTS

- Grove Property Services:
Outstanding Performance
1st, 2nd, 3rd, 4th Quarters-
1997, 1998, 1999

CONTACT

Lenny@ljrcorebuild.com

(860) 836-0294

EXPERIENCE

Lennys diverse experience in the construction and property management industries gives him an in-depth knowledge of the construction process with over 30 years of experience. Following his role at Lincoln college (formerly briarwood college) where he oversaw seven buildings and major capital projects ranging from \$10-\$200 million, Lenny's entrepreneurial drive led him to be the founder of LJR Property Maintenance in 2012 focused on commercial building environments meeting optimal conditions. While that is still the main focus LJR has evolved to construction consulting services. Operating with optimal building conditions and effective cost-efficient maintenance starts with construction.

CURRENT PROJECTS

Regan Hospital Renovations, Cranston RI

Oversight of the construction and renovation of the existing 6 floor hospital building.

Lisbon Fire Department, Lisbon, CT

Owners Project Management and Clerk services for the new construction of a 17,000 sq. ft fire headquarters

Providence School Facilities Management Oversight, RI

Oversight of the facilities department 5-year plan and implementing the duties of the new management company

DCAMM DCYF Female Facility, Exeter RI

Onsite Inspector and Compliance Manager

Clark Science Center, RI College Providence RI

Onsite Inspector and Compliance Manager

RIDE Bond Manager, Statewide, RI

Management of the 250 Million Dollar School Construction Bond Funds distributed to statewide Local Education Agencies

PAST PROJECTS

- MSBA-House Doctor
- RI Department of Health
- Horst Engineering
- Birch Grove Primary School
- Angelo's Bakery, Colchester, CT
- Harte Nissan Infinity Residence
- IGA Supermarkets Residence
- Wilmot Crossing at West Rock- New Haven Housing Auth.



INDUSTRY EXPERIENCE

- 20+ Years

SKILLS

- Attention to Detail
- Budgeting
- Improving Efficiency
- Risk Assessment
- Change Order Review
- Project Planning

EDUCATION/CERTIFICATIONS/ LICENSES

- Associates-Briarwood College
2003- Business Administration
- Massachusetts Certified Public
Purchasing Official
- U.S. Army Core of Engineers Quality
Assurance / Quality Control
- OSHA Certified
- Notary Public

AWARDS

- 2021 Stevie Award- Woman
In Business
- 2022 Stevie Award-
American Business Award
- 2023 Stevie Award-
American Business Award
- 2023 Globe Award-
Entrepreneur of the Year

LANGUAGE

- Italian

CONTACT

antonietta@ljrcorebuild.com

(860) 371-6451

EXPERIENCE

Seasoned project manager with a proven track record of successfully managing and overseeing large and complex projects from start to finish. Expertise in planning, executing, conflict resolution and overseeing the completion of projects while ensuring on time completion, within budget, and to our clients' satisfaction. on the project's progress.

Areas of Expertise:

- Healthcare
- Public Safety
- Industrial
- Municipal
- P3
- K-12 Education
- Higher Education

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Onsite Inspector and Compliance Manager

RIDE Bond Manager, Statewide, RI

Management of the 250 Million Dollar School Construction Bond Funds distributed to statewide Local Education Agencies

PAST PROJECTS

- Hartford Hospital Fitness Center & Parking Garage, CT
- Yale University West Campus – (CCAP), (IPCH) Milford, CT
- Quinnipiac University- Bobcat Den Café, Hamden, CT
- Stratford High School, Stratford, CT
- CREC Museum Academy, Bloomfield, CT
- CREC Reggio Magnet School for The Arts, Avon, CT
- Wilnot Crossing at West Rock- New Haven Housing Auth.

SUBJECT MATTER EXPERT (SME) /OTHER PROFESSIONALS



Raymond S. Steadward, Jr. Building Official/ Code Compliance
CCorps LLC.

