# TOWN OF KILLINGLY
# PERMANENT BUILDING COMMISSION
## Wednesday, July 6, 2022
## 7:00 p.m.
## Town Meeting Room (In Person)
## Killingly Town Hall
## 172 Main Street
## Killingly, CT 06239

**AGENDA**

1. Call of the Meeting and Roll Call

2. Citizen Participation
**This is an in-person meeting. Public can attend the meeting at the Town Hall. E-mailed public comment will still be accepted and presented at the meeting.**

3. Adoption of Minutes: April 6, 2022
April 18, 2022 (special)
May 4, 2022
May 16, 2022 (special)
June 8, 2022 (special)

4. Unfinished Business:
   a. KMS Renovation with Addition Project
      1. Discussion of Board of Education concerns with a Board of Education member and Town Council Liaison to the PBC
      2. Consideration and action on the approval of the Phase I GMP for Downes Construction
      3. Consideration and action on the approval of Hygenix, Inc. for abatement project monitoring services under a contract amendment with Antinozzi Associates, P.C.
   b. Westfield Avenue/Community Center Project
      1. Consideration and action on Construction Manager At-Risk firms for interviews

5. New Business: None

6. Other

7. Correspondence

8. Executive Session – Architect interviews under 4a. with discussion.

9. Council Member Reports

10. Adjournment

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2022 JUL - 1 AM 10: 00

# AGENDA ITEM COVER SHEET

**ITEM 3 : MEETING MINUTES**

**PREPARED BY:** Mary Bromm, Community Development Administrator

**ITEM SUMMARY:**

Attached are the minutes for April 6, 2022, April 18, 2022, May 4, 2022, May 16, 2022, June 8, 2022.

**ACTION REQUESTED AT JULY 6, 2022 MEETING:**

Upon review, approve minutes.

**SUPPORTING DOCUMENTS:**

- Minutes

# TOWN OF KILLINGLY

**Killingly Town Hall**
**172 Main Street, Danielson, CT 06239**
**PERMANENT BUILDING COMMISSION (PBC)**

**MEETING MINUTES**
**Wednesday, April 6, 2022**
**7:00 p.m.**

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1. Call of the Meeting and Roll Call: Chairman Tom Weaver called the meeting to order at 7:00 p.m.

   **Members Present**: Stewart Rivers, Chairman Thomas Weaver, Kyle Zadora.
   **Members Absent:** Marcel Lussier, Daniel Toth (both with notification)
   **Alternate Member Present**: Adam Reynolds

   Adam Reynolds was seated as a voting member.

   **Also Present**: Mary Bromm, Community Development Administrator, Kevin Kerttula, Town Council.

2. Citizens Participation: N/A

3. Adoption of Minutes:

   a. March 6, 2022:

   **MOTION (1)** made by Mr. Zadora SECONDED BY Mr. Reynolds that the Permanent Building Commission approve March 6, 2022 meeting minutes - as presented
   **VOICE VOTE: UNANIMOUS; MOTION CARRIED**

4. Unfinished Business:

   a. **KMS RENNOVATION / ADDITION PROJECT**:

   Mr. Jeff Anderson of Downes Construction was present to provide an overview. There was discussion on Construction Manager Contracts. Contracts will not be held by the Town of Killingly. Downes Construction has negotiated a project labor agreement with the unions. PBC reviewed the Proposed Labor Agreement [PPLA]. Discussion ensued regarding percentages.

   **MOTION (2)** made by Mr. Reynolds SECONDED BY Mr. Zadora that the Permanent Building Commission approve the Project Labor Agreement with modifications as discussed
   **VOICE VOTE: UNANIMOUS; MOTION CARRIED**

   There was review of the Request for Proposal [RFP] for the Commissioning Agent. It was noted these types of services ensure high performance energy proficiency.

   There was PBC consensus to authorize Mary Bromm to Advertise the RFP. Bids are due back mid-April.

   The Downes Construction Team reviewed a portion of the Phase I work relating to the west modular. There was discussion, including but not limited to, removing old underground water and sanitary lines, partial abatement will be necessary; and, although not actually needed as part of this phase of the project - roofing materials will need to be well in advance due to the significant lead time when ordering.

   b. **WESTFIELD AVENUE/COMMUNITY CENTER PROJECT:**

   Mary Bromm noted the Request for Purchase [RFP] was advertised. Five proposals were received. The project is not State grant funded therefore there are no restrictions on the interview process. The

PBC should interview firms before choosing an architectural firm for the project. Interviews will be on May 4, 2022.

**MOTION (3)** made by Mr. Reynolds SECONDED BY Mr. Zadora that the Permanent Building Commission interview (1) Antinozzi Associates, (2) Friar Architecture, and (3) Quisenberry Arcari Malik Architecture
**VOICE VOTE: UNANIMOUS; MOTION CARRIED**

5. New Business:

PBC will hold a Special Meeting Monday April 18, 2022, 7:00PM in Room 102. There will be a comprehensive review of Project Plans & Specifications and Project Cost Estimate needing approval prior to a meeting with the State Office of School Construction on April 20, 2022.

6. Other: None

7. Correspondence: None

8. Council Member Report: Kevin Kerttula noted Town Budget review process has begun.

9. Adjournment:

**MOTION (4)** made by Mr. Zadora SECONDED BY Mr. Reynolds that the Permanent Building Commission adjourn at 7:53 PM
**VOICE VOTE: UNANIMOUS; MOTION CARRIED**

Respectfully submitted,
*Sherry Pollard*
Recording Secretary

# TOWN OF KILLINGLY

**Killingly Town Hall**
**172 Main Street, Danielson, CT 06239**
**PERMANENT BUILDING COMMISSION (PBC)**

**MEETING MINUTES SPECIAL MEETING**

**Wednesday, April 18, 2022, 7:00 PM**

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1. Call of the Meeting and Roll Call: Chairman Tom Weaver called the meeting to order at 7:00 p.m.

   **Members Present**: Stewart Rivers, Marcel Lussier, Chairman Thomas Weaver, **Daniel Toth** (by Webex), Adam Reynolds

   **Member Absent**: Kyle Zadora (with notification)

   Mr. Reynolds was seated as a voting member.

   **Also Present**: Mary Bromm, Community Development Administrator, Kevin Kerttula, Town Council

2. Citizens Participation: N/A

3. Unfinished Business:

   a. **KMS RENOVATION / ADDITION PROJECT**:

   Downes Construction & Antinozzi Project Team formally presented KMS Renovation/Addition Project Plans & Specifications and Project Cost Estimate for Phase I work. Reviewed topics included: logistics plan, demolition, site work, abatement, roofing (materials only), fencing & gates, safety, emergency egress, and traffic patterns.

   **BUDGET**: Project Team comprehensively provided a comprehensive overview of construction specifications and estimated cost summary.

   **MOTION (1)** made by Mr. Rivers SECONDED BY Mr. Lussier that the Permanent Building Commission approve Phase I Documents - Plans & Specifications and Project Cost Estimate
   **VOICE VOTE: UNANIMOUS; MOTION CARRIED**

4. Adjournment:

   **MOTION (2)** made by Mr. Reynolds SECONDED BY Mr. Rivers that the Permanent Building Commission adjourn at 8:15 PM
   **VOICE VOTE: UNANIMOUS; MOTION CARRIED**

Respectfully submitted,
*Sherry Pollard*
Recording Secretary

# TOWN OF KILLINGLY

**Killingly Town Hall**
**172 Main Street, Danielson, CT 06239**
**PERMANENT BUILDING COMMISSION (PBC)**

**MEETING MINUTES**
**Wednesday, May 4, 2022**
**7:00 p.m.**

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1. Call of the Meeting and Roll Call: Chairman Tom Weaver called the meeting to order at 7:03 p.m.

**Members Present**: Marcel Lussier, Stewart Rivers, Chairman Thomas Weaver, Kyle Zadora, Adam Reynolds

**Members Absent:** Dan Toth (with notification)

**Also Present**: Mary Bromm, Community Development Administrator, Maria Calorio*, Town Manager, Kevin Kerttula Town Council; Mike Vassar, Killingly Public Schools Director of Maintenance

**MOTION (1)** made by Mr. Zadora SECONDED BY Mr. Lussier that the Permanent Building Commission seat Mr. Reynolds as a voting member
**VOICE VOTE: UNANIMOUS; MOTION CARRIED**

2. Citizens Participation: None

3. Adoption of Minutes: None

4. Unfinished Business:

a. **WESTFIELD AVENUE/COMMUNITY CENTER RENOVATION PROJECT**:

Ms. Bromm stated that the Permanent Building Commission would conduct Architect interviews and negotiations in Executive Session.

**MOTION (2)** made by Mr. Rivers SECONDED BY Mr. Zadora that the Permanent Building Commission inviting Kevin Kerttula, Mike Vassar and Mary Bromm for the purpose of interviewing Architectural Firms (7:05 p.m.)
**VOICE VOTE: UNANIMOUS MOTION CARRIED**

Maria Calorio* entered at this point in the meeting (8:40 p.m.)

**MOTION (3)** made by Mr. Rivers SECONDED BY Mr. Lussier that the Permanent Building Commission invite Mary Calorio into Executive Session for the purpose of discussing Architectural firms
**VOICE VOTE: 4 YES 1 NO (Adam Reynolds) MOTION CARRIED**

The Permanent Building Commission came out of Executive Session at 9:10 p.m.

**MOTION (4)** made by Mr. Zadora SECONDED BY Mr. Lussier that the Permanent Building Commission hire Antinozzi Associates for design services for the Westfield Avenue/Community Center Project
**VOICE VOTE: UNANIMOUS; MOTION CARRIED**

**b. KMS RENOVATION/ADDITION PROJECT:**

Ms. Bromm explained that per the project requirements, all four (4) qualification packages received from Commissioning Services firms would need to be interviewed. Ms. Bromm suggested the special meeting for interviews as Monday, May 16, 2022 beginning at 7:00 p.m. – 20 minute interviews.

**MOTION (5)** made by Mr. Zadora SECONDED BY Mr. Rivers that the Permanent Building Commission request cost proposals and interviews from Consulting Engineering Services, BVH Integrated Services, Sustainable Engineering Solutions LLC, and Colliers
**VOICE VOTE: UNANIMOUS; MOTION CARRIED**

Ms. Bromm also stated that there needed to be a 2nd special meeting to review and approve the Design Development documents/cost estimate before a State review meeting on May 25, 2022. The meeting will be a joint meeting with the Board of Education and is scheduled for Monday, May 23, 2022 at 7:00 p.m. Signatures from the BOE Chair and the PBC Chair will be needed.

Mr. Vassar reported that a meeting was held with the staff of KMS regarding the project and phasing which was well received. A meeting with the parents has been scheduled for May 31, 2022 with additional information to be determined.

5. New Business: None

6. Other: None

7. Correspondence: None.

8. Council Member Report: Mr. Kerttula informed PBC that the budget vote will be on Tuesday, May 10, 2022 at regular polling places.

9. Adjournment:

**MOTION (6)** made by Mr. Lussier SECONDED BY Mr. Rivers that the Permanent Building Commission adjourn the meeting at 9:20 p.m.
**VOICE VOTE: UNANIMOUS; MOTION CARRIED**

Respectfully submitted,

*Mary Bromm*
*Staff Liaison*

# TOWN OF KILLINGLY

**Killingly Town Hall**
**172 Main Street, Danielson, CT 06239**
**PERMANENT BUILDING COMMISSION (PBC)**

**MEETING MINUTES SPECIAL MEETING**

**Monday, May 16, 2022, 7:00 PM**

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1. Call of the Meeting and Roll Call: Chairman Tom Weaver called the meeting to order at 7:00 p.m.

