

March 24, 2026

Ms. Donna Coonan  
Business Manager  
Woodbridge Board of Education  
40 Beecher Road-South  
Woodbridge, CT 06525

Re: BRS Conceptual Design & Estimating Services Contract dated 11/11/2024  
Amendment 1: Additional Work

Dear Ms. Coonan and Woodbridge Board of Education:

We are pleased to assist the Woodbridge Board of Education and the Town of Woodbridge as the new Beecher Road School advances toward Grant application and referendum. With the submission of our Existing Facility Condition Assessment on 3/8/26, we have completed the work of our contract. As we have previously communicated, the scope as performed was not an exact match to that originally defined, but based on the time spent we hope you agree the value provided met or exceeded the original fee.

Since the work of our initial contract is now complete, we are submitting this proposal to address additional work now requested and anticipated.

**TASK 1: Adjust New Construction Option D3 to reflect four additional Pre-K classrooms and associated increased enrollment.** This includes redesign for added Pre-K classrooms as well as enlargement of the overall building size based on State Space Standards associated with adjusting the enrollment from 960 to ~1,036. While the enrollment increase is primarily due to the addition of Pre-K classrooms, the allowable reimbursable area increase is roughly 40% more than that needed for the classrooms. We will therefore expand other critical areas of the curriculum. An updated conceptual cost estimate will accompany the redesign. Task 1 includes a review session with the BOE and/or Building Committee.

FEE FOR TASK 1: \$6,000

**TASK 2: Adjust Renovate-as-New Option A1 to reflect four additional Pre-K classrooms and associated increased enrollment.** As originally considered, the cost of Renovate-as-New Option A1 is significantly higher than that for New Construction option D3. Since we were able to show new construction to be less expensive, the Town's higher general reimbursement rate of 32.14% can be used for new construction. If the revised cost estimate expanding Option D3 is higher than the original cost for Option A1, we will adjust Option A1 for a level comparison. Since renovate-as-new severely restricts layout options, the additional Pre-K will likely be housed in a building addition. An updated conceptual cost estimate will accompany the redesign. Task 2 includes a review session with the BOE and/or Building Committee.

FEE FOR TASK 2: \$6,000\*

*\*If the cost for the expanded version of New Construction Option D3 remains less than the original cost of Option A1, we may not need to perform Task 2. Instead, we would review to ensure that escalation matches between the two options and adjust as needed, for a revised cost of \$850.*

**TASK 3: Presentations in support of the Referendum:** Successful public outreach is critical to help the Woodbridge community understand the scope and goals of the Beecher Road School project as it advances toward referendum. At this time, it is difficult to anticipate the number and scope of potential architectural presentations of the project. We present the following for your consideration:

FEE FOR TASK 2:

- (4) four presentations, based on approximately 10 hours per presentation, including preparation and attendance: \$6,200. More presentations may be provided depending on time expended.
- Alternatively, we would be happy to provide you with presentations and similar support per our standard hourly rates for 2026, attached.

Provided that this proposal, or portions thereof, meets with your approval, we will prepare a formal AIA Amendment to accompany the original contract, incorporating "not to exceed" language for tasks that may be more limited in scope than indicated here.

Very truly yours,  
ANTINOZZI ASSOCIATES, PC



Michael LoSasso, AIA  
Principal