

April 8, 2019

Abby Y. Piersall, AICP
Planning Director, Town of Waterford
15 Rope Ferry Road
Waterford, CT, 06385
(860) 444-5813
apiersall@waterfordct.org

Principals
Charles C. Brown, P.E.
James F. Norden, P.E.
Amy Jagaczewski, P.E.

Principal Emeritus
Kenneth Gible, P.E.

Geotechnical Associate
David L. Freed, P.E.

Structural Associate
Richard A. Centola, P.E.

Re: Nevins Cottage
Professional Services Proposal for Structural Stabilization,
Exterior Rehabilitation, & Programming

Dear Ms. Piersall:

We are pleased to submit our professional proposal for engineering and architectural services for Contract Documents for Nevins Cottage (the Cottage) at 57 Rope Ferry Road in Waterford, CT. The following Scope of Services is based on our recent phone call on Wednesday, March 27, 2019. We understand that the intent of this Project is to address the core and shell of the Cottage to prevent further deterioration and to assist the Town with determining possible uses for the rehabilitated building.

Project Team

Historic Engineer: GNCB Consulting Engineers, P.C. (GNCB)
Historic Architect: Nelson Edwards Company Architects, LLC (NEC)
Cost Estimator: Accurate Construction Estimates (ACE)

Our proposed Scope of Services is as follows:

1. Base Scope of Work: Structural Stabilization (GNCB)

1.0 Description

- Address structural deficiencies at the second floor, first floor, basement, and foundation as identified in our 2012 Condition Assessment Report. This will include further investigation of the first-floor timber sills at accessible areas of the building and further investigation of the roof/second floor above the existing kitchen.
- Work associated with the first floor will be based on the need to reinforce the floor to 100 psf to allow the first floor to be used as public or archival space.
- Work will be based on the understanding that the rear (north) deck and two additions will be removed.

1.1 Updated Site Assessment of Current Conditions

- Conduct an updated site survey of the Cottage to determine extent of continued deterioration since our 2012 site survey.
- Perform a sill investigation of accessible areas. The sills made inaccessible by the deck and two rear additions will be investigated by GNCB only if the rear additions are demolished prior to the start of our investigation.
- The lower 2 feet of exterior water-board and cladding will be removed by the Town prior to GNCB's survey.
- Interior finishes at the beam supporting the roof over the kitchen will be removed by the Town prior to GNCB's survey.

1.2 Construction Drawings

- Provide Construction Drawings including plans, details, and technical specifications, outlining the full scope of work required to address the areas outlines above.
- Provide a Client Review Set of the Construction Drawings for review and comment by the Town and their legal and insurance representatives.
- Incorporate comments from the above parties into the Final Construction Drawings, suitable to be put out to bid.

1.3 Project Manual

- Prepare a Public-Bid Project Manual to accompany the Construction Drawings.
- Provide the Owner with a Proposed Schedule outlining estimated dates for the bid and construction periods.
- Provide a Client Review Set of the Project Manual for review and comment by the Town and their legal and insurance representatives.
- Incorporate comments from the above parties into the Final Construction Drawings, suitable to be put out to bid.

1.4 Professional Cost Estimate

- Provide a professional cost estimate of the work outlined in the Contract Documents (Construction Drawings & Project Manual) for the Town's review and budgeting purposes.

2. Add Option 1: Exterior Rehabilitation (NEC)

2.0 Description

- Address deficiencies in the shell of the building including the siding, windows, doors, and shutters as identified in our 2012 Condition Assessment Report. *Assessment of the roofing and chimney are excluded from this proposal as the Town has recently done work on these two items.*
- Suggest, via a Letter of Recommendation, mothballing strategies to prevent further deterioration while renovation programming is discussed. Items to be discussed will include temporary heating and fire protection systems.

2.1 Updated Site Assessment of Current Conditions

- Conduct an updated site survey of the Cottage to determine extent of continued deterioration since our 2012 site assessment.

2.2 Construction Drawings

- Provide Construction Drawings including elevations and details outlining the full scope of work required to address the areas outlined above.
- Provide a Client Review Set of the Construction Drawings for review and comment by the Town and their legal and insurance representatives.
- Incorporate comments from the above parties into the Final Construction Drawings, suitable to be put out to bid.

2.3 Project Manual

- Include the areas outlined above in the Public-Bid Project Manual to accompany the Construction Drawings.
- Provide written Architectural technical specifications for the rehabilitation of components such as siding, windows, and painting.

2.4 Professional Cost Estimate (Accurate Construction Estimates)

- Include the areas outlined above in the professional cost estimate for the Town's review and budgeting purposes.