   **Members Present**: Stewart Rivers, Kyle Zadora, Thomas Weaver, Daniel Toth, Adam Reynolds

   **Member Absent**: Marcel Lussier (with notification)

   **MOTION (1)** made by Mr. Zadora SECONDED BY Mr. Toth that the Permanent Building Commission seat Mr. Reynolds as a voting member.
   **VOICE VOTE: UNANIMOUS; MOTION CARRIED**

   **Also Present**: Mary Bromm, Community Development Administrator; Michael Vassar, BOE Director of Operations and Maintenance; David Ferris, Antinozzi Associates; Michael LoSasso (by WebEx), Antinozzi Associates; Dominic Madigan (by WebEx), Downes Construction

2. Citizens Participation: N/A

3. Unfinished Business:

   a. **KMS RENOVATION / ADDITION PROJECT**:

   The Permanent Building Commission held interviews with four (4) Commissioning Services firms.

   **MOTION (2)** made by Mr. Rivers SECONDED BY Mr. Zadora that the Permanent Building Commission enter Executive Session to hold and discuss interviews for Commissioning firm inviting Ms. Bromm, Mr. Vassar, Mr. Ferris, Mr. LoSasso and Mr. Madigan. (7:02 p.m.)
   **VOICE VOTE: UNANIMOUS; MOTION CARRIED**

   **MOTION (3)** made by Mr. Rivers SECONDED BY Mr. Zadora that the Permanent Building Commission hire Consulting Engineering Services (CES) (9:13 p.m.)
   **VOICE VOTE: UNANIMOUS; MOTION CARRIED**

   Ms. Bromm reminded the Commission of the special joint meeting with the Board of Education on Monday, May 23, 2022 at 7:00 p.m. to review Design Development documents and cost estimate and approval prior to the State meeting on Wednesday, May 25th. A half set of plans were provided for Commission review – passing among members and a full set is in the Community Development Office.

4. Adjournment:

   **MOTION (4)** made by Mr. Reynolds SECONDED BY Mr. Zadora that the Permanent Building Commission adjourn at 9:16 PM
   **VOICE VOTE: UNANIMOUS; MOTION CARRIED**

Respectfully submitted,

*Mary Bromm*
*Staff Liaison*

# TOWN OF KILLINGLY

**Killingly Town Hall**
**172 Main Street, Danielson, CT 06239**
**PERMANENT BUILDING COMMISSION (PBC)**

**MEETING MINUTES SPECIAL MEETING**

**Wednesday, June 8, 2022, 7:30 PM**

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1. Call of the Meeting and Roll Call: Chairman Tom Weaver called the meeting to order at 7:40 p.m.

   **Members Present**: Stewart Rivers, Kyle Zadora, Thomas Weaver, Marcel Lussier

   **Member Absent**: Dan Toth and Adam Reynolds (both with notification)

   **Also Present**: Mary Bromm, Community Development Administrator; Michael Vassar, BOE Director of Operations and Maintenance; Kevin Kerttula, Town Council liaison; David Ferris, Antinozzi Associates; Michael LoSasso, Antinozzi Associates; Jeff Anderson, Downes Construction; Dominic Madigan, Downes Construction; Ryan Patrick, Downes Construction

2. Citizens Participation: N/A

3. Unfinished Business:

   a. **KMS RENOVATION / ADDITION PROJECT**:

   The Permanent Building Commission attended the Design Documents presentation at the Board of Education meeting at 7pm. Commission members discussed the budget in detail, including possible construction savings items.

   **MOTION (1)** made by Mr. Zadora SECONDED BY Mr. Lussier that the Permanent Building Commission approve the Design Development drawings and cost estimate.
   **VOICE VOTE: UNANIMOUS; MOTION CARRIED**

   **MOTION (2)** made by Mr. Zadora SECONDED BY Mr. Lussier that the Permanent Building Commission approve the Letter of Authorization (LOA) #1 for a total not to exceed $2,864,058.00
   **VOICE VOTE: UNANIMOUS; MOTION CARRIED**

   **MOTION (3)** made by Mr. Rivers SECONDED BY Mr. Lussier that the Permanent Building Commission award Phase I moving services to Meyer, Inc. totaling $42,831.50
   **VOICE VOTE: UNANIMOUS; MOTION CARRIED**

   Ms. Bromm informed the Commission that letters were forwarded to the Commissioning firms, hiring CES.

   b. **WESTFIELD AVENUE/COMMUNITY CENTER PROJECT**

   **MOTION (4)** made by Mr. Rivers SECONDED BY Mr. Lussier that the Permanent Building Commission authorizes staff to advertise for Construction Manager At-Risk firms for the project
   **VOICE VOTE: UNANIMOUS; MOTION CARRIED**

   Ms. Bromm informed the Commission that contracts for architectural/engineering services has been forwarded to Antinozzi Associates for review and signature.

   Mr. Kerttula reviewed the Town Council meeting of June 7, 2022.

4. Adjournment:

**MOTION (5)** made by Mr. Lussier SECONDED BY Mr. Zadora that the Permanent Building Commission adjourn at 9:08 PM
**VOICE VOTE: UNANIMOUS; MOTION CARRIED**

Respectfully submitted,

*Mary Bromm*
*Staff Liaison*

# AGENDA ITEM COVER SHEET

**ITEM 4(a):** **KILLINGLY MEMORIAL SCHOOL RENOVATION/ADDITION PROJECT**

**PREPARED BY:** Mary Bromm, CD Administrator

**ARCHITECT/ENGINEER:** **Antinozzi Associates**

**CONSTRUCTION MANAGER:** **Downes Construction**

**COMMISSIONING AGENT:** **Consulting Engineering Services**

**ITEM SUMMARY:**

At the last Board of Education meeting, the Superintendent reviewed the Design Development cut list with members in a conversation related to possible BOE funding of project items outside of the project. Varying levels of concern were expressed among some members. A discussion with a BOE member (not known at the time of this writing) will be held to review the concerns with the PBC.

Downes Construction will attend the meeting to review and seek approval of the Phase I GMP (guaranteed maximum price). This number is still being calculated and will be available at the meeting. It will include the contracts awarded/prices approved at your last meeting AND a price for the gear switch – an item that is expected to take over 50 weeks for delivery.

A firm needs to be hired to monitor the abatement activities starting soon at KMS. Generally, the environmental firm for the project completes this task for an extra fee completed through the architectural contract. I have attached the proposal for Hygenix for your review and approval. Antinozzi Associates will be at the meeting to answer any questions you may have.

I will also provide an update on the project to date.

**ACTION REQUESTED AT THE JULY 6, 2022 MEETING:**

**SUPPORTING DOCUMENTS:**

- Amendment to the Professional Services Agreement for Antinozzi Associates

**KILLINGLY MEMORIAL SCHOOL**
**BUDGET ANALYSIS AS OF 6/30/22**

DOWNES
CONSTRUCTION COMPANY

| | | | | | | |
|---|---|---|---|---|---|---|
| **PHASE I** | | | | | | |
| | **DOWNES GMP AMENDMENT #01** | | $ | 4,083,325 | | |
| | | | | | $ | **4,083,325** |
| **PHASE II** | | | | | | |
| | **DOWNES DD BUDGET (UPDATED)** | | | | | |
| 01 00 00 | Project Requirements | DCC | $ | 1,068,800 | | |
| 03 30 00 | Cast - in - Place Concrete | TBD | $ | 742,351 | | |
| 04 20 00 | Unit Masonry | TBD | $ | 1,422,465 | | |
| 05 00 00 | Metals | TBD | $ | 1,365,051 | | |
| 06 00 00 | Woods & Plastics | TBD | $ | 829,533 | | |
| 07 21 00 | Insulation, AVB | TBD | $ | 156,362 | | |
| 07 50 00 | Exterior Metal Panels | TBD | $ | 93,080 | | |
| 07 50 00 | Roofing System | TBD | $ | 56,710 | | |
| 07 81 00 | Fireproofing, Stopping & Sealants | TBD | $ | 132,083 | | |
| 07 95 00 | Expansion Control | TBD | $ | 50,508 | | |
| 08 10 19 | Doors, Frames & Hardware | TBD | $ | 267,833 | | |
| 08 41 00 | Entrances Storefront, Curtainwalll & Windows | TBD | $ | 638,204 | | |
| 09 21 00 | Gypsum Drywall Assemblies | TBD | $ | 664,208 | | |
| 09 00 00 | Finishes | TBD | $ | 1,242,403 | | |
| 10 00 00 | Specialties | TBD | $ | 358,517 | | |
| 11 00 00 | Equipment | TBD | $ | 532,272 | | |
| 12 00 00 | Furnishings | TBD | $ | 181,605 | | |
| 13 00 00 | Special Construction | TBD | $ | 7,083 | | |
| 14 00 00 | Elevators | TBD | $ | 170,860 | | |
| 21 00 00 | Fire Suppression | TBD | $ | 509,280 | | |
| 22 00 00 | Plumbing | TBD | $ | 542,028 | | |
| 23 00 00 | HVAC | TBD | $ | 5,840,375 | | |
| *26 00 00* | *Electrical, T/D, Fire Alarm, Security* | *TBD* | *$* | *2,507,416* | | |
| 31 00 00 | Sitework | TBD | $ | 2,478,881 | | |
| | | | | **TOTAL TRADE COST** | $ | **21,857,908** |
| | 2nd Shift Superintendent | | | | $ | 175,000 |
| 5% | Design & Estimating Contingency | | | | $ | 1,101,645 |
| 3% | Construction Contingency | | | | $ | 694,037 |
| 4% | Escalation (Bid Contingency) | | | | $ | 953,144 |
| | General Conditions & Staffing (Phase 2 Remaining Only) | | | | $ | 1,468,075 |
| 0.75% | General Liability Insurance | | | | $ | 200,674 |
| | Builder's Risk Insurance | | | | | By Owner |
| | Local Building Permit | | | | | N / R |
| 0.70% | CM Payment & Performance Bond | | | | $ | 187,353 |
| 1.15% | CM Fee | | | | $ | 306,335 |
| | | | | **TOTAL CONSTRUCTION COST** | $ | **31,027,495** |
| | SUGGESTED COST MANAGEMENT SAVINGS | | | | $ | (1,748,193) |
| | | | | **TOTAL CONSTRUCTION COST w/ COST MANAGEMENT SAVINGS** | $ | **29,279,302** |
| | OWNER SOFT COSTS | | | | $ | 4,486,612 |
| | Downes Preconstruction & Procurement | | | | $ | 65,295 |
| 0.00026 | State Education Fund | | | | $ | 7,968 |
| | REDUCED FF&E & TECHNOLOGY BUDGET | | | | $ | (180,000) |
| | **TOTAL SOFT COST** | | | **TOTAL SOFT COST** | $ | **4,379,875** |
| | | | | **TOTAL PROJECT COST** | $ | **33,659,177** |
| | | | | APPROVED FUNDING | $ | 34,000,000 |
| | | | | **OVER / (UNDER) APPROVED FUNDING** | $ | **(340,823)** |