30+ Years Industry Experience

LICENSES

State of CT Building Official

Constructability Reviewer

Peer Review Specialist

Education

Engineering- University of
Massachusetts Amherst, MA

Software

- Microsoft Office suite
- On-Center on screen Take-off
- iSqFt.,
- Online Solicitation and Collaboration tools



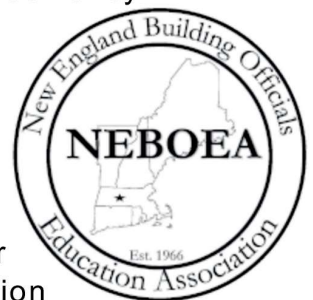
413-537-6916

BIO

A dedicated and diligent contributor who possesses a never-ending desire to assist, improve, learn, teach, and share ways to improve public safety. Incorporates new concepts and changes through a broad and adaptable mindset. Committed to obtaining results and exceeding expectations to ensure growth and increasing the communities' level of public safety and resiliency.

Licenses and Certifications:

Building Official
Plan Review Technician
FEMA Certificate of Achievement
International Code Council ICC Member
New England Building Officials Association



EXPERIENCE

- Town of Enfield, Enfield CT Building Official- August 2018 to Present
- Town of Bloomfield, Bloomfield CT Building Official – August 2013 to August 2018
- Town of Enfield, Enfield CT Assistant Building Official- August 2010 to August 2013
- Town of Tolland, Tolland, CT Building Official- June 2009 to August 2010
- Town of Bloomfield, Bloomfield, CT Assistant Building Official- August 2007 to June 2009
- R&S Construction, South Hadley, MA Sole Proprietor- May 2005 to May 2007
- Marois Construction, South Hadley, MA Construction Supervisor- October 2000 to May 2005

SUBJECT MATTER EXPERT (SME) /OTHER PROFESSIONALS

Scott Danzer
Project Controls Inc.

Professional Project Scheduler



SOFTWARE

- P3, P6, Suretrack
- Microsoft Suite
- Timberline
- Oracle/ Primavera Suite
- Intuit
- Meridian

AFFILIATIONS/ CERTIFICATES

- Project Management Institute (Past VP)
- Construction Specification Institute (Past President)
- Associated General Contractors (Rhode Island)
- USGBC LEED AP REV3 – Certification Pending
- Free Masonry / Lodge No.1 – Providence, RI
- American Radio Relay League / N1XCY
- Sigma Lambda Honor Society

401-944-7743
Scott@projectcontrolsinc.com

BIO

Highly experienced critical path method planner and scheduler with over 35 years of field experience in a vast range of projects throughout the United States. Able to create interactive working environments to foster a Project Team collaboration. Through this ability, meaningful and “value-aided” tools are achieved for developing baseline and earned valued metrics over the project life cycle.

EDUCATION


- 1985 BS CONSTRUCTION MANAGEMENT**
FLORIDA AGRICULTURAL & MECHANICAL
UNIVERSITY TALLAHASSEE, FL.
- 1983 AS CONSTRUCTION ENGINEERING TECHNOLOGIES**
SUNY @ ALFRED ALFRED, NY.

EXPERIENCE


- 07/2001 PRESENT OWNER, PROJECT CONTROLS, INC**
 - Senior Scheduling Consultant

PROJECTS

- URI/ Alumni Center, South Kingstown, RI
- URI Welcome Center, RI
- URI/ Browning Adams Dormitory, South Kingstown, RI
- URI Heathman Hall, South Kingstown, RI
- URI EMS & Warehouse, South Kingstown, RI
- Scituate Elementary School, Cranston RI
- Cumberland High School, Cumberland RI
- Rhode Island College, Alger Hall, Providence RI
- John Elliot Elementary School, Nedham MA
- Norwell High School, Norwell MA



DISCLOSURE OF PAST CLAIMS AND DISPUTES



Disclosure of Past Claims or Disputes

Statement of Claims and Disputes

We are pleased to confirm that LJR Core Build Group has had no claims, disputes, or litigation filed against the company. This reflects our commitment to maintaining the highest standards of professionalism, transparency, and client satisfaction in all our projects.

Our team prioritizes proactive communication, meticulous planning, and effective risk management to ensure smooth project delivery and positive client relationships. We take pride in our unblemished record and remain dedicated to upholding this standard of excellence in every engagement.

