



## Andover School District

---

Receipt Acknowledgement for Bid Proposals:  
Project AES 2026-001: Bathroom Renovations

Date Received: 4/6/26

Time Received: 2:48 p.m.

Signature of Receiving School Official: R. Canevalle

Signature of Submitting Construction Company Official\*: Angel P. Oval

(\*If received via mail, the receiving school official shall write "received via (name of postage carrier)" and sign their name over the sealed envelope.)

Name of Bidding Company: LEADING EDGE CONSTRUCTION

*Note: Upon receipt, the receiving school official shall immediately present 1) a copy of this form and 2) the sealed bid to the School Superintendent or Director of Finance, and all bids shall remain locked in a fireproof safe until after the bid closing date and requested by the Board of Education Chairperson.*

# Andover Elementary School Bathroom Renovation

RFP NO: AES-2026-001



## PROPOSAL

---

### Andover Elementary School Bathroom Renovation

35 School Road  
Andover, CT 06232



**LEADING EDGE**  
CONSTRUCTION

April 6, 2026

Andover Elementary School  
C/O The Building Committee  
35 School Road  
Andover, CT

RE: Andover Elementary School Bathroom Renovations  
RFP NO. AES 2026-001

Dear Committee Members,

On behalf of Leading Edge Construction, we are pleased to submit our proposal for the planned Andover Elementary School Bathroom Renovations. We understand this project is critical in meeting the needs of the students and required for efficient school operations, activities and administration.

Our team brings the experience, capacity, and care required to deliver this important facility of the community safely, efficiently, and with minimal disruption to on-going operations. We recognize the restricted timeline and challenges in delivering these construction activities between June 16<sup>th</sup> through August 25<sup>th</sup>. We will prioritize coordination, site safety, and clear communication with Town and school officials, public works staff, and any first responders throughout construction.

As a Connecticut-based contractor with a record of delivering municipal, community, and institutional projects, Leading Edge is well-versed in public procurement, permitting procedures, and compliance requirements. We approach every assignment with a focus on schedule integrity, quality craftsmanship, and collaboration—ensuring the final product integrates seamlessly with the existing facility while meeting the school's goals for functionality, safety, and long-term performance.

We would be honored to support the Andover Elementary School in completing this important project and look forward to working closely with your team. Thank you for considering our proposal.

Sincerely,



Todd Lessard

Owner, Project Executive Services  
Leading Edge Construction



Serge P. Arel, RA  
Director, Business Development  
Leading Edge Construction



9 Moody Rd., Unit 12C  
Enfield, CT 06082  
(860) 763-1107

CONSTRUCTION  
MANAGERS

GENERAL  
CONTRACTORS  
DESIGN BUILDERS



# CONTENTS

---

**PROJECT UNDERSTANDING**

**PROPOSED SCHEDULE**

**PRICING**

**EXHIBIT E UNIT PRICING**

**EXHIBIT G QUALIFICATIONS AND EXCLUSIONS FORM**

**CONTRACTORS QUALIFICATION / EXPERIENCE STATEMENT**

**EXPERIENCE**

**REFERENCES**

**LICENSES & CERTIFICATIONS**

**CERTIFICATE OF INSURANCE**



# PROJECT UNDERSTANDING

The Andover Elementary School Bathroom Renovation Project consists of the selective demolition and comprehensive renovation of existing student and staff restroom facilities within the school.

All work shall be performed within an occupied school facility and must be sequenced to achieve full restroom operational status prior to the start of the academic year. The project requires careful coordination of utility shutdowns, protection of adjacent areas, firestopping at penetrations, and restoration of existing finishes impacted by construction.

We acknowledge that this project will be completed with prevailing wage rate labor. The project is tax exempt and the Andover Elementary School will supply the awarded contractor with a copy of their tax-exempt certificate.

Liquidated damages will be \$500.00 per calendar day for each day beyond the date of completion.