3. Add Option 2: Grant Services

3.0 Description

- Should the Town of Waterford decide to apply for Grants to assist with funding design or construction, GNCB will incorporate the requirements of the Grant Funding into the Contract Documents.
- GNCB will incorporate review comments by the Grant Administrators on the Client Review Contract Documents into the final Contract Documents.

4. Add Option 3: Programming (NEC)

3.0 Description

- The future use of Nevins Cottage has direct bearing on GNCB's structural analysis and the subsequent design of structural restoration for the building. To help the Town arrive at consensus for the best use for the building, this proposal includes an optional and Additional Service by NEC for facilitating building programming. The goal is to generate sufficient information to facilitate the Town's decision-making with regard to the best use for the building which will balance historic integrity and economic viability.
- NEC will lead a workshop with the Town and identified stakeholders to identify the range of possible uses for Nevins Cottage.
- NEC will provide a written analysis (letter report) of identified uses with regard to historic building fabric, building and life safety codes, construction budget and the Town's Plan of Conservation and Development.

The above Scope of Services does not include services during Bidding or Construction Administration. It also does not include identification of hazardous materials. GNCB can provide a separate proposal for these services if requested by the Town of Waterford.

We propose a fee structure for the above Scope of Services as follows:

Component	Base Scope	Add Option 1	Add Option 2	Add Option 3
Updated Site Survey	\$2,100	\$1,020	NA	NA
Construction Drawings	\$4,750	\$6,390	\$400	NA
Project Manual	\$3,300	\$800	\$1,200	NA
Professional Cost Estimate	\$1,300	\$500	NA	NA
Sub-Totals	\$11,450	\$8,710	\$1,600	\$1,200
Total (Base + Add 1)	\$20,160			
Total (Base + Add 1,2)	\$21,760			
Total (Base + Add 1,2,3)	\$22,960			

Thank you for contacting GNCB for this project. We look forward to working with you, the Historic Properties Commission, and the Town of Waterford as the necessary preservation efforts move forward for this historic structure.

Very truly yours,



Amy Jagaczewski, P.E.
Principal

Enclosed:

GNCB Qualifications

Firm Profile

Team Resumes:

Amy Jagaczewski, P.E. – Principal

Sample Projects:

National Register of Historic Places Project List

The Knapp House, New Milford, CT

Bolton Heritage Farm, Bolton, CT

NEC Qualifications

Firm Profile

Team Resumes:

Sara Nelson, AIA – Principal

Sample Projects

ACE Qualifications

Firm Profile & Resume

FIRM PROFILE

Structural Engineering – Historic Preservation – Geotechnical Engineering

PROFESSIONAL REGISTRATIONS

Connecticut New Hampshire
Massachusetts Rhode Island
New York

PRINCIPALS

Charles C. Brown, P.E.
James F. Norden, P.E.
Amy Jagaczewski, P.E.

PRINCIPAL EMERITUS

Kenneth Gible, P.E.

ASSOCIATES

David L. Freed, P.E.
Richard A. Centola, P.E.

ABBREVIATED LIST OF SERVICES

STRUCTURAL ENGINEERING

New Design
Specialty Structures
Structural (Threshold) Peer Review
Forensic Investigation
Structure Relocation
Construction Administration
Special Inspection
Expert Witness

HISTORIC PRESERVATION

Structural Condition Assessment
Historic American Building Survey (HABS) and Historic Structures Report (HSR) Support
Lateral Load Upgrade
Building Materials Technology
Adaptive Reuse and Renovation

GEOTECHNICAL ENGINEERING

Site Investigation
Soil Analysis & Strengthening Design
Foundation Design
Construction Monitoring

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers
American Concrete Institute
American Institute of Steel Construction
American Wood Council
Association for Preservation Technology
Deep Foundations Institute;
Geoprofessional Business Association
National Trust for Historic Preservation
Professional Women in Construction

GNCB Consulting Engineers, P.C. is recognized by the AEC industry for our ingenuity and versatility as structural engineers. In our 50 years of practice, we have expanded our services to include historic preservation and geotechnical engineering while maintaining the same high-quality structural engineering expertise upon which the firm was established. Strategically located between the New York City and Boston Metropolitan areas, GNCB services Clients and projects throughout the country in a variety of sectors.

CORPORATE SUMMARY

DESIGN PHILOSOPHY: The most successful construction projects, regardless of size, are the product of teamwork and innovation. GNCB believes in using our technical expertise to develop creative and cost-effect solutions for our Clients' challenges. We emphasize coordination between all members of the Design Team and pride ourselves in delivering clear, well-coordinated documents in addition to responding promptly and efficiently at all stages of design and construction.