AMENDMENT #1.0 / ATTACHMENT #01

# A.1.1.2 - GUARANTEED MAXIMUM PRICE

**KILLINGLY MEMORIAL SCHOOL**
**STATE PROJECT NO.: 069-0069-RNV**
**EXHIBIT A1 - GMP - ATTACHMENT #01**
**06/29/22**

DOWNES CONSTRUCTION COMPANY

**Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, allowances, contingencies, alternates, the Construction Manager's Fee, and other items that comprise the Guaranteed Maximum Price.**

| NUMBER | DESCRIPTION | CONTRACTOR | CURRENT CONTRACT Dated 10/19/2021 | GMP This Amendment #1.0 Total w/Alternates | Total Value as of this Amendment (GMP) |
|---|---|---|---|---|---|
| | **PHASE 1 / INVITATION TO BID 1 TRADE PACKAGES** | | | | |
| 015000 | PROJECT REQUIREMENTS | Downes | | $ 249,196 | $ 249,196 |
| 1.2.1 | DEMOLITION & HAZMAT | AAIS | | $ 1,888,775 | $ 1,888,775 |
| 1.7.1 | ROOFING SYSTEM | Young Developers | | $ 758,093.77 | $ 758,093.77 |
| 1.26.1 | ELECTRICAL ENABLING (MWBE) | Net Services | | $ 101,500 | $ 101,500 |
| 1.31.1 | SITE LOGISTICS ENABLING (SBE) | Mather Corporation | | $ 579,000 | $ 579,000 |
| | **PHASE 2 / INVITATION TO BID 2 TRADE PACKAGES** | | | | |
| | Not yet bid | TBD | | | |
| ALLOW | PRE-PURCHASE SWITCHGEAR DUE TO LEAD TIME | | | $ 110,000 | $ 110,000 |
| ALLOW | MATERIALS TESTING & INSPECTIONS FOR PHASE 1 | | | $ 5,000 | $ 5,000 |
| ALLOW | OFF HOURS SUPERVISION | | | $ - | $ - |
| ALLOW | PROTECT/RELOCATE IRRIGATION SYSTEM IN FIELD | | | $ 7,500 | $ 7,500 |
| ALLOW | EVERSOURCE GAS METER LOCATION CHANGE | | | $ 10,000 | $ 10,000 |
| | **TRADE PACKAGE TOTAL** | | | **$ 3,709,065** | **$ 3,709,065** |
| 0.026% | STATE EDUCATION FEE | | | $ 964.36 | $ 964.36 |
| | BUILDING PERMIT FEE | | | Assume Waived | Assume Waived |
| | GENERAL CONDITIONS | Downes | $ 1,319,005 | $ 149,070 | $ 1,468,075.00 |
| 0.75% | GENERAL INSURANCE | Downes | | $ 30,443.24 | $ 30,443.24 |
| 0.70% | CM P & P BONDS | Downes | | $ 28,426.80 | $ 28,426.80 |
| 0.00% | BUILDERS RISK | | | BY OWNER | BY OWNER |
| 3.00% | CONTINGENCY - (CM USE) | Downes | | $ 118,931.08 | $ 118,931.08 |
| 1.15% | CMR FEE | Downes | | $ 46,424 | $ 46,424.35 |
| | LUMP SUM PRECONSTRUCTION SERVICES | Downes | $ 42,120 | | $ 42,120.00 |
| | LUMP SUM PROCUREMENT SERVICES | Downes | $ 23,175 | | $ 23,175.00 |
| | | **TOTALS:** | **$ 1,384,300** | **$ 4,083,324.59** | **$ 5,467,624.59** |

AMENDMENT #1.0 / ATTACHMENT #02

# A.1.1.5 - ALTERNATES

KILLINGLY MEMORIAL SCHOOL
EXHIBIT A1 - GMP - ATTACHMENT #02
06/29/22

DOWNES CONSTRUCTION COMPANY
CONSTRUCTION MANAGER

## Alternate #1 EPDM Roof Thickness

| NUMBER | DESCRIPTION | CONTRACTOR | Alternate #1 | |
|---|---|---|---|---|
| 1.7.1 | Roofing | Young Developers | $ (26,546.23) | |
| | TRADE PACKAGE TOTAL | | $ (26,546) | |
| 0.026% | STATE EDUCATION FEE | | Calculated in GMP | |
| | BUILDING PERMIT FEE | | Calculated in GMP | |
| 0.75% | GENERAL INSURANCE | | Calculated in GMP | |
| 0.70% | CM P & P BONDS | | Calculated in GMP | |
| 0.00% | BUILDERS RISK | | Calculated in GMP | |
| 4% | CONTINGENCY - (CM Construction - GMP) | | Calculated in GMP | |
| 1.15% | CMR FEE | | Calculated in GMP | |
| | | TOTALS: | Calculated in GMP | w/GMP |

## Alternate #2 New Suspended Ceiling at Existing Classrooms (DEMO ONLY)

| NUMBER | DESCRIPTION | CONTRACTOR | Alternate #2 | |
|---|---|---|---|---|
| 1.2.1 | DEMO & HAZMAT | AAIS | $ 54,600.00 | |
| | TRADE PACKAGE TOTAL | | $ 54,600 | |
| 0.026% | STATE EDUCATION FEE | | $ 14 | |
| | BUILDING PERMIT FEE | | Waived | |
| | GENERAL CONDITIONS (Not including Bond & Insurance) | | | |
| 0.75% | GENERAL INSURANCE | | $ 475 | |
| 0.70% | CM P & P BONDS | | $ 446 | |
| 0.00% | BUILDERS RISK | | BY OWNER | |
| 4% | CONTINGENCY - (CM Construction - GMP) | | $ 2,029 | |
| 1.15% | CMR FEE | | $ 662 | |
| | | | $ - | |
| | | TOTALS: | $ 58,226 | TBD |

## Alternate #3 Secure Main Office Entrance & Associated Main Office Renovations (DEMO ONLY)

| NUMBER | DESCRIPTION | CONTRACTOR | Alternate #3 | |
|---|---|---|---|---|
| 1.2.1 | Demo & HAZMAT | AAIS | 15,550.00 | |
| | TRADE PACKAGE TOTAL | | $ 15,550 | |
| 0.026% | STATE EDUCATION FEE | | $ 4 | |
| | BUILDING PERMIT FEE | | Waived | |
| | GENERAL CONDITIONS (Not including Bond & Insurance) | | | |
| 0.75% | GENERAL INSURANCE | | $ 182 | |
| 0.70% | CM P & P BONDS | | $ 170 | |
| 0.00% | BUILDERS RISK | | BY OWNER | |
| 4% | CONTINGENCY - (CM Construction - GMP) | | $ 642 | |
| 1.15% | CMR FEE | | $ 190 | |
| | | | $ - | |
| | | TOTALS: | $ 16,739 | TBD |

### Alternate #4 Existing Steam Pipe Insulation

| NUMBER | DESCRIPTION | CONTRACTOR | Alternate #3 | |
|---|---|---|---|---|
| 1.2.1 | Demo & HAZMAT | AAIS | 175,000.00 | |
| | TRADE PACKAGE TOTAL | | $ 175,000 | |
| 0.026% | STATE EDUCATION FEE | | $ 46 | |
| | BUILDING PERMIT FEE | | Waived | |
| | GENERAL CONDITIONS (Not including Bond & Insurance) | | | |
| 0.75% | GENERAL INSURANCE | | $ 1,378 | |
| 0.70% | CM P & P BONDS | | $ 1,295 | |
| 0.00% | BUILDERS RISK | | BY OWNER | |
| 4% | CONTINGENCY - (CM Construction - GMP) | | $ 6,305 | |
| 1.15% | CMR FEE | | $ 2,116 | |
| | | | $ - | |
| | | TOTALS: | $ 186,141 | TBD |

### Alternate #5 Trailer Location

| NUMBER | DESCRIPTION | CONTRACTOR | Alternate #3 | |
|---|---|---|---|---|
| 1.26.1 | Electrical Enabling | Net Services | 9,000.00 | |
| 1.31.1 | Site Enabling | Mather Corporation | 10,000.00 | |
| | TRADE PACKAGE TOTAL | | $ 19,000 | |
| 0.026% | STATE EDUCATION FEE | | $ 5 | |
| | BUILDING PERMIT FEE | | Waived | |
| | GENERAL CONDITIONS (Not including Bond & Insurance) | | | |
| 0.75% | GENERAL INSURANCE | | $ 208 | |
| 0.70% | CM P & P BONDS | | $ 194 | |
| 0.00% | BUILDERS RISK | | BY OWNER | |
| 4% | CONTINGENCY - (CM Construction - GMP) | | $ 764 | |
| 1.15% | CMR FEE | | $ 232 | |
| | | | $ - | |
| | | TOTALS: | $ 20,404 | REJECTED |

**ALTERNATES INDICATED AS TBD SHALL BE CONSIDERED TO BE DETERMINED WITHIN SIXTY (60) DAYS OF AMENDMENT DATE. SEE ASSUMPTIONS AND QUALIFICATIONS.**

AMENDMENT #1.0 / ATTACHMENT #03

# A.2.3.1 - SUBSTANTIAL COMPLETION

DOWNES CONSTRUCTION COMPANY
CONSTRUCTION MANAGER

KILLINGLY MEMORIAL SCHOOL
EXHIBIT A1 - GMP - ATTACHMENT #03
06/29/22

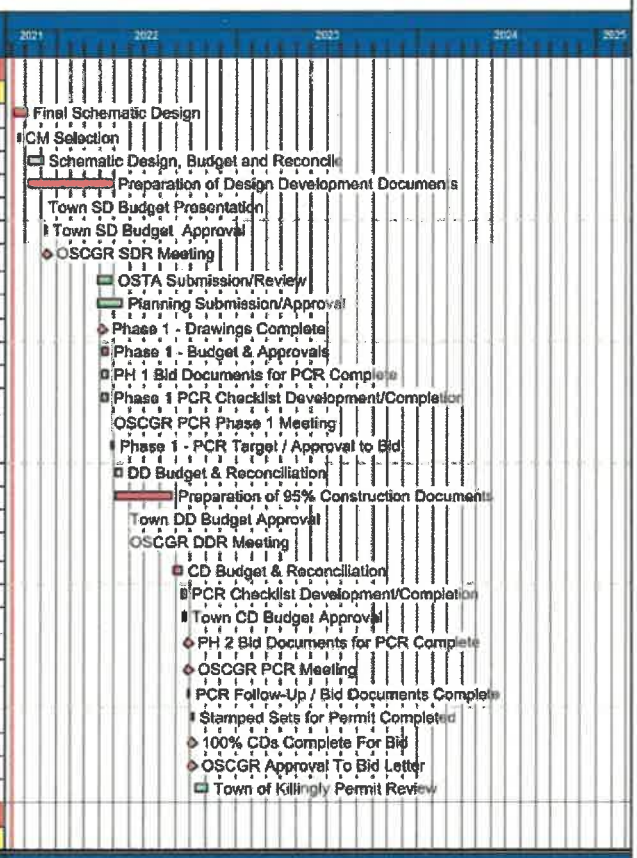
**Article 1.4 of A133 Agreement is herby revised by this GMP Amendment.**

The Substantial Completion date is August 12, 2024 subject to the terms and conditions of the contract and this GMP Amendment.

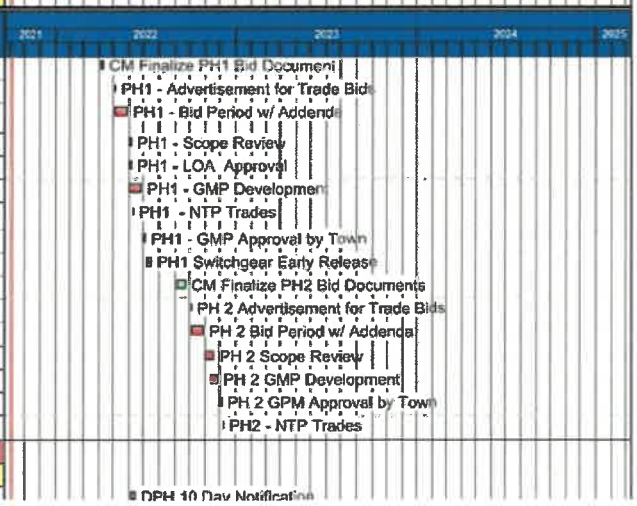
If the Construction Manager is delayed by supply chain shortages, significant price increases for materials, tarrifs, unusual delay in deliveries or other causes related to the after effects of the COVID-19 Pandemic, the Construction manager shall be entitled to an equitable adjustment in contract time and sum.