# PROPOSED SCHEDULE

- **Mobilization & Remediation (June 16 – June 27)**
  - Furnish and install temporary protection.
  - Perform asbestos and PCB abatement per the August 19, 2025 inspection report.
  - Complete demolition per plans once hazardous material clearance is received.
- **Underground & Structural (June 23 – July 2)**
  - Saw cut 4" slab for plumbing trenching and drains.
  - Install sub-slab plumbing and piping.
  - Infill slab with concrete at all saw-cut and drain locations.
- **Framing & MEP Rough-ins (July 3 – July 15)**
  - Install 3 5/8" non-structural cold-formed framing for new wall assemblies.
  - Provide in-wall blocking for accessories, grab bars, and partitions.
  - Complete electrical and fire alarm rough-in, including lighting and devices.
  - Install plumbing fixtures and piping per drawings dated 6/25/25.
  - Install TP-20 heating element enclosures (5ft and 3ft units).
- **Inspections & Boarding (July 16 – July 25)**
  - Rough Inspections: Framing, MEP, and Fire Alarm (Target: July 17).
  - Install 5/8" moisture-resistant gypsum wallboard and 5/8" cement board.
  - Apply 3 coats of tape to new GWB and prep to a Level 4 finish.
  - Patch and sand existing gypsum wallboard as needed.
- **Interior Finishes (July 28 – August 8)**
  - Install epoxy flooring and base in the 3 bathrooms (allowing for cure time).
  - Install porcelain wall tiles to the specified 5'-6" height.
  - Paint designated walls as specified.



- Repair acoustical ceiling grid and tiles.
- **Fixtures & Specialties (August 11 – August 15)**
  - Install toilet and urinal partitions.
  - Install grab bars and ASI 0620-1836 mirrors.
  - Mount owner-supplied accessories (TP, soap, paper towel, and napkin dispensers).
  - Install door wall stops and final MEP trim-out.
- **Closeout & Occupancy (August 18 – August 25)**
  - **Final Cleaning:** Deep clean of all 3 bathrooms and work areas.
  - **Internal Punch List:** Correct minor cosmetic issues before final inspection.
  - **Fire Alarm Testing:** System verification and certification.
  - **Final Inspections:** Building, Plumbing, and Electrical finals.
  - **CO Issuance:** Administrative processing to receive Certificate of Occupancy by August 25.



# Pricing

Division	Amount
General Requirement	\$ 36,267
Site Construction	\$ 46,853
Concrete	\$ -
Masonry	\$ 5,639
Metals	\$ -
Wood and Plastics	\$ -
Thermal and Moisture Protection	\$ -
Doors and Windows	\$ -
Finishes	\$ 41,444
Specialties	\$ -
Equipment	\$ 18,453
Furnishings	\$ -
Special Construction	\$ -
Conveying Systems	\$ -
Mechanical/Plumbing	\$ 60,000
Electrical	\$ 18,200
Overhead and Profit	\$ 31,760
<b>Total</b>	<b>\$ 258,617</b>
Add Alt #1 for Lighting	\$ 1,500

## EXHIBIT E

### Pricing

Bidders shall provide a breakdown of their proposal in a format of their choosing.

1. Firm Fix Price
2. Additional Unit Rate Pricing

#### Bid Form – Unit Prices

The undersigned Bidder agrees that the following Unit Prices shall apply to additional Work authorized by Change Order. Unit Prices shall include all labor, materials, equipment, overhead, profit, insurance, bonds, supervision, and incidentals required to complete the Work.

Bid Item No.	Description	Unit	Unit Price (\$)	Total (If Applicable)
UP-01	Additional Lead Paint Abatement	SF	\$13	
UP-02	Additional Wall Tile Demolition	SF	\$12	
UP-03	Gypsum Board Replacement	SF	\$12	
UP-04	Concrete Slab Patch / Infill	SF	\$43	
UP-05	Sanitary Waste Piping	LF	\$86	
UP-06	Domestic Water Piping	LF	\$57	
UP-07	Floor Drain Relocation	Each	\$1,150	
UP-08	Lighting Fixture (New or Relocated)	Each	\$300	
UP-09	Conduit & Wiring Above Ceiling	LF	\$120	
UP-10	Toilet Partition (HDPE)	Each	\$2,488	

The above Unit Prices shall remain valid for the duration of the Contract.