TECHNICAL EXPERTISE: Our technical staff is proficient in the investigation, design, and analysis of both modern and antiquated structural systems. We use 2D and 3D analytical software to streamline and customize the design process to our Clients' needs. Our construction drawings are produced using Autodesk Revit, a 3D drafting and building-information-modeling (BIM) program shown to successfully reduce construction costs on projects of all sizes.

STAFF: GNCB's staff has a variety of educational and professional backgrounds making them uniquely qualified for each project they are involved with. Our engineers are active in professional societies nationally and internationally. GNCB encourages our staff to continuously expand their knowledge-base and this is taken advantage of through participation in short-term training or long-term educational development. Above all, our GNCB team is comprised of members who are passionate about the work we do and the services we provide.

HISTORY: GNCB was founded in 1965 and traces its roots to the Old Saybrook branch of a Denver, Colorado firm established by Milo S. Ketchum. Mr. Ketchum was an internationally-known pioneer of thin shell concrete structures in the United States, a brilliant structural engineer, and an educator. GNCB was instrumental in developing the Special Inspection (SI) Program in CT. This program became a CT State Law in the 1980s and was used as the model for the current International Building Code requirements for Special Inspection.



Department of Economic and
Community Development

Connecticut
still revolutionary

November 15, 2016

James F. Norden, P.E.

GNCB Consulting Engineers, P.C.
130 Elm Street
Old Saybrook, CT 06475

Subject: Secretary of the Interior's Qualifications Standards

Dear Mr. Norden:

This is to confirm that the State Historic Preservation Office of the Department of Economic and Community Development has determined that the firm GNCB Consulting Engineers meets the Secretary of the Interior's Historic Preservation Professional Qualification Standards for Engineering as outlined in 36 CFR Part 61 Appendix A.

Thank you for your continued interest in the conservation of Connecticut's cultural heritage. Please do not hesitate to contact our office should you have any additional questions concerning this process.

Best Regards,

Mary Dunne
Deputy State Historic Preservation Officer

State Historic Preservation Office

One Constitution Plaza | Hartford, CT 06103 | P: 860.256.2800 | Cultureandtourism.org

An Affirmative Action/Equal Opportunity Employer An Equal Opportunity Lender

AMY JAGACZEWSKI, P.E.

Principal, Vice President



EDUCATION

University of Connecticut,
M.S. Civil and Environmental
Engineering
Northeastern University,
B.S. Civil and Environmental
Engineering

PROFESSIONAL REGISTRATIONS

Professional Engineer - CT

PROFESSIONAL SOCIETIES

Association for Preservation
Technology
- Student Scholarship and
Outreach Committee
Professional Women in Construction

CONTACT INFORMATION

Phone: 860-388-1224 Ext. 130
Email: Jagaczewski
@gncbengineers.com

PRESENTATIONS

"Holdredge Garage Adaptive Reuse: A
Case Study in Geotechnical Engineering
and Historic Preservation", CT Society
of Civil Engineers, 2017

"30 Years of Preservation on
Engineering at Amherst College",
New England Chapter Association for
Preservation Technology, 2018

Amy Jagaczewski joined the GNCB team in 2012. She is responsible for GNCB's new construction and historic preservation projects. Ms. Jagaczewski has experience with the sensitive needs and unique challenges heritage structures present, and is also experienced in new design, renovation and adaptive reuse projects which utilize modern structural systems of steel, concrete, timber, or masonry. Ms. Jagaczewski manages GNCB's internship program.

PROJECT EXPERIENCE

THE HURD HOUSE, Woodbury, CT: Full Condition Assessment and cost estimate for c. 1680 timber-framed house. Project continued to replace two end girts of the house which were substantially deteriorated due to water infiltration and insect damage. GNCB provided Contract Documents, Procurement, and Construction Administration for replacement of the two end girts with antique timbers. This building is on the National Register of Historic Places and is the oldest home in Litchfield County.

THE KNAPP HOUSE, New Milford, CT: Condition Assessment, cost estimate, Contract Documents, Procurement, and Construction Administration for the c. 1815 timber-framed house museum. Substantial structural stabilization was required due to complete deterioration of the first floor framing caused by powder post beetles and due to undersized and heavily modified framing at the roof level. This building is on the National Register of Historic Places.

THE GRIST MILL, Mansfield, CT: Condition Assessment, cost estimate, Contract Documents, Procurement, and Construction Administration Documentation for the c. 1930 fieldstone masonry and timber-framed building. Stabilization will be conducted in phases starting with bracing of the double-height lower level masonry walls and continuing to stabilizing the partially-collapsed chimney and heavily deformed attic and roof framing. This building is on the National Register of Historic Places.

COOGAN FARM, Mystic, CT: Stabilization, preservation, and renovation and preservation of the c. 1840 Cape House and Butcher Barn. The house and barn are now in use as educational, office, and retail space. This building is on the National Register of Historic Places.