KILLINGLY MEMORIAL SCHOOL — TOWN OF KILLINGLY — PRELIM. BASELINE SCHEDULE

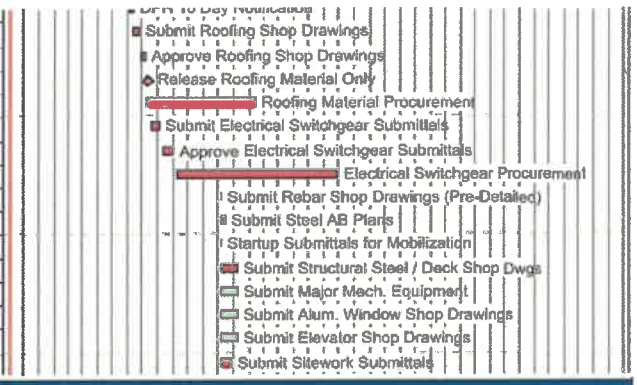
| Act ID | Description | Orig Dur | Early Start | Early Finish |
|---|---|---|---|---|
| PRECONSTRUCTION | | | | |
| PRE170 | Final Schematic Design | 25d | 05OCT21 | 08NOV21 |
| PRE140 | CM Selection | 5d | 18OCT21 * | 22OCT21 |
| PRE160 | Schematic Design, Budget and Reconcile | 22d | 09NOV21 | 08DEC21 |
| PRE200 | Preparation of Design Development Documents | 125d | 09NOV21 | 29APR22 |
| PRE120 | Town SD Budget Presentation | 1d | 09DEC21 | 09DEC21 |
| PRE260 | Town SD Budget Approval | 4d | 10DEC21 | 15DEC21 |
| PRE180 | OSCGR SDR Meeting | 0 | 15DEC21 * | |
| PRE126 | OSTA Submission/Review | 25d | 28MAR22 * | 29APR22 |
| PRE127 | Planning Submission/Approval | 40d | 28MAR22 * | 20MAY22 |
| PRE030 | Phase 1 - Drawings Complete | 0 | 04APR22 | |
| PRE040 | Phase 1 - Budget & Approvals | 15d | 04APR22 | 22APR22 |
| PRE130 | PH 1 Bid Documents for PCR Complete | 10d | 07APR22 | 20APR22 |
| PRE250 | Phase 1 PCR Checklist Development/Completion | 10d | 07APR22 | 20APR22 |
| PRE150 | OSCGR PCR Phase 1 Meeting | 1d | 20APR22 * | 20APR22 |
| PRE060 | Phase 1 - PCR Target / Approval to Bid | 7d | 25APR22 | 03MAY22 |
| PRE115 | DD Budget & Reconciliation | 15d | 02MAY22 | 20MAY22 |
| PRE117 | Preparation of 95% Construction Documents | 85d | 02MAY22 | 29AUG22 |
| PRE210 | Town DD Budget Approval | 1d | 23MAY22 | 23MAY22 |
| PRE116 | OSCGR DDR Meeting | 1d | 25MAY22 * | 25MAY22 |
| PRE020 | CD Budget & Reconciliation | 15d | 30AUG22 | 19SEP22 |
| PRE110 | PCR Checklist Development/Completion | 10d | 13SEP22 | 26SEP22 |
| PRE080 | Town CD Budget Approval | 5d | 20SEP22 | 26SEP22 |
| PRE100 | PH 2 Bid Documents for PCR Complete | 0 | | 26SEP22 |
| PRE220 | OSCGR PCR Meeting | 0 | | 26SEP22 |
| PRE230 | PCR Follow-Up / Bid Documents Complete | 5d | 27SEP22 | 03OCT22 |
| PRE050 | Stamped Sets for Permit Completed | 5d | 04OCT22 | 10OCT22 |
| PRE090 | 100% CDs Complete For Bid | 0 | 04OCT22 | |
| PRE240 | OSCGR Approval To Bid Letter | 0 | 04OCT22 | |
| PRE070 | Town of Killingly Permit Review | 20d | 11OCT22 | 07NOV22 |
| BID/AWARD | | | | |



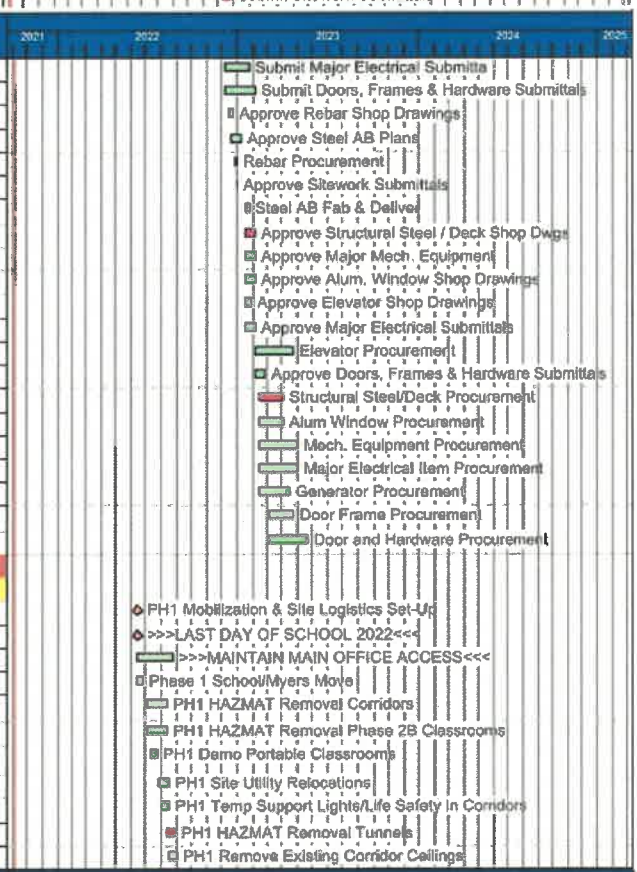

| Act ID | Description | Orig Dur | Early Start | Early Finish |
|---|---|---|---|---|
| BID045 | CM Finalize PH1 Bid Documents | 10d | 04APR22 | 15APR22 |
| BID035 | PH1 - Advertisement for Trade Bids | 3d | 04MAY22 | 06MAY22 |
| BID060 | PH1 - Bid Period w/ Addenda | 20d | 04MAY22 | 31MAY22 |
| BID065 | PH1 - Scope Review | 5d | 01JUN22 | 07JUN22 |
| BID070 | PH1 - LOA Approval | 6d | 01JUN22 | 08JUN22 |
| BID090 | PH1 - GMP Development | 20d | 01JUN22 | 28JUN22 |
| BID110 | PH1 - NTP Trades | 3d | 09JUN22 | 13JUN22 |
| BID100 | PH1 - GMP Approval by Town | 5d | 29JUN22 | 06JUL22 |
| BID120 | PH1 Switchgear Early Release | 10d | 07JUL22 | 20JUL22 |
| BID010 | CM Finalize PH2 Bid Documents | 15d | 06SEP22 | 26SEP22 |
| BID020 | PH 2 Advertisement for Trade Bids | 3d | 04OCT22 | 06OCT22 |
| BID030 | PH 2 Bid Period w/ Addenda | 20d | 04OCT22 | 31OCT22 |
| BID040 | PH 2 Scope Review | 15d | 01NOV22 | 21NOV22 |
| BID050 | PH 2 GMP Development | 10d | 15NOV22 | 28NOV22 |
| BID140 | PH 2 GPM Approval by Town | 5d | 30NOV22 | 06DEC22 |
| BID150 | PH2 - NTP Trades | 5d | 07DEC22 | 13DEC22 |
| MAJOR PROCUREMENT ITEMS | | | | |
| PRO150 | DPH 10 Day Notification | 10d | 06JUN22 | 17JUN22 |



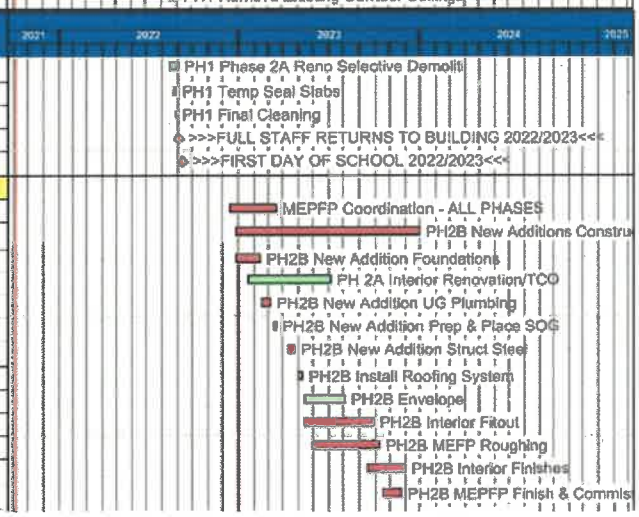
| | | | | |
|---|---|---|---|---|
| PRO150 | DPH 10 Day Notification | 10d | 06JUN22 | 17JUN22 |
| PRO160 | Submit Roofing Shop Drawings | 10d | 14JUN22 | 27JUN22 |
| PRO170 | Approve Roofing Shop Drawings | 10d | 28JUN22 | 12JUL22 |
| PRO330 | Release Roofing Material Only | 0 | 13JUL22 | |
| PRO340 | Roofing Material Procurement | 160d | 13JUL22 | 17FEB23 |
| PRO350 | Submit Electrical Switchgear Submittals | 15d | 21JUL22 | 10AUG22 |
| PRO360 | Approve Electrical Switchgear Submittals | 20d | 11AUG22 | 07SEP22 |
| PRO370 | Electrical Switchgear Procurement | 236d | 08SEP22 | 02AUG23 |
| PRO010 | Submit Rebar Shop Drawings (Pre-Detailed) | 5d | 07DEC22 | 13DEC22 |
| PRO040 | Submit Steel AB Plans | 10d | 07DEC22 | 20DEC22 |
| PRO090 | Startup Submittals for Mobilization | 5d | 07DEC22 | 13DEC22 |
| PRO100 | Submit Structural Steel / Deck Shop Dwgs | 30d | 07DEC22 | 13JAN23 |
| PRO130 | Submit Major Mech. Equipment | 30d | 07DEC22 | 13JAN23 |
| PRO180 | Submit Alum. Window Shop Drawings | 30d | 07DEC22 | 13JAN23 |
| PRO210 | Submit Elevator Shop Drawings | 30d | 07DEC22 | 13JAN23 |
| PRO240 | Submit Sitework Submittals | 20d | 07DEC22 | 01JAN23 |