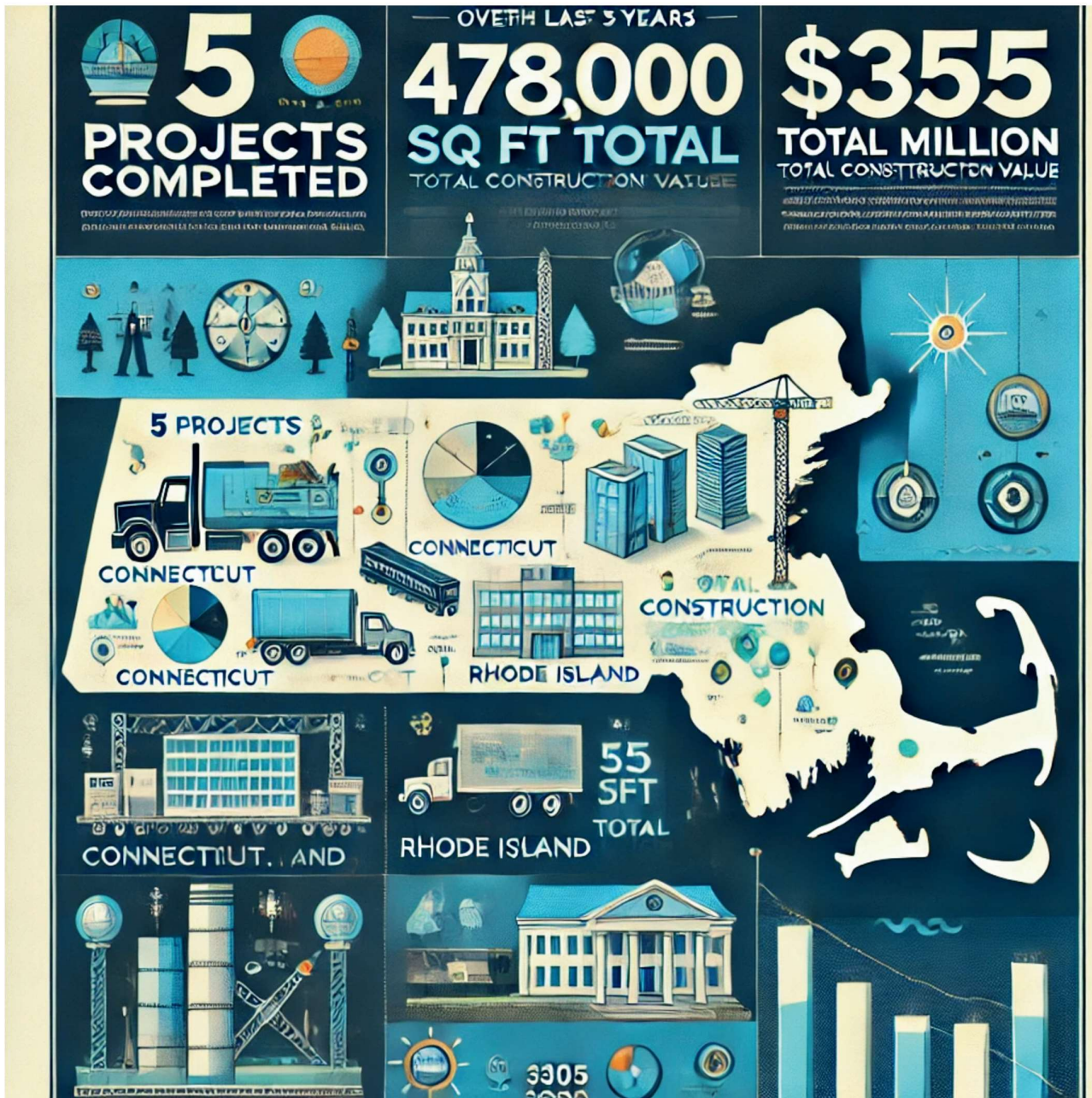




FINANCIAL/ PROFESSIONAL CAPACITY OF THE FIRM



Financial/ Professional Capacity Past 5 Years



Financial Condition Summary

Our firm maintains a strong and stable financial position, supported by a history of consistent growth and prudent financial management.