THE ADAM STANTON HOUSE AND GENERAL STORE, Clinton, CT: Capital Needs Assessment and Stewardship Plan for the c. 1791 building. The Assessment and Plan included a complete evaluation of the interior and exterior of the Nationally Registered Building including a cost estimate of phased recommendations. Additionally, recommendations were provided for possible future uses of the building as a full-time or part-time House Museum.

NATIONAL REGISTER OF HISTORIC PLACES

Firm Portfolio

17TH CENTURY

Henry Whitfield House, c. 1639
Nathan Clark Stockade House, c. 1659
Thomas Lee House, c. 1660
Stanton-Davis Homestead, c. 1670s
Hurd House Museum, c. 1682
Thomas Lyon House, c. 1690
Hyland House Museum, c. 1692

18TH CENTURY

Ells-Stowe House, c. 1700
Gilman Garrison House, c. 1700
Old Newgate Prison, c. 1705
Denison Museum, c. 1717
Amos Bull House, c. 1750
William Tully House, c. 1750
Burnham Tavern, c. 1755
Viets Tavern, c. 1765
Worthington Meetinghouse, c. 1774
Bryan-Downs House, c. 1758
Joseph Webb House, c. 1758

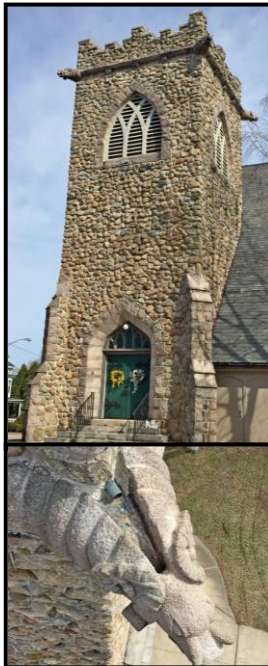
19TH CENTURY

Bolton Heritage Farm, c. 1800s
Barrett House, c. 1800s
Sloane-Stanley Museum, c. 1800s
First Church of Christ in Hartford, c. 1807
Prudence Crandall House, c. 1810
Willington Tavern, c. 1815
Emily Dickinson Homestead, c. 1817
Florence Griswold House, c. 1817
Lockkeeper's House, c. 1820
First Cong. Church of Darien, c. 1837
Roseland Cottage, c. 1846
Mary & Eliza Freeman Houses, c. 1848
Wauregan Hotel, c. 1850
Eugene O'Neill Theater, c. 1865
Trinity on Main, c. 1889
Barnum Museum, c. 1893
Eastham Library, c. 1897

20TH CENTURY

The Mount, c. 1902
Ellie Mitchell Pavillion at Rocky Neck, c. 1936
Groton Congregational Church, c. 1902
Harkness Water Tower and Windmill, c. 1932
Avery Point Lighthouse, c. 1942
Henry F. Miller House, c. 1948

GNCB Consulting Engineers, P.C. provides full service structural engineering, geotechnical engineering, and historic preservation services on Nationally Registered Historic Places throughout New England. Our expertise includes investigation, documentation, evaluation, preparation of Construction Documents, and construction administration for the conservation, restoration and rehabilitation for adaptive reuse of building envelopes and structures. We apply the *Secretary of the Interior's Standards for the Treatment of Historic Properties* at all stages of our work. In addition to maintaining the historic integrity of the Site, our designs carefully consider the economic and technical feasibility of each project in an effort to support all levels of treatment for varying project sizes.



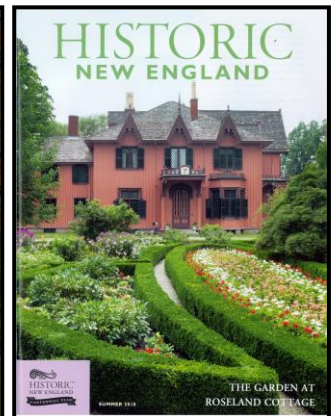
Groton Congregational Church (c. 1902) – Interior and Exterior Condition Assessment



Wauregan Hotel (c. 1850) – Building Envelope Repair and Structural Stabilization (Photo © Pietro Camardella)



Hurd House Museum (c. 1682) –In-Place Structural Repairs to Sills and Upper Floor End Girts



Roseland Cottage (c. 1846) – Slate Roofing Repairs

New Milford, Connecticut

Project Prime
Structural Engineering
Historic Preservation

James F. Norden, P.E.