Submitted by: Mike Allison - Estimator  
Company Name: Leading Edge Construction LLC  
Authorized Signature: Mike Allison  
Date: 4/6/2026

# EXHIBIT G

## Qualifications and Exclusions

I, Mike Allison as officer of the undersigned Company, verify that we have received the Contract Form proposed for the Andover Elementary Restroom Reno Project and provide the following exceptions for the Owner's consideration. I recognize that the number and nature of the exceptions will be considered in the Owner's evaluation of the RFP response.

- 1) Utility fees/charges as well as architectural planning/design
- 2) Temporary Facilities
- 3) Engineering
- 4) Taxes
- 5) Additional Hazardous waste testing/remediation nor outlined in the Limited Hazardous Building Materials Inspection Dated August 19,2025

The above exceptions to the Contract Form are the only exceptions that will be considered if the Owner elects to accept the bid. Contractor can supply a marked up version of the terms and conditions and attach to the proposal for review.

Agreed and Accepted

Mike Allison

Signature

4/6/2026

Date

Mike Allison

Printed Name

Estimator

Title

Leading Edge Construction LLC

Firm Name



# CONTRACTORS QUALIFICATION / EXPERIENCE STATEMENT



**Leading Edge Construction delivers high quality commercial renovations with a structured, client-focused approach. We specialize in creating modern, functional spaces that promote flexibility, collaboration, and long-term growth—executed with an emphasis on safety, communication, and minimal disruption to operations.**

## COMPANY BACKGROUND

Founded in 2020, Leading Edge Construction has grown rapidly by staying true to our core values and demonstrating the adaptability and resilience needed to

succeed in a range of sectors, including healthcare and commercial environments. Our team's success stems from a strong work ethic, collaborative mindset, and consistent project delivery.

## TEAM AND STRUCTURE

As a family-owned firm led by Todd Lessard and Serge Lessard, our lean and responsive structure ensures hands-on leadership and accountability. Our leadership brings

## PROPOSAL Andover Elementary Bathroom Renovations



deep expertise in managing complex projects across commercial, industrial, and institutional settings, with decades of experience in high-performance environments such as aerospace and manufacturing.

### **CAPABILITIES AND EXPERIENCE**

Our team excels in executing detailed, phased renovations in active, occupied settings. With a background in both general contracting and project management, we bring the discipline and foresight needed to manage tight schedules, coordinate with multiple stakeholders, and ensure seamless delivery. Our portfolio includes a wide range of commercial office renovations where we've successfully balanced function, aesthetics, and user experience.

### **SERVICES AND RESOURCES**

We provide full-spectrum services, including:

- Pre-construction planning and scope development
- Procurement and RFP administration
- Cost control and budget tracking
- Stakeholder coordination and issue resolution
- Supply chain and schedule risk mitigation

### **FINANCIAL STRENGTH**

Leading Edge Construction maintains a solid financial foundation with strong bonding and insurance capacities, allowing us to confidently take on projects of various scales without operational or financial disruption.



# EXPERIENCE

---

## Andover Community and Senior Center

17 SCHOOL ROAD, ANDOVER, CONNECTICUT



### DESCRIPTION OF WORK:

Leading Edge Construction delivered the Andover Senior and Community Center through a design/build collaboration with Pegalo Architects. Selected through a competitive RFP process as the only firm to meet budget requirements, we completed the wood-frame new construction adjacent to Town Hall.

This project provided Andover with its first dedicated community center, relieving pressure on the Town Hall's multipurpose room. The single-story facility includes offices, conference areas, a multipurpose room, new bathrooms, and a kitchen designed to accommodate future equipment through community fundraising. Situated on the open space between Town Hall and the elementary school, the center bridges a previously underutilized area and features a community garden maintained by senior residents. Funded by ARPA, the project also includes lower-level restrooms and storage.