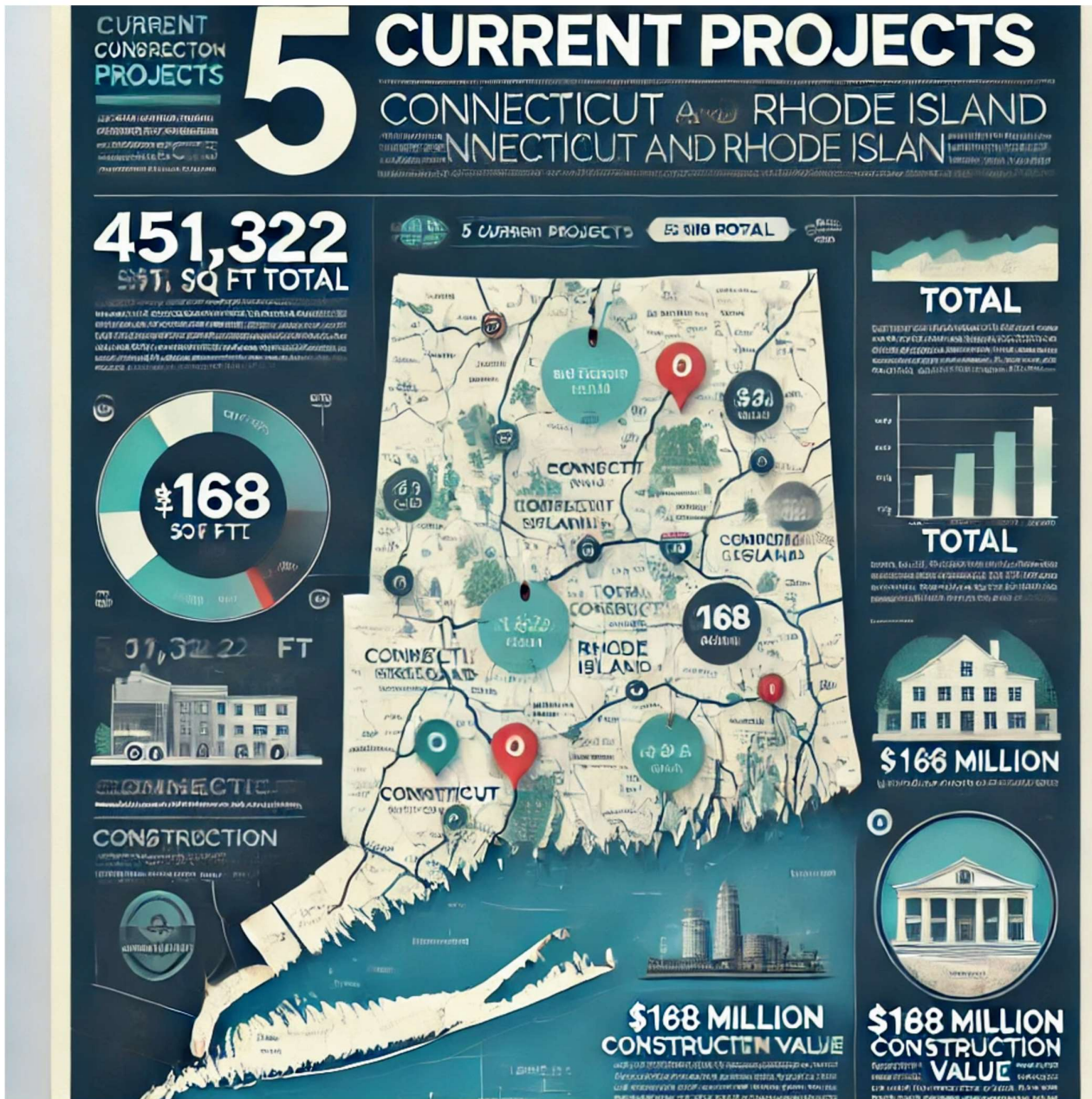
Additional information can be obtained by our Public Accountant:

www.peloquinpa.com

Peloquin & Company LLC

90 Westcott Rd, Danielson, CT 06239

(860) 774-4009



Financial Condition Summary

Our firm maintains a strong and stable financial position, supported by a history of consistent growth and prudent financial management.

Additional information can be obtained by our Public Accountant:

www.peloquinpa.com

Peloquin & Company LLC

90 Westcott Rd, Danielson, CT 06239

(860) 774-4009



PRICE PROPOSAL-
SEE SEPERATE ENVELOPE

A stylized map of the state of Connecticut in light gray. The word "Ledyard" is written across the map in a large, blue, cursive font. A red five-pointed star is located on the eastern coast of the map, indicating the location of Ledyard. The map is framed by large, overlapping geometric shapes in blue and yellow. The blue shapes are large triangles and trapezoids, while the yellow shapes are smaller triangles and trapezoids. The text "CT" is printed in a small, blue, sans-serif font below the map.