Amy Jagaczewski, P.E.
James Schmittberger

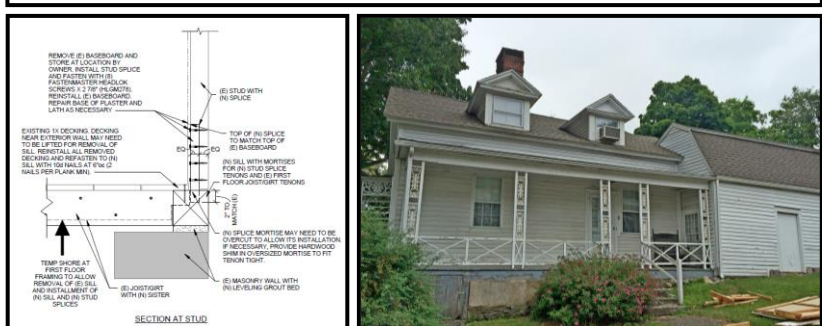
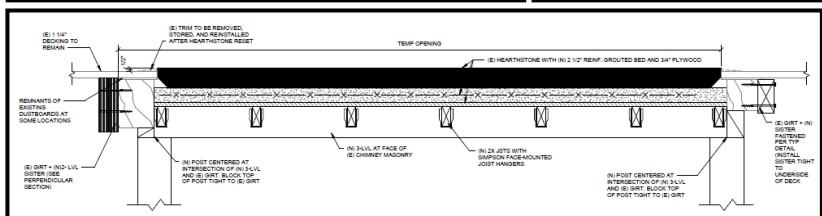
2016

Condition Assessment
Cost Estimate
Construction Documents
Structural Stabilization

4,000 Square Feet

\$160,000

Ted Hine
New Milford Historical Society
6 Aspetuck Ave.
New Milford, CT 06776
hinesway@gmail.com



gncbengineers.com

BOLTON HERITAGE FARM RESTORATION

Bolton, Connecticut

PROJECT ARCHITECT

Nelson Edwards Company Architects
1156 E. Main St.
Branford, CT 06405

GNCB SERVICES

Structural Engineering –
Design & Construction Phases
Historic Preservation –
Stabilization and Preservation

GNCB PRINCIPAL

James F. Norden, P.E.

PROJECT TEAM

Amy Jagaczewski, P.E.
James Schmittberger

YEAR COMPLETED

2017

PROJECT SCOPE

Condition Assessment
Construction Documents
Procurement
Construction Administration

PROJECT SIZE

6,400 Square Feet

PROJECT COST AT COMPLETION

\$309,388

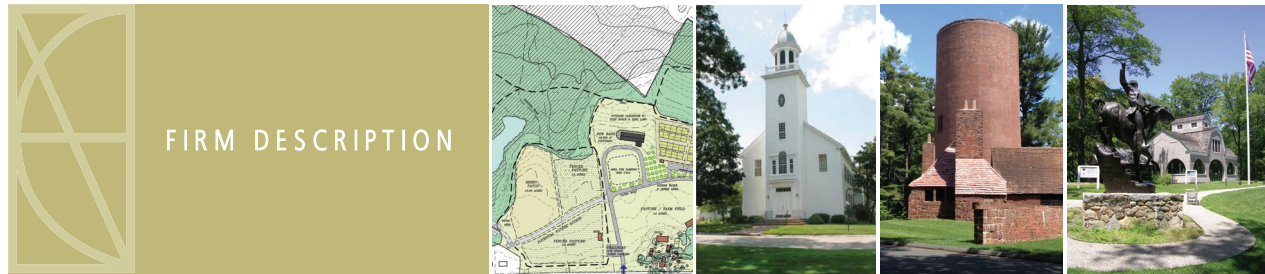
CLIENT REFERENCE

Sara Nelson, AIA
Partner
Nelson Edwards Company Architects
(203) 461-6611

The Bolton Farm Restoration Project was a two-phase project following the initial Condition Assessment phase of the historic timber-framed barn. The first phase included making minor repairs to insect and water-damaged elements of the historic barn. The second phase included major rehabilitation following an arson fire. The Town of Bolton and its partners showed commitment and perseverance in preserving this nationally important historic site and working agricultural landscape.



Nelson Edwards Company Architects LLC



REGISTRATION

Limited Liability Company
registered in the State of
Connecticut

CERTIFICATION

Historical Architect
(36 CFR, Part 61)

Minority Women Business
Enterprise (MWBE)
State of Connecticut

DESIGN EXPERTISE

New Construction
Adaptive Reuse
Historic Preservation
Residential
Planning

PRINCIPALS

Sara O. Nelson, AIA
Thomas D. Edwards, AIA

STAFF

3 Licensed Architects
1 Intern Architect
2 Administrative

NELSON EDWARDS COMPANY ARCHITECTS, LLC is a full service architecture and interior design firm providing comprehensive planning, design, documentation and construction phase services for institutional, municipal, non-profit, commercial and residential clients. Historic preservation is an important part of our work and we have been involved in the restoration of many significant structures and sites within the State.