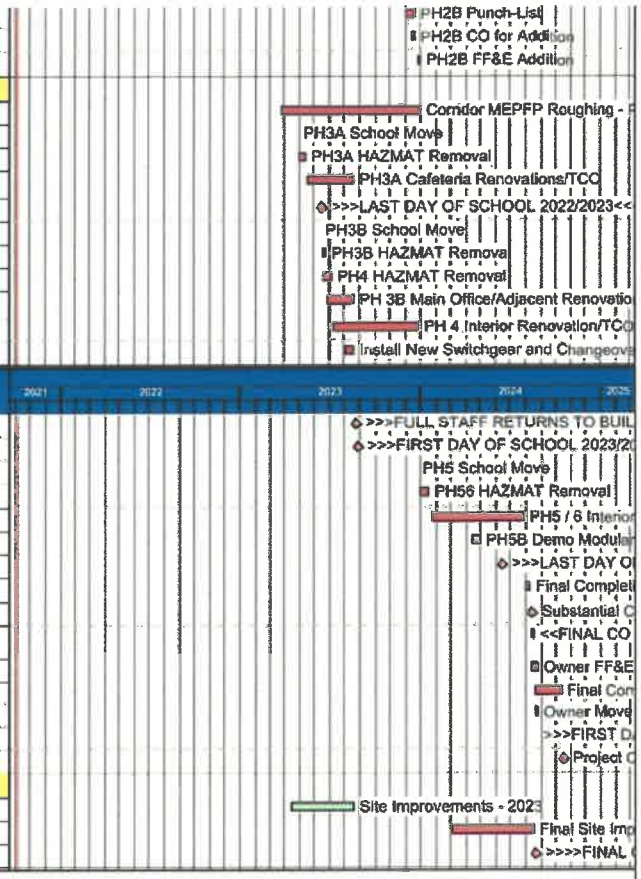

| Act ID | Description | Orig Dur | Early Start | Early Finish |
|---|---|---|---|---|
| PRO270 | Submit Major Electrical Submittals | 40d | 07DEC22 | 27JAN23 |
| PRO310 | Submit Doors, Frames & Hardware Submittals | 50d | 07DEC22 | 10FEB23 |
| PRO020 | Approve Rebar Shop Drawings | 10d | 14DEC22 | 27DEC22 |
| PRO050 | Approve Steel AB Plans | 20d | 21DEC22 | 13JAN23 |
| PRO030 | Rebar Procurement | 10d | 28DEC22 | 06JAN23 |
| PRO260 | Approve Sitework Submittals | 5d | 02JAN23 | 06JAN23 |
| PRO060 | Steel AB Fab & Deliver | 10d | 16JAN23 | 27JAN23 |
| PRO110 | Approve Structural Steel / Deck Shop Dwgs | 20d | 16JAN23 | 10FEB23 |
| PRO140 | Approve Major Mech. Equipment | 20d | 16JAN23 | 10FEB23 |
| PRO190 | Approve Alum. Window Shop Drawings | 20d | 16JAN23 | 10FEB23 |
| PRO220 | Approve Elevator Shop Drawings | 15d | 16JAN23 | 03FEB23 |
| PRO280 | Approve Major Electrical Submittals | 20d | 16JAN23 | 10FEB23 |
| PRO230 | Elevator Procurement | 60d | 06FEB23 | 28APR23 |
| PRO320 | Approve Doors, Frames & Hardware Submittals | 20d | 06FEB23 | 03MAR23 |
| PRO120 | Structural Steel/Deck Procurement | 40d | 13FEB23 | 07APR23 |
| PRO200 | Alum Window Procurement | 40d | 13FEB23 | 07APR23 |
| PRO250 | Mech. Equipment Procurement | 60d | 13FEB23 | 05MAY23 |
| PRO290 | Major Electrical Item Procurement | 60d | 13FEB23 | 05MAY23 |
| PRO300 | Generator Procurement | 50d | 13FEB23 | 21APR23 |
| PRO070 | Door Frame Procurement | 40d | 06MAR23 | 28APR23 |
| PRO080 | Door and Hardware Procurement | 60d | 06MAR23 | 26MAY23 |
| CONSTRUCTION | | | | |
| PHASE 1 - SUMMER 2022 WORK | | | | |
| CON080 | PH1 Mobilization & Site Logistics Set-Up | 0 | 14JUN22 | |
| CON520 | >>>LAST DAY OF SCHOOL 2022<<< | 0 | 14JUN22* | |
| CON521 | >>>MAINTAIN MAIN OFFICE ACCESS<<< | 55d | 14JUN22 | 30AUG22 |
| CON522 | Phase 1 School/Myers Move | 14d | 14JUN22 | 01JUL22 |
| CON090 | PH1 HAZMAT Removal Corridors | 30d | 05JUL22 | 15AUG22 |
| CON150 | PH1 HAZMAT Removal Phase 2B Classrooms | 30d | 05JUL22 | 15AUG22 |
| CON060 | PH1 Demo Portable Classrooms | 10d | 12JUL22 | 25JUL22 |
| CON200 | PH1 Site Utility Relocations | 20d | 26JUL22 | 22AUG22 |
| CON120 | PH1 Temp Support Lights/Life Safety In Corridors | 15d | 02AUG22 | 22AUG22 |
| CON110 | PH1 HAZMAT Removal Tunnels | 15d | 12AUG22 | 01SEP22* |
| CON070 | PH1 Remove Existing Corridor Ceilings | 15d | 16AUG22 | 05SEP22 |




| Act ID | Description | Orig Dur | Early Start | Early Finish |
|---|---|---|---|---|
| CON190 | PH1 Phase 2A Reno Selective Demolition | 15d | 16AUG22 | 05SEP22 |
| CON180 | PH1 Temp Seal Slabs | 5d | 26AUG22 | 01SEP22* |
| CON340 | PH1 Final Cleaning | 3d | 30AUG22 | 01SEP22* |
| CON160 | >>>FULL STAFF RETURNS TO BUILDING 2022/2023<<< | 0 | 01SEP22* | |
| CON170 | >>>FIRST DAY OF SCHOOL 2022/2023<<< | 0 | 08SEP22* | |
| PHASE 2A RENOVATION / 2B ADDITION | | | | |
| CON130 | MEPFP Coordination - ALL PHASES | 75d | 14DEC22 | 24MAR23 |
| CON020 | PH2B New Additions Construction | 264d | 28DEC22 | 01JAN24 |
| CON230 | PH2B New Addition Foundations | 40d | 28DEC22 | 17FEB23 |
| CON240 | PH 2A Interior Renovation/TCO | 120d | 23JAN23 | 10JUL23 |
| CON235 | PH2B New Addition UG Plumbing | 15d | 20FEB23 | 10MAR23 |
| CON260 | PH2B New Addition Prep & Place SOG | 10d | 13MAR23 | 24MAR23 |
| CON250 | PH2B New Addition Struct Steel | 15d | 10APR23 | 28APR23 |
| CON310 | PH2B Install Roofing System | 10d | 01MAY23 | 12MAY23 |
| CON270 | PH2B Envelope | 60d | 15MAY23 | 07AUG23 |
| CON280 | PH2B Interior Fitout | 100d | 15MAY23 | 02OCT23 |
| CON290 | PH2B MEFP Roughing | 100d | 29MAY23 | 16OCT23 |
| CON300 | PH2B Interior Finishes | 60d | 15SEP23 | 07DEC23 |
| CON320 | PH2B MEPFP Finish & Commissioning | 30d | 17OCT23 | 27NOV23 |



| Act ID | Description | Orig Dur | Early Start | Early Finish |
|---|---|---|---|---|
| CON145 | PH2B Punch-List | 15d | 01DEC23 | 21DEC23 |
| CON136 | PH2B CO for Addition | 5d | 15DEC23 | 21DEC23 |
| CON135 | PH2B FF&E Addition | 5d | 26DEC23 | 01JAN24 * |
| PHASES 3, 4, 5, 6 RENOVATION | | | | |
| CON140 | Corridor MEPFP Roughing - Phased | 199d | 27MAR23 | 01JAN24 |
| CON350 | PH3A School Move | 2d | 01MAY23 * | 02MAY23 |
| CON330 | PH3A HAZMAT Removal | 10d | 03MAY23 * | 16MAY23 |
| CON029 | PH3A Cafeteria Renovations/TCO | 70d | 17MAY23 | 23AUG23 |
| CON001 | >>>LAST DAY OF SCHOOL 2022/2023<<< | 0 | 15JUN23 * | |
| CON370 | PH3B School Move | 2d | 15JUN23 * | 16JUN23 |
| CON030 | PH3B HAZMAT Removal | 7d | 19JUN23 * | 27JUN23 |
| CON111 | PH4 HAZMAT Removal | 15d | 19JUN23 | 10JUL23 |
| CON031 | PH 3B Main Office/Adjacent Renovations/TCO | 40d | 28JUN23 * | 23AUG23 |
| CON040 | PH 4 Interior Renovation/TCO | 123d | 11JUL23 | 29DEC23 |
| CON360 | Install New Switchgear and Changeover | 15d | 03AUG23 | 23AUG23 |
| CON220 | >>>FULL STAFF RETURNS TO BUILDING 2023/2024<<< | 0 | 23AUG23 * | |
| CON210 | >>>FIRST DAY OF SCHOOL 2023/2024<<< | 0 | 28AUG23 * | |
| CON055 | PH5 School Move | 2d | 26DEC23 * | 27DEC23 |
| CON045 | PH56 HAZMAT Removal | 15d | 01JAN24 | 19JAN24 |
| CON050 | PH5 / 6 Interior Renovation | 135d | 22JAN24 | 29JUL24 |
| CON065 | PH5B Demo Modular | 15d | 15APR24 * | 03MAY24 |
| CON600 | >>>LAST DAY OF SCHOOL 2023/2024<<< | 0 | 14JUN24 * | |
| CON075 | Final Completion All Trades/Punch-List | 10d | 30JUL24 | 12AUG24 |
| CON530 | Substantial Completion | 0 | | 12AUG24 |
| CON480 | <<FINAL CO FOR RENOVATIONS>> | 5d | 13AUG24 | 19AUG24 |
| CON580 | Owner FF&E and Technology | 10d | 13AUG24 | 26AUG24 |
| CON630 | Final Completion Closeout Manuals and As-Builts | 40d | 20AUG24 | 14OCT24 |
| CON590 | Owner Move | 5d | 22AUG24 | 28AUG24 |
| CON610 | >>>FIRST DAY OF SCHOOL 2024/2025<<< | 1d | 28AUG24 * | 28AUG24 |
| CON640 | Project Complete | 0 | | 14OCT24 |
| SITEWORK | | | | |
| CON025 | Site Improvements - 2023 | 90d | 17APR23 * | 21AUG23 |
| CON500 | Final Site Improvements - 2024 | 120d | 04MAR24 * | 19AUG24 |
| CON510 | >>>>FINAL CO FOR PROJECT<<<< | 0 | | 19AUG24 |




| | |
|---|---|
| Start date | 05OCT21 |
| Finish date | 14OCT24 |
| Data date | 05OCT21 |
| Run date | 01JUL22 |
| Page number | 5A |

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DOWNES CONSTRUCTION

THE KILLINGLY MEMORIAL SCHOOL RENOVATION AND ADDITION PROJECT
ANTINOZZI ASSOCIATES - ARCHITECT

| Date | Revision | Checked | Approved |
|---|---|---|---|
| 30JUN22 | GMP | JA | JA |

AMENDMENT #1.0 / ATTACHMENT #04

# A.3.1.2 - SPECIFICATIONS

DOWNES CONSTRUCTION COMPANY

CONSTRUCTION MANAGER

KILLINGLY MEMORIAL SCHOOL

EXHIBIT A1 - GMP - ATTACHMENT #04

06/29/22

**The Guaranteed Maximum Price is based upon the following Specifications:**

Specifications Prepared By Antinozzi & Associates and their consultants:

| Division/ Spec Section | | Title | Issued Date | Revision | Set |
|---|---|---|---|---|---|
| Division 1 | | General Requirements | 3/28/2022 | | |
| | 11000 | Summary | 3/28/2022 | 0 | Bid Set Vol 1 |
| | 12100 | Allowances | 3/28/2022 | 0 | Bid Set Vol 1 |
| | 12200 | Unit Prices | 3/28/2022 | 0 | Bid Set Vol 1 |
| | 12300 | Alternates | 3/28/2022 | 0 | Bid Set Vol 1 |
| | 12500 | Substitution Procedures | 3/28/2022 | 0 | Bid Set Vol 1 |
| | 12600 | Contract Modification Procedures | 3/28/2022 | 0 | Bid Set Vol 1 |
| | 12900 | Payment Procedures | 3/28/2022 | 0 | Bid Set Vol 1 |
| | 13100 | Project Management and Coordination | 3/28/2022 | 0 | Bid Set Vol 1 |
| | 13200 | Construction Progress Documentation | 3/28/2022 | 0 | Bid Set Vol 1 |
| | 13233 | Photographic Documentation | 3/28/2022 | 0 | Bid Set Vol 1 |
| | 13300 | Submittal Procedures | 3/28/2022 | 0 | Bid Set Vol 1 |
| | 13516 | Alteration Project Procedures | 3/28/2022 | 0 | Bid Set Vol 1 |
| | 14000 | Quality Requirements | 3/28/2022 | 0 | Bid Set Vol 1 |
| | 15000 | Temporary Facilities and Controls | 3/28/2022 | 0 | Bid Set Vol 1 |
| | 15723 | Temporary Storm Water Pollution Control | 3/28/2022 | 0 | Bid Set Vol 1 |
| | 16000 | Product Requirements | 3/28/2022 | 0 | Bid Set Vol 1 |
| | 17300 | Execution | 3/28/2022 | 0 | Bid Set Vol 1 |
| | 17419 | Construction Waste Management and Disposal | 3/28/2022 | 0 | Bid Set Vol 1 |
| | 17700 | Closeout Procedures | 3/28/2022 | 0 | Bid Set Vol 1 |
| | 17823 | Operation & Maintenance Data | 3/28/2022 | 0 | Bid Set Vol 1 |
| | 17839 | Project Record Documents | 3/28/2022 | 0 | Bid Set Vol 1 |
| | 17900 | Demonstration &amp Training | 3/28/2022 | 0 | Bid Set Vol 1 |
| | 18113 | Volatile Organic Compound (VOC) Limits for Adhesives, Sealants, Paints and Coatings | 3/28/2022 | 0 | Bid Set Vol 1 |
| | 18119 | Construction IAQ Management | 3/28/2022 | 0 | Bid Set Vol 1 |
| Division 2 | | Existing Conditions | 3/28/2022 | | |
| | 28213 | Hazardous Materials Specifications | 3/28/2022 | 0 | Bid Set Vol 2 |
| | 24113 | Site Demolition | 3/28/2022 | 0 | Bid Set Vol 2 |
| | 24116 | Structure Demolition | 3/28/2022 | 0 | Bid Set Vol 2 |
| | 24119 | Selective Demolition | 3/28/2022 | 0 | Bid Set Vol 2 |
| Division 3 | | Concrete | 3/28/2022 | | |
| | 30559 | Penetrating Colloidal Silica Concrete Treatments | 3/28/2022 | 0 | Bid Set Vol 2 |
| Division 5 | | Metals | 3/28/2022 | | |
| | 54000 | Cold-Formed Metal Framing | 3/28/2022 | 0 | Bid Set Vol 2 |
| Division 6 | | Woods, Plastics, and Composites | 3/28/2022 | | |
| | 61053 | Miscellaneous Rough Carpentry | 3/28/2022 | 0 | Bid Set Vol 2 |
| | 61600 | Sheathing | 3/28/2022 | 0 | Bid Set Vol 2 |
| Division 7 | | Thermal and Mositure Protection | 3/28/2022 | | |
| | 72100 | Thermal Insulation | 3/28/2022 | 0 | Bid Set Vol 2 |
| | 72726 | Fluid-Applied Membrane Air Barriers | 3/28/2022 | 0 | Bid Set Vol 2 |
| | 75216 | Styrene-Butadiene-Styrene Modified Bituminous Membrane Roofing | 3/28/2022 | 0 | Bid Set Vol 2 |
| | 75323 | Ethylene-Propylene-Diene-Monomer (EPDM) Roofing | 3/28/2022 | 0 | Bid Set Vol 2 |
| | 76200 | Sheet Metal Flashing and Trim | 3/28/2022 | 0 | Bid Set Vol 2 |
| | 77100 | Roof Specialties | 3/28/2022 | 0 | Bid Set Vol 2 |
| | 77200 | Roof Accessories | 3/28/2022 | 0 | Bid Set Vol 2 |
| | 79200 | Joint Sealants | 3/28/2022 | 0 | Bid Set Vol 2 |
| Division 9 | | Finishes | 3/28/2022 | | |
| | 92216 | Non-Structural Metal Framing | 3/28/2022 | 0 | Bid Set Vol 2 |
| | 92900 | Gypsum Board | 3/28/2022 | 0 | Bid Set Vol 2 |
| Division 22 | | Plumbing | 3/28/2022 | | |
| | 220500 | Common Work Results for Plumbing | 3/28/2022 | 0 | Bid Set Vol 2 |

| | | | | | |
|---|---|---|---|---|---|
| | 220553 | Identification for Plumbing Piping and Equipment | 3/28/2022 | 0 | Bid Set Vol 2 |
| | 220719 | Plumbing Pipe Insulation | 3/28/2022 | 0 | Bid Set Vol 2 |
| Division 23 | | HVAC | 3/28/2022 | | |
| | 230500 | Common Work Results for HVAC | 3/28/2022 | 0 | Bid Set Vol 2 |
| | 230529 | Hangers and Supports for HVAC Pipe and Equipment | 3/28/2022 | 0 | Bid Set Vol 2 |
| | 230553 | Identification for HVAC Piping and Equipment | 3/28/2022 | 0 | Bid Set Vol 2 |
| | 230719 | HVAC Piping Insulation | 3/28/2022 | 0 | Bid Set Vol 2 |
| | 231123 | Natural Gas Piping | 3/28/2022 | 0 | Bid Set Vol 2 |
| Division 26 | | Electrical | 3/28/2022 | | |
| | 260500 | Common Work Results for Electrical | 3/28/2022 | 0 | Bid Set Vol 2 |
| | 260526 | Grounding and Bonding for Electrical Systems | 3/28/2022 | 0 | Bid Set Vol 2 |
| | 260529 | Hangers and Supports for Electrical Systems | 3/28/2022 | 0 | Bid Set Vol 2 |
| | 260553 | Electrical Identification | 3/28/2022 | 0 | Bid Set Vol 2 |
| Division 31 | | Earthwork | 3/28/2022 | | |
| | 312316 | Earthwork (Site) | 3/28/2022 | 0 | Bid Set Vol 2 |
| | 312316.26 | Rock Excavation | 3/28/2022 | 0 | Bid Set Vol 2 |
| | 312333 | Trenching | 3/28/2022 | 0 | Bid Set Vol 2 |
| | 312500 | Erosion and Sediment Control | 3/28/2022 | 0 | Bid Set Vol 2 |
| Division 32 | | Exterior Improvements | 3/28/2022 | | |
| | 321123 | Processed Aggregate Base | 3/28/2022 | 0 | Bid Set Vol 2 |
| | 321216 | Bituminous Concrete Pavement and Markings | 3/28/2022 | 0 | Bid Set Vol 2 |
| | 321313 | Portland Cement Concrete Pavement | 3/28/2022 | 0 | Bid Set Vol 2 |
| Division 33 | | Utilities | 3/28/2022 | | |
| | 333000 | Sanitary Sewer | 3/28/2022 | 0 | Bid Set Vol 2 |
| | 334000 | Storm Drainage | 3/28/2022 | 0 | Bid Set Vol 2 |

**AMENDMENT #1.0 / ATTACHMENT #05**

# A.3.1.3 - DRAWINGS

**DOWNES CONSTRUCTION COMPANY**

**CONSTRUCTION MANAGER**

**KILLINGLY MEMORIAL SCHOOL**
**EXHIBIT A1 - GMP - ATTACHMENT #05**
**06/29/22**

**The Guaranteed Maximum Price is based upon the following Drawings:**
Specifications Prepared By Antinozzi & Associates and their consultants:

| Drawing No. | Drawing Title | Revision | Drawing Date | Set Name |
|---|---|---|---|---|
| | General | | | |
| | COVER SHEET | 0 | 3/28/2022 | Cover |
| 1-INFO-1 | DRAWING LIST, ABBREVIATIONS, GRAPHICS LEGEND, GENERAL NOTES | 0 | 3/28/2022 | Info |
| SL-1A | SITE LOGISTICS (PREPARED BY DOWNES) | 0 | 4/29/2022 | Site Logistics |
| | PHASING | | | |
| IP -1 | INTERIOR PHASING - Phase 1 & 2 (PREPARED BY DOWNES) | 0 | 3/28/2022 | Interior Phasing |
| IP - 2 | INTERIOR PHASING - Phase 4 (PREPARED BY DOWNES) | 0 | 3/28/2022 | Interior Phasing |
| IP - 3 | INTERIOR PHASING - Phase 5 & 6 (PREPARED BY DOWNES | 0 | 3/28/2022 | Interior Phasing |
| | CIVIL | | | |
| C-100 | PROPERTY SURVEY | 0 | 3/28/2022 | Civil |
| 1C-101 | PHASE 1 - SITE PREPARATION AND DEMOLITION PLAN | 0 | 3/28/2022 | Civil |
| 1C-102 | PHASE 1 - UTILITY PLAN | 0 | 3/28/2022 | Civil |
| 1C-301 | SITE DETAILS | 0 | 3/28/2022 | Civil |
| 1C-302 | KILLINGLY MEMORIAL SCHOOL EXPANSION AND RENOVATION | 0 | 3/28/2022 | Civil |
| | HAZMAT | | | |
| HZ-100 | EXISTING TUNNEL LEVEL FLOOR PLAN - HAZARDOUS MATERIAL ABATEMENT | 0 | 3/28/2022 | Demolition and Abatement |
| HZ-101 | EXISTING LOWER LEVEL FLOOR PLAN - HAZARDOUS MATERIAL ABATEMENT | 0 | 3/28/2022 | Demolition and Abatement |
| HZ-102 | EXISTING MAIN LEVEL FLOOR PLAN - HAZARDOUS MATERIAL ABATEMENT | 0 | 3/28/2022 | Demolition and Abatement |
| HZ-103 | EXISTING UPPER MECHANICAL LEVEL FLOOR PLAN - HAZARDOUS MATERIAL ABATEMENT | 0 | 3/28/2022 | Demolition and Abatement |
| | DEMOLITION | | | |
| 1D-100 | LOWER LEVEL DEMOLITION PLAN | 1 | 5/24/2022 | Demolition and Abatement |
| 1D-101.1 | MIDDLE LEVEL DEMOLITION PLAN | 1 | 5/24/2022 | Demolition and Abatement |
| 1D-101.2 | PARTIAL ENTRY LEVEL DEMOLITION PLAN | 1 | 5/24/2022 | Demolition and Abatement |
| 1D-101.3 | PARTIAL ENTRY LEVEL DEMOLITION PLAN | 1 | 5/24/2022 | Demolition and Abatement |
| 1D-1R1.1 | PARTIAL ROOF DEMOLITION PLAN | 0 | 3/28/2022 | Demolition and Abatement |
| 1D-1R1.2 | PARTIAL ROOF DEMOLITION PLAN | 0 | 3/28/2022 | Demolition and Abatement |
| 1D-200 | LOWER LEVEL REFLECTED CEILING DEMOLITION PLAN | 0 | 3/28/2022 | Demolition and Abatement |
| 1D-201.1 | MIDDLE LEVEL REFLECTED CEILING DEMOLITION PLAN | 0 | 3/28/2022 | Demolition and Abatement |
| 1D-201.2 | PARTIAL ENTRY LEVEL REFLECTED CEILING DEMOLITION PLAN | 0 | 3/28/2022 | Demolition and Abatement |
| 1D-201.3 | PARTIAL ENTRY LEVEL REFLECTED CEILING DEMOLITION PLAN | 0 | 3/28/2022 | Demolition and Abatement |
| | ARCHITECTURAL | | | |
| 1A-1R1.1 | PARTIAL ROOF PLAN | 0 | 3/28/2022 | Architectural |
| 1A-1R1.2 | PARTIAL ROOF PLAN | 0 | 3/28/2022 | Architectural |
| 1A-1R1.3 | PARTIAL ROOF PLAN | 0 | 3/28/2022 | Architectural |
| 1A-580 | ROOF DETAILS | 0 | 3/28/2022 | Architectural |
| 1A-581 | ROOF DETAILS | 0 | 3/28/2022 | Architectural |
| | STRUCTURAL | | | |
| S-000 | GENERAL NOTES | 0 | 3/28/2022 | Structural |
| | PLUMBING | | | |
| 1PI-099.1 | PLUMBING INSULATION - PARTIAL TUNNEL PLAN | 0 | 3/28/2022 | Plumbing |
| 1PI-099.2 | PLUMBING INSULATION - PARTIAL TUNNEL PLAN | 0 | 3/28/2022 | Plumbing |
| | PLUMBING DEMOLITION | | | |
| 1 DP-100 | PLUMBING DEMOLITION LOWER LEVEL FLOOR PLAN | 1 | 5/24/2022 | Demolition and Abatement |
| 1 DP-101.1 | PLUMBING DEMOLITION MIDDLE LEVEL FLOOR PLAN | 1 | 5/24/2022 | Demolition and Abatement |
| 1 DP-101.2 | PLUMBING DEMOLITION PARTIAL ENTRY LEVEL FLOOR PLAN | 1 | 5/24/2022 | Demolition and Abatement |
| 1 DP-101.3 | PLUMBING DEMOLITION PARTIAL ENTRY LEVEL & UPPER MECHANICAL LEVEL PLANS | 1 | 5/24/2022 | Demolition and Abatement |
| | MECHANICAL DEMOLITION | | | |
| 1DM-099.1 | MECHANICAL DEMOLITION PARTIAL TUNNEL PLAN | 0 | 3/28/2022 | Demolition and Abatement |
| 1DM-099.2 | MECHANICAL DEMOLITION PARTIAL TUNNEL PLAN | 0 | 3/28/2022 | Demolition and Abatement |
| 1DM-100 | MECHANICAL DEMOLITION LOWER LEVEL FLOOR PLAN | 0 | 3/28/2022 | Demolition and Abatement |
| 1DM-100.1 | MECHANICAL DEMOLITION ENLARGED BOILER ROOM PLAN | 0 | 3/28/2022 | Demolition and Abatement |
| 1DM-101.1 | MECHANICAL DEMOLITION MIDDLE LEVEL FLOOR PLAN | 0 | 3/28/2022 | Demolition and Abatement |
| 1DM-101.2 | MECHANICAL DEMOLITION PLANS | 0 | 3/28/2022 | Demolition and Abatement |
| 1DM-101.3 | MECHANICAL DEMOLITION PLANS | 0 | 3/28/2022 | Demolition and Abatement |
| 1DM-1R1.1 | MECHANICAL DEMOLITION PARTIAL ROOF PLAN | 0 | 3/28/2022 | Demolition and Abatement |
| 1DM-1R1.2 | MECHANICAL DEMOLITION PARTIAL ROOF PLAN | 0 | 3/28/2022 | Demolition and Abatement |