Ledyard

CT

★ *Designed by TownMapsUSA.*

A decorative geometric pattern in the bottom right corner of the page. It consists of several interlocking, stylized shapes in shades of yellow and light blue, creating a complex, maze-like or crystalline structure.

KNOWLEDGE OF LOCALITY



LJR is located in Preston, CT which is 13 miles from Ledyard. Similar to Preston living in Ledyard means being part of a close-knit community known for its blend of community charm, modern amenities and a large agricultural scene. These towns offer a peaceful, family-friendly atmosphere with a strong sense of history and natural beauty. Residents enjoy access to local farms, hiking trails, and scenic spots like the Thames River and nearby Mystic Seaport which we visit quite often.

Fun Fact:

Ledyard is characterized by its excellent school system, active civic organizations, and community events that foster connection among neighbors. The schools are a great source of pride, and we want to maintain that atmosphere.

The people are different here and we are also part of that community!

Proven Expertise in Regulatory Compliance

We have successfully managed projects that require close coordination with:

- Connecticut Department of Administrative Services (DAS)
- Connecticut Office of the State Building Inspector (OSBI)
- Local zoning boards and planning commissions
- Environmental agencies for permitting and approvals
- Town of Ledyard building and fire officials

This extensive experience enables us to anticipate regulatory requirements, avoid delays, and maintain project timelines.

Approach to Compliance

1. Proactive Planning:

- We integrate regulatory reviews into our project schedules, identifying permitting and compliance milestones early in the process.
- Our team collaborates with local officials to address potential issues before they arise.

2. Clear Communication:

- We serve as liaisons between clients and regulatory agencies, ensuring documentation, inspections, and approvals are handled efficiently.
- Regular updates are provided to all stakeholders to maintain transparency.

3. Expert Team:

- Our team members bring specialized qualifications that enhance our regulatory expertise, including:
 - State of Connecticut Licensed Building Official: This credential ensures compliance with all applicable state building codes and standards.
 - Commercial Property Inspection Certification: Demonstrating our ability to conduct thorough inspections and identify potential risks, ensuring adherence to safety and quality standards

Commitment to Excellence

At LJR Core Build Group, we are committed to upholding the highest standards of compliance and quality. Our deep familiarity with Connecticut's regulatory landscape, combined with our skilled team, ensures successful project execution and client satisfaction.



AFFIRMATIVE ACTION



Affirmative Action Plan



Affirmative Action and Equal Opportunity Statement

LJR Core Build Group is committed to fostering a diverse and inclusive workplace and supply chain by adhering to all policies of equal opportunity and affirmative action. We believe that diversity strengthens our organization, enhances our projects, and reflects our commitment to equity and fairness in the communities we serve.

Our Commitment

1. Equal Opportunity Employment:
2. We ensure that all hiring, promotions, and employment practices are conducted without regard to race, color, religion, sex, national origin, age, disability, or any other protected characteristic, in compliance with applicable federal, state, and local laws.
3. Affirmative Action:
4. As part of our commitment to affirmative action, we actively seek opportunities to collaborate with underrepresented groups in our industry. Our practices include engaging with women-owned, minority-owned, and disadvantaged business enterprises to promote economic opportunities and foster inclusivity.

Partnership with WBE/MBE Firms

LJR Core Build Group takes pride in subcontracting work to a certified Women's Business Enterprise (WBE) on a regular basis. This partnership exemplifies our dedication to creating opportunities for women-owned businesses and ensuring their active participation in our projects. These collaborations strengthen our supply chain while advancing equity and innovation across all levels of our operations.

Ongoing Efforts

Summary of LJR Core Build Group's Compliance Process

LJR Core Build Group ensures seamless adherence to all regulatory, affirmative action, and equal opportunity requirements through a structured compliance process:

- Regulatory Awareness and Planning
- Collaboration with Authorities
- Documentation and Verification
- Qualified Expertise
- Subcontractor and Partner Compliance
- Audits and Reviews
- Continuous Improvement

This streamlined process ensures that every project is delivered efficiently, ethically, and in full compliance with all legal and regulatory requirements.