---

### ROLE:

**Design/Builder**

### PROJECT SIZE:

**2,500 SF**

### CONSTRUCTION BUDGET:

**\$928,688**

### DATE OF COMPLETION:

**February 2025**

### CONTACT:

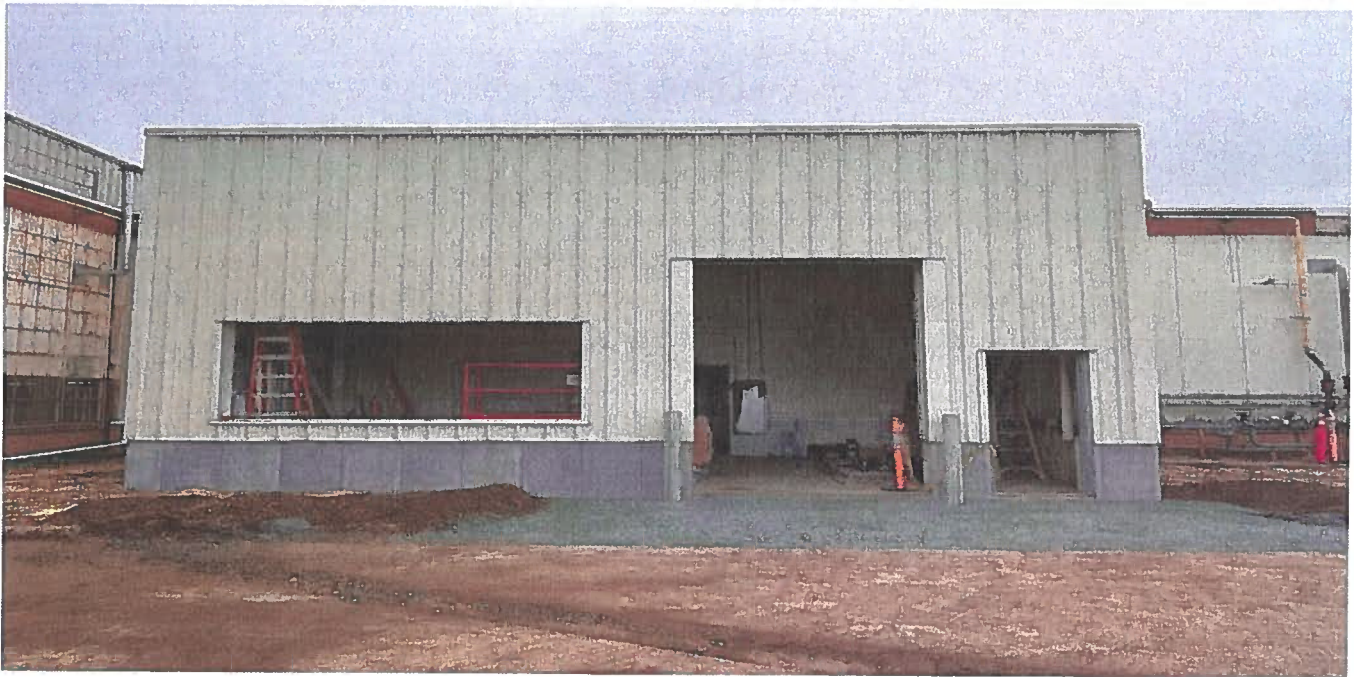
**Jim Bellano**



# EXPERIENCE

## Triumph Manufacturing

1 CHARTER OAK BOULEVARD, WEST HARTFORD, CONNECTICUT



### DESCRIPTION OF WORK:

Leading Edge Construction is delivering a \$750,000 standalone addition at Triumph, a major aerospace subcontractor, to house centralized compressors that support the facility's manufacturing processes. This 1,000 SF structure is designed to increase operational capacity, reduce on-site noise, and consolidate critical equipment on the company's large manufacturing campus.

Work includes demolition of existing concrete pads, excavation, and installation of a new foundation with underground utility trenching. We erected structural steel, installed a new roof, and enclosed the building with insulated metal panels. Access is provided through a new overhead door and three man doors. Full MEP and fire protection systems are being installed and integrated with the main facility. This project follows a successful interior renovation completed by Leading Edge, which included factory restroom upgrades.

