

**TOWN OF KILLINGLY
PERMANENT BUILDING COMMISSION**

Wednesday, February 1, 2023

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: January 19, 2023
4. Unfinished Business:
 - a. KMS Renovate As New with Addition Project
 1. Review of project budget
 2. Consideration and action on cost management items
 3. Consideration and action on the approval of elevator subcontract
 4. Consideration and action on the GMP for Downes Construction
5. New Business: None
6. Other
7. Correspondence
8. Executive Session: None
9. Council Member Reports
10. Adjournment

RECEIVED
TOWN CLERK, KILLINGLY, CT
2023 JAN 30 AM 11:05
Elizabeth M. Wilson

AGENDA ITEM COVER SHEET

ITEM 3 : MEETING MINUTES

PREPARED BY: Mary Bromm, Community Development Administrator

ITEM SUMMARY:

Attached are the minutes for January 19, 2023.

ACTION REQUESTED AT FEBRUARY 1, 2023 MEETING:

Upon review, approve minutes.

SUPPORTING DOCUMENTS:

- Minutes

TOWN OF KILLINGLY

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

SPECIAL MEETING MINUTES Thursday, January 19, 2023 7:00 p.m.

1. Call of the Meeting and Roll Call: Chairman Tom Weaver called the meeting to order at 7:06 p.m.

Members Present: Kyle Zadora, Dan Toth, Marcel Lussier

Members Absent: Stewart Rivers, Adam Reynolds, both with notification

Also Present: Mary Calorio, Town Manager; Mary Bromm, Community Development Administrator, Kevin Kerttula Town Council Liaison to the PBC; Robert Angeli, Superintendent of Schools; Mike Vassar, Director of Maintenance and Operations; Michael Losasso and David Ferris from Antinozzi Associates; Jeff Anderson, Dominic Madigan, and Frank Tomcak from Downes Construction

2. Citizens Participation: None

3. Adoption of Minutes:

MOTION (1) made by Mr. Lussier **SECONDED BY** Mr. Toth that the Permanent Building Commission approve the regular meeting minutes of November 2, 2022 as presented

VOICE VOTE: UNANIMOUS

MOTION CARRIED

4. Unfinished Business:

a. KMS RENOVATE AS NEW WITH ADDITION PROJECT:

Mr. Losasso explained the soil test results and the change to rammed aggregate piers to reduce the amount of soil that will need to be moved.

MOTION (2) made by Mr. Toth **SECONDED BY** Mr. Lussier that the Permanent Building Commission concur with the Chair-approved Amendment #3 to the Professional Services Agreement for Antinozzi Associates, P.C. in the amount of \$17,100

VOICE VOTE: UNANIMOUS

MOTION CARRIED

Ms. Bromm reviewed the gas meter change order.

MOTION (3) made by Mr. Toth **SECONDED BY** Mr. Zadora that the Permanent Building Commission concur with the Chair-approved Change Order #10 – Gas Meter Relocation in the amount of \$22,653

VOICE VOTE: UNANIMOUS

MOTION CARRIED

Three (3) proposals were received for special inspections and materials testing. Mr. Losasso reviewed his recommendation memo to Commission members and answered questions.

MOTION (4) made by Mr. Toth **SECONDED BY** Mr. Lussier that the Permanent Building Commission award the contract for special inspections and materials testing to Tri-State Materials Testing Lab LLC.

VOICE VOTE: UNANIMOUS

MOTION CARRIED

Mr. Tomcak, Mr. Anderson, and Mr. Madigan explained the bid process and scope review processes for the trade contractors, value engineering items, and how the numbers relate to the overall construction budget. Package 2.22.1 includes a not to exceed number while the scoping process continues. The elevator package will be opened on January 26th and the general trades package will be revised and placed back out to bid.