OUR APPROACH

We believe that buildings and their environments should be reflective of their heritage and embody the characteristics of place. We emphasize material and craftsmanship whether for new construction or carefully considered restoration. We strive to develop functional, pleasing spaces which may be well-judged to supply the practical ends which they were designed to meet.

Our firm was founded on and remains committed to the small studio environment. Firm principals work directly on all projects aided by an exceptionally talented team of architects, designers, and support staff. We encourage our clients to participate with us in the design process as we believe in the power of partnerships.

We routinely collaborate with specialized consultants who share our commitment to our clients and their projects. Our project teams are put together to address the needs of our clients and their projects and may include landscape architects, civil, geo-technical, structural, mechanical, electrical, plumbing, fire protection or traffic engineers as well as archaeologists, architectural historians, materials and paint conservation consultants. Together we combine knowledge and theory with experienced understanding of materials, codes and market conditions to help owners achieve sensitive, appropriate solutions.

Given our firm's focus and experience with historic preservation, our firm additionally acts as consultant to other teams working on projects and sites in historically sensitive areas. In this capacity we work to broaden the dialogue to include preservation of historic context, natural context and cultural significance for Landmark structures or properties listed on or adjacent to National Register, State Register or Local Historic Districts.

Sara O. Nelson

NELSON EDWARDS COMPANY ARCHITECTS LLC

Principal



EDUCATION

University of Virginia
Master of Architecture

Wellesley College
Bachelor of Arts

PROFESSIONAL AFFILIATIONS

Chair, State of Connecticut
Historic Preservation
Council

American Institute of
Architects (AIA)

AIA Connecticut
Association for
Preservation Technology
National Trust for Historic
Preservation

REGISTRATION & CERTIFICATION

Architect: Connecticut
Historical Architect
(FR vol. 62, no. 119)
National Council of
Architectural Registration
Boards (NCARB)
Interior Design: Connecticut

Sara O. Nelson is a founding member of Nelson Edwards Company Architects, LLC and has close to thirty years of experience in design and construction and historic preservation. She directs the firm's institutional, municipal and historic preservation projects and maintains a practice in residential design.

Ms. Nelson brings a high level of professional dedication to all projects and has an innate ability to listen carefully, research thoroughly, analyze, organize and communicate the goals of all projects and seek creative solutions. She seeks and balances the unique input of all project team members and has considerable experience leading large and multi-disciplinary teams required by complex state, municipal and institutional projects.

She is former Chair of the Guilford Local Historic District Commission which provided design review for two separate local historic districts with commercial and residential properties. She understands and balances the needs of municipal design review bodies with those of private property owners. Her professional experience includes authoring Design Guidelines for two municipal 'Village Districts' located within two National Historic Register Districts.

Ms. Nelson received her Bachelor of Arts, cum laude, from Wellesley College (1983) with a concentration in

History of Art and Architecture. She received her Master of Architecture degree from the University of Virginia (1989) where she additionally completed graduate level study in landscape design and architectural history.

She holds architectural registration in the State of Connecticut; interior design registration in Connecticut; and registration with National Council of Architectural Registration Boards (NCARB). Ms. Nelson is certified by the Connecticut State Historic Preservation Office as meeting The Secretary of the Interior's Historic Preservation Professional Qualification Standards for Historic Architect as set forth in Federal Register Vol. 62, No. 119 for 36 CFR Part 61 and is included in the State of Connecticut list of historical architects.

In 2012 Ms. Nelson was appointed by then Governor Dannel Malloy to chair the Connecticut State Historic Preservation Council. She is a current board member of the Guilford Art Center and serves of the Buildings and Grounds Committee. She has served in many capacities for a number of organizations related to the arts, historic preservation and health care reform.

When not working she spends her free time kayaking New England coastal waters and training her springer spaniel puppy to be a certified therapy dog.