### ROLE:

**General Contractor**

### PROJECT SIZE:

**1,000 SF**

### CONSTRUCTION BUDGET:

**\$689,448**

### DATE OF COMPLETION:

**October 2025**

### CONTACT:

**Joseph Rossi**



# EXPERIENCE

---

## Connecticut Better Business Bureau

29 BERLIN ROAD, CROMWELL, CONNECTICUT



### DESCRIPTION OF WORK:

The Better Business Bureau (BBB) recently launched its Ignite Branding initiative, driving the renovation of their Connecticut Headquarters in Cromwell, CT. Leading Edge Construction partnered with Phase Zero Design to repurpose the building, originally a bank headquarters, into a coworking and collaborative space on the first floor. BBB's offices were consolidated on the second floor, freeing up the first floor to support new services for BBB members and the community. The redesigned space will feature flexible workspaces, Wi-Fi, meeting rooms, collaboration areas, training facilities, and both a podcast and video studio. These new amenities will provide a dynamic environment that fosters innovation and collaboration. The space will also host events and offer various resources for members. BBB Ignite will serve as a transformative model for business engagement.

---

### ROLE:

**General Contractor**

### PROJECT SIZE:

**5,300 SF**

### CONSTRUCTION BUDGET:

**\$398,562**

### DATE OF COMPLETION:

**April 2025**

### CONTACT:

**Jackie MacKnight**



# EXPERIENCE

## CT College Child Development Lab/Holmes Hall

75 NAMEAUG AVENUE, NEW LONDON, CONNECTICUT



### DESCRIPTION OF WORK:

Leading Edge Construction partnered with Connecticut College to complete critical life-safety, accessibility, and learning environment improvements at the Child Development Lab School in Holmes Hall, a model early childhood program serving approximately 90 children and families annually while supporting college-level teaching and research. The project, partially funded through a LISC Connecticut grant, addressed unsafe and noncompliant existing conditions and was delivered on an accelerated schedule to align with the summer academic break. Work included a design/build stair and ramp replacement, completed in coordination with Silver/Petrucci Architects, to improve durability, code compliance, and accessibility, including a new ADA-compliant concrete walkway. Interior work addressed environmental hazards through the abatement and encapsulation of asbestos and lead-based paint, followed by targeted interior upgrades to enhance functionality and accessibility. Improvements included renovated toilet rooms, new millwork, and replacement of interior finishes to improve comfort, acoustics, durability, and the overall learning environment.

### ROLE:

**General Contractor**

### PROJECT SIZE:

**11,376 SF**

### CONSTRUCTION BUDGET:

**\$320,258**

### DATE OF COMPLETION:

**October 2024**

### CONTACT:

**Kathryn O'Connor, Ph.D**

# REFERENCES

**Kevin Brown** President

Norwich Community Development Corporation  
66 Franklin Street Norwich, CT  
kbrown@askncdc.com (860) 887-  
6964

**Justin Wolfradt**

Executive Director, Facilities Management and  
Planning  
Connecticut College  
270 Mohegan Avenue New  
London, CT 06320  
jwolfradt@conncoll.edu (860)  
439-2253

**Kathryn M. O'Connor, Ph.D**

Director, Connecticut College Child Development Lab  
School, Human Development Department  
Connecticut College  
Holmes Hall  
5 Nameaug Avenue  
New London, CT 06320-4196 860-439-2920

**Jackie MacKnight**

President  
Better Business Bureau Serving CT  
jmacknight@ctbbb.org (860) 740-4500 X  
123

**Joseph Rossi**

Senior Procurement Analyst Triumph  
Group jcrossi@triumphgroup.com (860)  
569-9626

# LICENSES & CERTIFICATIONS

CPL-03 Rev 06/13

1097564  
No

## STATE OF CONNECTICUT DEPARTMENT OF CONSUMER PROTECTION

This is your Major Contractor registration certificate for your records. Such registration shall be shown to any properly interested person on request. Do not attempt to make any changes or alter this certificate in any way. This registration is not transferable. Questions regarding this registration can be emailed to the Occupational & Professional Licensing Division at [dcu.occupationalprofessional@ct.gov](mailto:dcu.occupationalprofessional@ct.gov).

In an effort to be more efficient and Go Green, the department asks that you keep your email information with our office current to receive correspondence. You can update your email address or print a duplicate certificate by logging into your account with your User ID and Password at [www.elicense.ct.gov](http://www.elicense.ct.gov).

Mailing address:

LEADING EDGE CONSTRUCTION LLC  
9 MOODY RD UNIT 12C  
ENFIELD, CT 06082

Email on file to be used for receiving all notices from this office:

[serge@LE-Con.com](mailto:serge@LE-Con.com)