| | | | | |
|---|---|---|---|---|
| | ELECTRICAL DEMOLITION | | | |
| 1 DE-100 | ELECTRICAL DEMOLITION LOWER LEVEL PLAN | 1 | 5/24/2022 | Demolition and Abatement |
| 1DE-101.1 | ELECTRICAL DEMOLITION MIDDLE LEVEL FLOOR PLAN | 0 | 3/28/2022 | Demolition and Abatement |
| 1DE-101.2 | ELECTRICAL DEMOLITION PARTIAL ENTRY LEVEL FLOOR PLAN | 0 | 3/28/2022 | Demolition and Abatement |
| 1DE-101.3 | ELECTRICAL DEMOLITION PARTIAL ENTRY LEVEL & UPPER MECHANICAL LEVEL FLOOR PLANS | 0 | 3/28/2022 | Demolition and Abatement |
| IDE-101.1 | ELECTRICAL DEMOLITION MIDDLE LEVEL FLOOR PLAN | 1 | 5/24/2022 | Demolition and Abatement |
| IDE-101.2 | ELECTRICAL DEMOLITION PARTIAL ENTRY LEVEL FLOOR PLAN | 1 | 5/24/2022 | Demolition and Abatement |
| IDE-101.3 | ELECTRICAL DEMOLITION PARTIAL ENTRY LEVEL & UPPER MECHANICAL LEVEL FLOOR PLANS | 1 | 5/24/2022 | Demolition and Abatement |
| 1DE-1R1.1 | ELECTRICAL DEMOLITION PARTIAL ROOF PLAN | 0 | 3/28/2022 | Demolition and Abatement |
| 1DE-1R1.2 | ELECTRICAL DEMOLITION PARTIAL ROOF PLAN | 0 | 3/28/2022 | Demolition and Abatement |

AMENDMENT #1.0 / ATTACHMENT #06

# A.3.1.5 - ALLOWANCES

DOWNES CONSTRUCTION COMPANY
CONSTRUCTION MANAGER

KILLINGLY MEMORIAL SCHOOL
EXHIBIT A1 - GMP - ATTACHMENT #06
6//2022

Allowances included in the Guaranteed Maximum Price, if any:

| ALLOW BY BP | Description | QTY | UNIT | RATE | UNIT COST | TOTAL | ALLOWANCE NOTES |
|---|---|---|---|---|---|---|---|
| PHASE 1 | | | | | | | |
| ALLOW | PRE-PURCHASE SWITCHGEAR DUE TO LEAD TIME | 1 | LS | | $ 110,000 | $110,000 | |
| ALLOW | MATERIALS TESTING & INSPECTIONS FOR PHASE 1 | 1 | LS | | $ 5,000 | $5,000 | |
| ALLOW | OFF HOURS SUPERVISION | 1 | LS | | TBD PH2 | TBD PH2 | |
| ALLOW | REMOVE/RELOCATE EXISTING IRRIGATION SYSTEM | 1 | LS | | $ 7,500 | $7,500 | |
| ALLOW | EVERSOURCE GAS METER LOCATION CHANGE | 1 | LS | | $ 10,000 | $10,000 | |
| 1.2.1 | **Demo and HAZMAT Removal and Selective Demolition-** An allowance in the amount indicated is to include the following quantities and dollar amounts, above and beyond the base bid described in this scope of work. | 500 | Hrs | $148.63 | $25,000.00 | $99,315.00 | In Trade Package |
| 1.7.1 | **Additional Existing Roof System Penetrations-** An allowance for labor and material to be used at the discretion of the CM for flashing in additional mechanical, electrical or plumbing equipment penetrations in the existing roof system beyond those defined in the contract documents. | 80 | Hrs | $88.65 | $15,000.00 | $22,092.00 | In Trade Package |
| 1.26.1 | **Additional Temporary Lighting/Power-** An allowance in the amount indicated is to include the following quantities and dollar amounts, above and beyond the base bid described in this scope of work. | 40 | Hrs | $100.00 | $3,500.00 | $7,500.00 | In Trade Package |
| 1.26.1 | **Utility Fees-** An allowance to include an allowance in the following quantities and dollar amounts, above and beyond the base bid described in this scope of work. | 1 | LS | | $25,000.00 | $25,000.00 | In Trade Package |
| 1.31.1 | **Site Grounds Maintenance-** An allowance to include and allowance for labor and material to be used at the discretion of the CM for additional tasks to maintain existing grounds beyond the scope defined to be included base bid. | 40 | Hrs | $115.00 | $10,000.00 | $14,600.00 | In Trade Package |
| 1.31.1 | **Snow Removal / Winter Conditions-** An allowance to include and allowance for snow removal in the amounted indicated for work beyond the scope defined to be included base bid. | 1 | LS | | $7,500.00 | $7,500.00 | In Trade Package |
| 1.31.1 | **Fence Maintenance-** An allownace to include an allowance for labor and material to be used at the discretion of the CM for fence maintenance and relocation beyond the scope defined to be included in the base bid. Rates/Unit prices shall include all labor, material, tools and equipment necessary in order to respond the complete the work. | 32 | Hrs | 275 | $3,500.00 | $12,300.00 | In Trade Package |

# A.3.1.6 - ASSUMPTIONS AND CLARIFICATIONS

**DOWNES CONSTRUCTION COMPANY**
**CONSTRUCTION MANAGER**

**KILLINGLY MEMORIAL SCHOOL**
**EXHIBIT A1 - GMP - ATTACHMENT #07**
**06/29/22**

**Assumptions, if any, on which the Guaranteed Maximum Price is based:**

**ASSUMPTIONS/QUALIFICATIONS**

1. The GMP value is contingent upon our ability to execute contracts with the recommended Trade Contractors listed in A.1.1.2 - GUARANTEED MAXIMUM PRICE. In the event of withdrawal of a bid by a trade contractor listed in A.1.1.2 - GUARANTEED MAXIMUM PRICE an adjustment to the GMP value will be required to accommodate the next lowest responsible bidder.
2. General Notes & Key Notes on the Drawings are superseded by these assumptions & qualifications.
3. Not used.
4. It is assumed that the supports and structures specified are suitable and compatible for all systems and components.
5. Not used.
6. Retainage will be held on Subcontractor trade contract line items and shall not be held on the Construction Manager items, ie Insurance, Bond, General Conditions, CM Fee, etc.. CM Self Performance Trade line items will also have retainage witheld.
7. Warranties shall begin on the date of Substantial Completion.
8. Allowance relocations within the GMP may be permitted. Any additional funding that is required for allowances will be from the Owner's contingency. Any remaining funds within allowances at project conclusion will be credited to the Owner.
9. Where there is a conflict with Division 1 and the Downes Project Manual and Supplemental Instructions , the Downes Project Manual & Supplemental Instructions shall prevail.
10. All permanent & temporary energy and fuel utility consumption fees and metering (electric, water, propane, gas, etc.) will be paid by Owner. An allowance for electric fees is included in the GMP.
11. Working Hours are 7:00am to 3:30pm Monday through Friday only. It is assumed that off-hours work costs will be paid for by use of the allowances within the GMP. The Construction Manager assumes they will be able to perform off-hours work as they deem necessary without hindrance by using these allowances. The Construction Manager will coordinate with the Perminent Building Committee and the Architect as a team to provide accounting of allowance expenditures on a monthly basis.
12. The Construction Manager assumes they will be able to perform allowance work as they deem necessary without hinderance. Proper notification will be provided to the project team prior to start of work for any allowance and accounting of allowance expenditures on a monthly basis.
13. If the Construction Manager is delayed by supply chain shortages, significant price increases for materials, tarrifs, unusual delay in deliveries or other causes related to the COVID-19 Pandemic, the Construction manager shall be entitled to an equitable adjustment in contract time and sum.
14. Project Schedule and Cost is subject to adjustment based on approvals form the Town, State, Utility and all Authorities Having Jurisdiction.
15. It is assumed the existing structure has been evaluated by the EOR to support and / or attach new construction. No additional engineering analysis of the existing structure has been included in the GMP.
16. The existing buildings systems may be used for and to support temporary power, domestic water, heating and cooling at no cost to the Construction Manager.
17. Not used.
18. It is assumed all design documents have been coordinated with the Town's Standards and requirements.
19. The Owner is responsible to remove, relocate and/or reinstall all loose furnishings from the interior and exterior of the buildings in coordination with the Contruction Manager's schedule. The Construction Manager will endeavor to provide advanced notice and coordinate directly with the appropriate personnel on timing.
20. Salvaging of items are per the Contract Documents only.
21. Coordination of the Division 26, 27 and 28 Design & Engineering Responsiblities is assumed to be completed by the Design Team. Conflicts, errors or ommissions in the design leaving a system non-functional or incomplete shall be funded from the owners contingency.

22 Project Management software will be Procore. GC Pay will be used for Applications for Payment.

23 Certified payrolls will be accepted by the Town electronically.

24 Payment applications will be accepted electronically with one Construction Manager original. All backup will be scanned copies.

25 The Construction Manager assumes they will be able to perform allowance work as they deem necessary without hinderance by using these allowances. Proper notification will be provided to the project team prior to start of work for any allowance and accounting of allowance expenditures on a monthly basis.

26 It assumed that IAQ testing will be performed and monitored by the owner's consultant during construction.

27 Mule-Hide EPDM Roof Membrane is included by the roofing subcontractor and is assumed to be an acceptable manufacturer.