MOTION (5) made by Mr. Zadora **SECONDED BY** Mr. Toth that the Permanent Building Commission approve the Letter of Authorization #2 totaling \$20,966,998 as revised

VOICE VOTE: UNANIMOUS

MOTION CARRIED

5. New Business:

a. 2023 Meeting Dates

MOTION (6) made by Mr. Zadora **SECONDED BY** Mr. Toth that the Permanent Building Commission approve the 2023 meeting dates

VOICE VOTE: UNANIMOUS

MOTION CARRIED

6. Other: None

7. Correspondence: None.

8. Council Member Report: Mr. Kerttula informed the PBC on the Town Council's January 10th meeting.

9. Adjournment:

MOTION (7) made by Mr. Lussier **SECONDED BY** Mr. Toth that the Permanent Building Commission adjourn the meeting at 8:00 p.m.

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:

Phase II elevator bids opened on January 26th ; the general trades package was redefined and went back out to bid to be opened on February 9th. The elevator bid package may be ready for approval at your meeting.

With most of the sub-bids received and awarded, the value management items reviewed at your last meeting will need to be discussed and formally accepted to bring the project within budget.

ACTION REQUESTED AT THE FEBRUARY 1, 2023 MEETING:

Review and approve elevator subcontract

Review and approve cost management items

Review and approve the GMP for the project

SUPPORTING DOCUMENTS:

- Budget analysis as of 1/27/23
- Cost Management Log

PHASE I			
DOWNES GMP AMENDMENT #01		\$	4,083,325
		\$	4,083,325
PHASE II			
DOWNES GMP AMENDMENT #02 (PROPOSED)			
01 00 00	Project Requirements	DCC	\$ 913,000
03 30 00	Cast - in - Place Concrete	Marguerite	\$ 1,074,000
04 20 00	Unit Masonry	Dexter	\$ 707,000
05 00 00	Steel	GWF	\$ 1,109,000
05 00 01	Misc. Metals	GWF	\$ 161,600
06 00 00	General Trades	Allowance	\$ 950,932
	Arch. Woodwork	Nova Wood	\$ 587,600
07 50 00	Roofing System	Young	w/Phase 1
07 81 00	Fire Stopping	New Haven	\$ 117,500
08 41 00	Entrances Storefront, Curtainwall & Windows	Accurate	\$ 852,600
09 21 00	Gypsum Drywall Assemblies	Acoustics	\$ 984,900
09 00 00	Tiling	Spectrum	\$ 49,333
	Ceilings	Central Conn	\$ 436,000
	Flooring	Higgins	\$ 946,695
	Painting	MacKenzie	\$ 256,985
11 00 00	Food Service	Kittredge	\$ 420,692
14 00 00	Elevators	Kone	\$ 298,200
21 00 00	Fire Suppression	Blackwater	\$ 390,000
22 00 00	Plumbing	MJ Daly	\$ 1,356,000
23 00 00	HVAC	P&D	\$ 5,963,840
26 00 00	Electrical	Dicin	\$ 2,239,995
	Communications	Net Services	\$ 430,000
	Fire Alarm	Net Services	w/Comm
31 00 00	Sitework	Mather	\$ 2,698,000
	Landscaping	Heritage	\$ 167,958
Phase 2 Anticipated Allowances			
	Selective Demolition Change In Scope on CD Drawings	\$	25,000
	Materials Testing & Inspection		By Owner
	Utility Consumption		By Owner
	Roofing Change In Scope on CD Drawings	\$	15,000
	T&D Polluted Soils Per Soils Management Plan	\$	150,000
	Water Heaters Not Scheduled	\$	20,000
		TOTAL TRADE COST	\$ 23,321,830
	2nd Shift Superintendent	\$	160,000
	General Conditions & Staffing	\$	1,468,075
0.75%	General Liability Insurance	\$	196,334
	Builder's Risk Insurance		By Owner
	Local Building Permit		N / R
0.70%	CM Payment & Performance Bond	\$	178,109
3%	Construction Contingency	\$	759,730
1.15%	CM Fee	\$	299,967
	Accepted Value Management		(\$495,884)
		TOTAL CONSTRUCTION COST w/COST MANAGEMENT SAVINGS	\$ 29,971,486
OWNER SOFT COSTS		\$	4,306,612
Downes Preconstruction & Procurement		\$	65,295
0.00026	State Education Fund	\$	7,814
TOTAL SOFT COST		TOTAL SOFT COST	\$ 4,379,721
		TOTAL PROJECT COST	\$ 34,351,207
		APPROVED FUNDING	\$ 34,000,000
		BOARD OF ED ALLOCATION FOR KITCHEN EQUIPMENT	\$ 420,692
		OVER / (UNDER) APPROVED FUNDING	\$ (69,485)