HISTORIC PRESERVATION (CONTINUED)

NELSON EDWARDS COMPANY ARCHITECTS LLC

TOWN OF BOLTON

Bolton, Connecticut

BOLTON HERITAGE FARM COMPLEX

Condition Assessment Study (2008)

Restoration of Barn Roof and Cupola (2011)

Fire Restoration (2016)



TOWN OF SCOTLAND

Scotland, Connecticut

TOWN HALL

Condition Assessment and Feasibility Study (2009)

Emergency Stabilization of Building Structure (2009)

STEAP Grant Application / Window Restoration (2014)



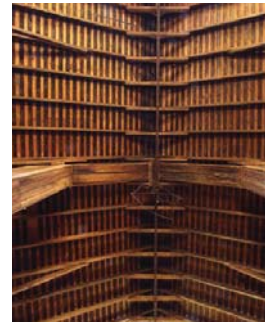
TOWN OF SOUTH WINDSOR

South Windsor, Connecticut

PRIEST FARM

Condition Assessment, Preservation Plan and

Concept Development Plan (2016)



TOWN OF WATERFORD

Waterford, Connecticut

ALESSANDRO SECCHIAROLI BARN

Condition Assessment Study (2010)

JORDAN VILLAGE MAIN STREET

Masterplan and Design Guidelines (2014)

TAHARA HOUSE

Condition Assessment Study (2010)

YOUTH SERVICES BUILDING (FORMERLY HALL OF RECORDS)

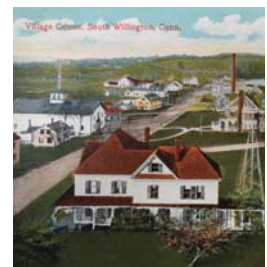
Window Restoration, Contract Documents (2014)



TOWN OF WILLINGTON

Willington, Connecticut

South Willington Preservation Planning Study (2015)



WEST HARTFORD HISTORICAL SOCIETY

West Hartford, Connecticut

SARAH WHITMAN HOOKER HOMESTEAD

Condition Assessment Study (2015)

HISTORIC PRESERVATION (CONTINUED)

NELSON EDWARDS COMPANY ARCHITECTS LLC

FIRST CONGREGATIONAL CHURCH OF GUILFORD, INC.

Guilford, Connecticut

Condition Assessment Study of 1829 Sanctuary, 2009 (owner rep.)

Restoration of Church Portico, 2010 (owner rep.)

FIRST CONGREGATIONAL CHURCH OF PLAINFIELD

Plainfield, Connecticut

Condition Assessment Study,

Building Structure & Geo-Technical Investigation (2012)

GIRLS, INC.

Waterbury, Connecticut

ELISHA LEAVENWORTH HOUSE

Condition Assessment Study (2015)

Phase 1 Porch Restoration (2016)

MANSFIELD HISTORICAL SOCIETY / TOWN OF MANSFIELD

Mansfield (Storrs), Connecticut

1843 OLD TOWN HALL AND 1935 TOWN OFFICE BUILDING

Condition Assessment Study

Design Development for Drainage Improvements (2016)

NEW HAVEN MUSEUM

New Haven, Connecticut

PARDEE~MORRIS HOUSE

Condition Assessment Study (2013)

Preservation Consulting (post 2013)

NORWALK LAND TRUST

Rowayton, Connecticut

34 SAMMIS STREET CARRIAGE HOUSE

Condition Assessment Study (2009)

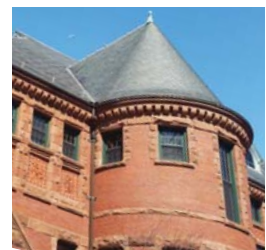
Program Workshop

NORWICH FREE ACADEMY

Norwich, Connecticut

SLATER MEMORIAL MUSEUM

Condition Assessment Study for historic roofs (2015)



HISTORIC PRESERVATION (CONTINUED)

NELSON EDWARDS COMPANY ARCHITECTS LLC

NORWICH HISTORICAL SOCIETY

Norwich, Connecticut

BUCKINGHAM MEMORIAL MUSEUM

+Condition Assessment Study (2011)

EAST DISTRICT SCHOOLHOUSE

Preservation Consulting (2017)

ORANGE CONGREGATIONAL CHURCH

Orange, Connecticut

Condition Assessment Study for

Historic Sanctuary (2001)

PRIVATE RESIDENCE

Guilford, Connecticut

EDWARD FOWLER HOUSE

Exterior Envelope Restoration (2003)

STATE OF CONNECTICUT

Redding, Connecticut

PUTNAM MEMORIAL STATE PARK

AIA CT DESIGN AWARD FOR PRESERVATION (2009)

Feasibility Study (2002)

Preservation Plan (2002)

Phase 1 Restoration

Restoration of Park Pavilion and Grounds (2005)

STONY CREEK CHURCH OF CHRIST CONGREGATIONAL

Stony Creek (Branford), Connecticut

Condition Assessment Study (2014)

Phase 1 Restoration of Tower (2018)

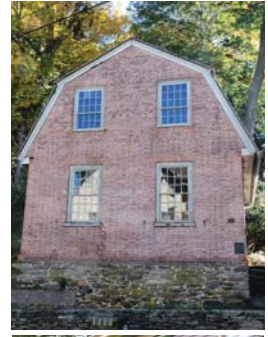
THE TRUST FOR PUBLIC LAND

Westbrook, Connecticut

PRATT-STANNARD HOUSE

Condition Assessment Study and

Feasibility Report (2007)