28 PH1 Amendment remaining contingencies and allowances will be merged with the future PH2 Amendment at the conclusion of PH1 Work.

29 The cleaning of the roof will consist of a blower and sweep of the roof, no scrubbing or washing of the roofing system is included. Lighter color PVC or EPDM roofs if specified will result in staining that cannot be removed.

30 CT High Performance Building Standards (HPBS) are specified, and required by State statute and it is expected that the Architect of record or their consultant will be responsible to manage the tracking of points in support of the goals set-forth in the sustainability specifications and/or matrix. The Construction Manager will ensure that the submittal process complies with Sustainable Design Specifcations in support of meeting goals only. The Construction Manager will assist the HPBS oversight consultant during all phases. The Construction Manager will collect/compile data throughout the project for submission per the HPBS.

31 Following receipt of bids, Eversource indicated that the gas meter location as designed is not permissable and should be located closer to the building. Any revisions to scope related to this issue will be handled by the Allowance carried in the GMP.

32 Due to material cost escalation, any alternate prices listed as TBD are subject to change.

33 Phases established in the construction schedule may change.

**EXCLUSIONS**

1 Handling, Transportation and Disposal of unsuitable, contaminated or polluted soils are excluded.

2 Phase 2 work yet to be be bid is excluded. Phase 2 work will be included in a forthcoming amendment.

3 FF&E or owner furnished items called to be installed by the contractor, GC or CM in the documents that are not clearly indicated on the drawings are excluded.

4 Core samples of existing floor slab for chemical analysis or further testing are excluded.

5 Not used.

6 Work stoppage and its potential effect on contract time and cost due to neighbor/community disagreements or disputes not caused by the Construction Manager are excluded.

7 Materials Testing and Inspection and Special Inspection services are excluded beyond the allowance carried in the GMP.

8 RFI Questions/Answers not included in Addenda are excluded.

9 Resource loaded and/or man-loaded schedules are excluded.

10 Builders Risk is excluded. It is assumed the Town will provide a Builders Risk policy and is recommended to do so.

11 Existing concrete slab remediation if determined to be required after flooring removal.

12 Professional photography services are excluded. Photos by Superintendent.

13 Legal council fees associated with review of town resolution, and any associated revisions necessary for GMP approval.

14 Connecticut Sales and Use Tax excluded.

# A.3.1.7- OTHER DOCS. & INFO.



**The Guaranteed Maximum Price is based upon the following other documents and information:**

1 - Downes Construction Company (DCC) Invitation to Bid #01 Project Manual and Instructions Toi Bidders dated 3/28/22.
2 - DCC Addendum #01 dated 5/23/22 and its contents.
3 - DCC Addendum #02 dated 5/25/22 and its contents.
4 - DCC Addendum #03 dated 5/27/22 and its contents.

# AIA® Document G802™ – 2017

## *Amendment to the Professional Services Agreement*

| **PROJECT:** *(name and address)* | **AGREEMENT INFORMATION:** | **AMENDMENT INFORMATION:** |
|---|---|---|
| Killingly Memorial School<br>339 Main Street, Danielson, CT 06239 | Date: 1 June 2021 | Amendment Number: 001<br>Date: 29 June 2022 |
| **OWNER:** *(name and address)*<br>Town of Killingly, Connecticut<br>172 Main Street, Killingly, CT 06239 | **ARCHITECT:** *(name and address)*<br>Antinozzi Associates, P.C.<br>271 Fairfield Avenue, Bridgeport, CT 06604 | |

The Owner and Architect amend the Agreement as follows:

During the project's design phases, investigations were performed to locate, identify and quantify hazardous materials within the existing school. Upon the determination of their presence, documents were developed specifying the handling, abatement and removal of the hazardous materials. The subsequent identification of hazardous materials, within portions of the existing school scheduled to be modified, selectively removed, or demolished necessistates the provision of hazardous abatement monitoring during construction. Rather than competitively bidding abatement monitoring services, the Owner has elected to acquire abatement monitoring services during construction from the Environmental Consultant included under the Architect's existing agreement.

In accordance with the provisions of Article 11.3 of the Prime Agreement between the Town of Killingly and Antinozzi Associates, P.C., the Architect shall add the provision of abatment monitoring during construction through the Architect's Environmental Consultant. Hygenix, Inc.'s enclosed Environmental Consulting Proposal dated 22 June 2022 lists estimated costs associated with the abatement monitoring services during construction. The following services will be provided on an hourly basis, not to exceed the proposal's estimated total amount.

The Architect's compensation and schedule shall be adjusted as follows:

Compensation Adjustment:
Original Percentage-based Design Services Fee Amount: $ 1,563,942.51

Amendment No. 001 - Abatement Monitoring During Construction

| | |
|---|---|
| Hygenix Inc. hourly not to exceed fee amount: | $ 67,000.00 |
| Antinozzi Associates, P.C. mark-up (10%): | $ 6,700.00 |
| Amendment No. 001 Total: | $ 73,700.00 |

Amended Agreement Total: $ 1,637,642.51

Schedule Adjustment:
None.

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**User Notes:** (3B9ADA69)

**SIGNATURES:**

| | |
|---|---|
| Antinozzi Associates, P.C. | Town of Killingly, Connecticut |
| **ARCHITECT** *(Firm name)* | **OWNER** *(Firm name)* |
| **SIGNATURE** | **SIGNATURE** |
| Michael LoSasso, AIA, LEED\|AP, Principal | |
| **PRINTED NAME AND TITLE** | **PRINTED NAME AND TITLE** |
| 29 June 2022 | |
| **DATE** | **DATE** |

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User Notes: (3B9ADA69)

*Environmental Consultants*
*And Laboratory Services*

*(203) 324-2222*
*Fax (203) 324-3876*

**HYGENIX, INC.**

*49 Woodside Street Stamford, CT 06902*

***ENVIRONMENTAL CONSULTING PROPOSAL***

| | | |
|---|---|---|
| TO: | Michael Losasso, AIA, LEED\| AP BD+C<br>Principal<br>ANTINOZZI ASSOCIATES<br>ARCHITECTURE & INTERIORS | E-MAIL: MLosasso@Antinozzi.com |
| FROM: | James Twitchell<br>HYGENIX, Inc. | |
| DATE: | June 22, 2022 | |
| RE: | Killingly Memorial School<br>339 Main Street<br>Danielson, CT 06239 | |

This is a proposal for hazardous materials consulting services for the summer 2022 renovation/demolition at the Killingly Memorial School in Danielson, CT. The estimated cost is based on previous full-time monitoring projects HYGENIX Inc. has performed in similar buildings, the schedule and phasing provided by Dominic Madigan of Downes Construction Company dated June 17, 2022, and the location of the school building.

HYGENIX, INC will provide the following services:

**Abatement project Management**

HYGENIX will provide the services of a project manager licensed in all asbestos, PCB, and lead paint disciplines and who is authorized to commit company resources. The project manager will review all contractor submittals, attend project meetings, resolve project issues, respond to regulatory agencies as required.

**Abatement Project Monitoring**

HYGENIX will provide the services of a project monitor on a client selected basis during abatement activities at the site. The project monitor will be trained, equipped, and licensed to collect asbestos, PCB, and lead samples and monitor asbestos, PCB & lead abatement.

When on site, the project monitor will ensure that the work is being carried out in accordance with the specifications and applicable regulations. The project monitor will also conduct any requested or required perimeter air monitoring during phases of the removal project. At the completion of work, the project monitor will perform all clearance visual inspections and sampling to ensure that all required materials have been removed and that all areas meet the required re-occupancy criteria.

**Final Closeout Package**

At the end of the work, a closeout documentation package, including all logs, final clearances and contractor submittals will be compiled by HYGENIX and issued to the client.

HYGENIX, Inc. 49 Woodside Street, Stamford, CT 06902 (203) 324-3635/324-3876

The costs for the services described above are included on the attached sheets titled "KILLINGLY MEMORIAL SCHOOL – HAZARDOUS MATERIALS MONITORING PRICE SCHEDULE FOR SUMMER 2022 REMEDIATION"

If this proposal is acceptable, please select the required services, sign below and fax the signed copy to 203-324-3876. Should you have any questions or require a more detailed proposal, please call me at 203-324-3635. Thank you for your consideration.

AUTHORIZATION

I hereby accept this proposal and authorize Hygenix Inc. to perform the work as outlined above. I agree to the terms and conditions and agree to pay 1½ % interest on the unpaid balance monthly and all costs of collection including reasonable attorney's fees and overhead fees.

Authorized Representative _____ Date _____



HYGENIX, INC.

HYGENIX, Inc. 49 Woodside Street, Stamford, CT 06902 (203) 324-3635/324-3876

# KILLINGLY MEMORIAL SCHOOL – HAZARDOUS MATERIALS MONITORING PRICE SCHEDULE FOR SUMMER 2022 REMEDIATION

## HAZARDOUS MATERIALS MONITORING

| | | | |
|---|---|---|---|
| 1. Project Management<br>(Licensed in all asbestos & lead paint disciplines, PCB expertise, authorized to commit company resources) | | | |
| a. Weekdays (Assumes 1 site visit/week x 10 weeks @ $600.00/site visit) | | $ 6,000.00 | |
| b. Zoom Meetings | | $ 200.00/meeting | assume (3) $600.00 |
| 2. Project Monitoring<br>(Trained, equipped & licensed to collect asbestos and PCB samples, and monitor asbestos & PCB abatement) | | | |
| a. Weekdays (Assumes 48 weekdays @ 9 hours/day @ $800.00/day) | | $ 38,400.00 | |
| b. Saturdays (Assumes 4 Saturdays @ 9 hours/day @ $950.00/day) | | $ 3,800.00 | |
| 3. PCM Air Sample Analysis | | | |
| a. During Abatement & Clearance Air Samples (Assumes 6 samples/day x 52 days x $15.00/sample) | | $ 4,680.00 | |
| 4. TEM Air Sample Analysis | | | |
| a. FedEx Delivery + 24-hour Laboratory Time<br>(Assumes 12 TEM Clearances x 8 samples/clearance x $60.00/sample (24-hour lab TAT) | | ~~$ 5,760.00~~ | $9,600.00 rush delivery |
| 5. Specialized Equipment | | | |
| a. Overnight Saturday Shipping | Unit Price | $ 50.00/package | $480.00 |
| b. Courier of Samples | Unit Price | Cost + 20% | |
| 6. TEM Air Sample Analysis (NIOSH 7402) – Only required if an elevated perimeter sample is found | | | |
| a. FedEx Delivery + Rush Turn Around Time | Unit Price | $ 240.00/sample | assume (10) $2,400.00 |
| 7. PLM Bulk Sample Analysis by Point Counting | | | |
| a. FedEx Delivery + 24-hour Laboratory Time | Unit Price | $ 20.00/sample | assume (10) $200.00 |
| 8. Final Close-out Report (1 Copy) | Lump Sum | $ 900.00/phase | |

**Total Abatement Monitoring Budget: $67,060.00**



HYGENIX, INC.

# AGENDA ITEM COVER SHEET

**ITEM 4(b):** **WESTFIELD AVENUE/COMMUNITY CENTER RENOVATION PROJECT**

**PREPARED BY:** Mary Bromm, CD Administrator

**ARCHITECT/ENGINEER:** **Antinozzi Associates**

**CONSTRUCTION MANAGER:**

**ITEM SUMMARY:**

The Town has received two (2) proposals for Construction Manager At-Risk services for this project. Since there is no State reimbursement for the project, the Commission may interview one or all firms submitting.

**ACTION REQUESTED AT THE JULY 6, 2022 MEETING:**

Choose firms to interview and set date/time.

**SUPPORTING DOCUMENTS:**

Proposals from:

- Downes Construction Company
- PDS