PROJECT: Killingly Memorial School

COST MANAGEMENT (VE) LOG



Item #	Description	Pricing Status	Subcontractor	Subtotal	Series Code	Initial Value	Accepted	Pending	Rejected	Comment
1	Delete priming of structural steel at concealed locations	A	Gen Welding	(\$41,184)	1	(\$41,184)	(\$41,184)			
2	Grooved in lieu of welded pipe (2.5" and above)	A	P&D Mech	(\$30,096)	1	(\$30,096)	(\$30,096)			
3	Pro-gress in lieu of soldering on mechanical piping	A	P&D Mech	(\$6,336)	3	(\$6,336)			(\$6,336)	
4	Multiple trades - delete cloud ceiling detail in media center	A	Various	(\$119,592)	1	(\$119,592)	(\$119,592)			
5	HM in lieu of Alum @fire rated locations (firewall), interior only	A	Accurate	(\$69,696)	1	(\$69,696)	(\$69,696)			
6	Change type A ceiling tiles from Galla to Ultima Vector (NRC reduced to 75)	A	Central Conn Acoustics	(\$15,629)	1	(\$15,629)	(\$15,629)			
7	Conventional ceiling grid in lieu of superline ceiling grid at all specified locations	A	Central Conn Acoustics	(\$10,644)	1	(\$10,644)	(\$10,644)			
8	Change Rickett quartz tile to Upfloor tile	A	Higgins	(\$10,190)	1	(\$10,190)	(\$10,190)			
9	Change floor grills to different mfg.	A	Higgins	(\$20,000)	1	(\$20,000)	(\$20,000)			
10	Epoxy paint in lieu of resinous flooring	A	Mackenzie	(\$4,580)	1	(\$4,580)	(\$4,580)			
11	Delete workstation (system is web-based/accessible from anywhere)	A	P&D Mech	(\$3,168)	1	(\$3,168)	(\$3,168)			
12	Laminated in lieu of security glazing at addition (matches standard at existing building)	A	Accurate	\$35,000	1	\$35,000	\$35,000			
13	Phase 1 allowance credit, Ever-source gas meter location	A	DCC	(\$10,000)	1	(\$10,000)	(\$10,000)			
14	Phase 1 allowance credit for pre-purchase switchgear	A	DCC	(\$22,405)	1	(\$22,405)	(\$22,405)			
15	Phase 1 allowance credit for materials testing & inspection	A	DCC	(\$3,500)	1	(\$3,500)	(\$3,500)			
16	Phase 1 sub allowance credit back snow removal / winter conditions	A	Neiber	(\$7,500)	1	(\$7,500)	(\$7,500)			
17	Phase 1 sub allowance credit back utility fees	A	Net Services	(\$10,000)	1	(\$10,000)	(\$10,000)			
18	Scope review adjustment following scope review w/Dich Electric	A	Dich	(\$2,700)	1	(\$2,700)	(\$2,700)			
19	Change LVT to a different mfg.	A	Higgins	(\$2,660)	1		\$0	(\$2,660)		
20	Change resilient stair treads to different mfg.	A	Higgins	(\$5,015)	2			(\$5,015)		
22	Remove DDC from UH's & procure UH's with integral valves & t-stats	A	MI Day	(\$4,224)	2	(\$4,224)		(\$4,224)		
23	Combine RAD zones that have same facing exposure	A		(\$5,280)	2	(\$5,280)			(\$5,280)	
24	Potential light fixture change		Dich	TBD	2				\$0	
25	Eliminate operable windows for security egress (Not required by code)		Accurate	TBD	3					
26	Remove handicap lift from Elevator bid package	A	Kone	(\$150,000)	1	(\$150,000)	(\$150,000)			
TOTAL COST MANAGEMENT SAVINGS:				(\$369,399)			(\$495,884)	(\$17,179)	(\$6,336)	