HISTORIC PRESERVATION (CONTINUED)

NELSON EDWARDS COMPANY ARCHITECTS LLC

WILLINGTON HISTORICAL SOCIETY

Willington, Connecticut

DANIEL GLAZIER TAVERN

Condition Assessment and
Preservation Plan (2010)
Restoration of Building
Structure and Chimney (2013)



WOMEN AND FAMILY LIFE CENTER

Guilford, Connecticut

Exterior Restoration, Grant
Documents (1998)



YALE UNIVERSITY

New Haven, Connecticut

314 PROSPECT STREET

Exterior Restoration

HALL OF GRADUATE STUDIES

Restoration of Public Spaces (1996)

WL HARKNESS HALL

Restoration of Interior Finishes (2013)
Restoration of Exterior Doors (2008)



YALE UNIVERSITY, LEWIS WALPOLE LIBRARY

Farmington, Connecticut

BARN COMPLEX

Exterior Restoration (2014)

DAY LEWIS MUSEUM

Exterior Restoration (2014)

TIMOTHY ROOT HOUSE

Restoration and Adaptive
Reuse of House (2001)
Restoration of Entry Porch
& Site Fence (2009)
Preservation Plan (2014)
Restoration of Exterior Envelope,
Campus Buildings (2014)
Phase 1 Landscape (2015)



MAJOR GENERAL SOLOMON COWLES HOUSE

Restoration of Exterior
Envelope (2012)



ACCURATE CONSTRUCTION ESTIMATES, EUGENE RINALDI

GNCB Sub-Consultant – Firm Profile and Resume – Cost-Estimator

NOTABLE PROJECTS

Reconstruction of the PATH
Subway Station at the World
Trade Center

Fish and Richardson, LLC

Bush Holly House

Arista Records

CAPmac Investments

Ridgefield Congregational Church

Branchville School

1st Congregational Church of
Darien

Greenwich Hospital

Cornell Medical Center

Knapp House

World Wrestling Federation

Charles F. Green Homes

Barney's New York

Hurd House

Yale Medical Center for Molecular
Medicine

Roseland Cottage

Maritime Center Aquarium and
Museum

Tetko Manufacturing and
Executive Offices

Vehicle Maintenance Facility

IBM Building 706

Groton Congregational Church

Burnham Tavern

CONTACT INFORMATION

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Gene Rinaldi is a veteran estimator and project manager with over forty years in construction. He uses Timberline, GTCO digitizer, E Take-Off, and Vertigraph software to perform his work. Mr. Rinaldi's experience ranges from historic house museums to corporate headquarters to retail centers. Accurate Construction Estimates believes that the prime elements of a construction estimate are accuracy, thoroughness, and experience.

PROJECT EXPERIENCE WITH GNCB

HURD HOUSE, Woodbury, CT: Two stages of cost-estimating including a cost estimate following report-level findings and a refined estimate following the final construction drawings. Project included shoring the east side of the c. 1600s historic house to allow the first floor timber sills, 2nd floor end girt and attic end girt to be replaced in-situ with antique timbers.

ROSELAND COTTAGE, Woodstock, CT: Repairs and renovations to Slate roofing system. Cost estimate was based on 100% Contract Documents.

KNAPP HOUSE, New Milford, CT: Cost estimate for 100% Contract Documents including construction drawings and complete Project Manual. Project consisted of four components including stabilization of the first floor, reinforcing the roof framing, reconstruction of an exterior porch, and shoring the second floor to allow complete replacement of the deteriorated timber sills.

GROTON CONGREGATIONAL CHURCH, Groton, CT: Report-level cost estimate for recommendations following an interior and exterior condition assessment of the c. 1902 granite and timber structure. Cost estimate included repairs to the deteriorated slate tile and copper flashing roofing system, reinforcement of failed timber roof trusses, and improvements to the perimeter drainage system as well as the mechanical, electrical, plumbing, and fire-safety systems.

1ST CONGREGATIONAL CHURCH OF DARIEN, Darien, CT: Report-level cost estimate for recommendations following an interior and exterior condition assessment of the c. 1937 timber structure. Cost estimate included upgrades to the perimeter drainage system, re-roofing of the flat-roofed Parish Hall and Nursery School, repairs to the exterior wood trim, repairs to the granite site structures, and upgrades to the mechanical, electrical, plumbing, and fire-safety systems. Cost estimates were adapted to match GNCB's timeline for recommended repairs which rated recommendations based on urgency. This timeline and the associated Cost Estimate will allow the Church to budget required work based on an estimate reflecting future inflation.