

**TOWN OF KILLINGLY
PERMANENT BUILDING COMMISSION**

Wednesday, July 5, 2023

7:00 p.m.

Town Meeting Room (In Person)

Killingly Town Hall

172 Main Street

Killingly, CT 06239

AGENDA

RECEIVED
TOWN CLERK KILLINGLY, CT
2023 JUN 30 AM 10:35
Elizabeth M. Wilson

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: June 7, 2023 sitewalk
 June 7, 2023

4. Unfinished Business:

a. KMS Renovate As New with Addition Project

1. Downes project update
2. Consideration and action on the approval of PCO #011B – Plumbing Credit for WH Regulators (-\$1,683.00)
3. Consideration and action on the approval of PCO #021A – Drop and Cut MEP Systems into manageable sections (\$0.00)
4. Consideration and action on the approval of PCO #075 – Eversource Overtime for New Service Tie-In (\$2,844.23)
5. Consideration and action on the approval of PCO #090 – Modify Beam Size for DOAS5 (\$0.00)
6. Antinozzi update on project soft costs
7. Other item(s)

b. Westfield Avenue/Community Center Renovation Project

1. Downes Budget Analysis, including possible alternates
2. Consideration and action on the approval of Phase I alternates
3. Consideration and action on the approval of the GMP including pre-construction services totaling \$XXXXXX.
4. Other updates as necessary.

5. New Business: None

6. Other

7. Correspondence

8. Executive Session: None

9. Council Member Reports

10. Adjournment

AGENDA ITEM COVER SHEET

ITEM 3 : MEETING MINUTES

PREPARED BY: Mary Bromm, Community Development Administrator

ITEM SUMMARY:

Attached are the minutes for the June 7, 2023 sitewalk and meeting.

ACTION REQUESTED AT THE JULY 5, 2023 MEETING:

Upon review, approve minutes.

SUPPORTING DOCUMENTS:

- Minutes

**TOWN OF KILLINGLY
PERMANENT BUILDING COMMISSION [PBC]**

Wednesday, June 7, 2023

6:00 P.M.

Killingly Memorial School

SPECIAL MEETING MINUTES

1. Call of the Meeting and Roll Call: Chairman Tom Weaver called the meeting to order at 6:00 PM

Members present: Thomas Weaver, Kyle Zadora, Stewart Rivers, Dan Toth, Marcel Lussier

Also present: CD Administrator Mary Bromm, Town Council Liaison Kevin Kerttula, BOE Director of Operations and Maintenance Mike Vassar, Michael Losasso from Antinozzi Associates, Frank Tomcak, Dominic Madigan and Eric Fontaine from Downes Construction

2. Citizen Comments: none
3. Site Walk for the Purpose of Reviewing Phase II progress to date.

Members viewed the Phase II work – completed and in-process.

4. Adjournment:

MOTION made by Mr. Toth, **SECONDED BY** Mr. Rivers, That the Permanent Building Commission adjourns the meeting at 7:08 p.m.

VOICE VOTE: UNANIMOUS;

MOTION CARRIES



Mary Bromm
Staff Liaison to the PBC

TOWN OF KILLINGLY

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

MEETING MINUTES
Wednesday, June 7, 2023
7:00 p.m.

1. Call of the Meeting and Roll Call: Chairman Tom Weaver called the meeting to order at 7:20 p.m.

Members Present: Tom Weaver, Kyle Zadora, Stewart Rivers, Marcel Lussier, Dan Toth

Members Absent: Adam Reynolds (with notification)

Also Present: Mary Bromm, Community Development Administrator, Kevin Kerttula Town Council Liaison to the PBC; Michael Vassar, BOE Director of Operations and Maintenance, Michael Losasso from Antinozzi Associates; Dominic Madigan, and Frank Tomcak from Downes Construction

2. Citizens Participation: None

3. Adoption of Minutes:

MOTION (1) made by Mr. Zadora SECONDED BY Mr. Toth that the Permanent Building Commission approve the special meeting minutes of May 3, 2023 as presented

VOICE VOTE: UNANIMOUS

MOTION CARRIED

MOTION (2) made by Mr. Zadora SECONDED BY Mr. Toth that the Permanent Building Commission approve the regular meeting minutes of May 3, 2023 as presented

VOICE VOTE: UNANIMOUS

MOTION CARRIED

4. Unfinished Business:

a. **KMS RENOVATE AS NEW WITH ADDITION PROJECT:**

The Commission received a project update from Downes Construction.

MOTION (3) made by Mr. Toth SECONDED BY Mr. Rivers that the Permanent Building Commission approve PCO #020 for elevator vestibule concrete removal for an amount of \$17,082

VOICE VOTE: UNANIMOUS

MOTION CARRIED

MOTION (4) made by Mr. Toth SECONDED BY Mr. Rivers that the Permanent Building Commission approve PCO #022 for unforeseen ACM abatement for an amount of \$13,011

VOICE VOTE: UNANIMOUS

MOTION CARRIED

MOTION (5) made by Mr. Toth SECONDED BY Mr. Rivers that the Permanent Building Commission approve the PCO#029A for shoring design wood framing between joists near room #309 for an amount of \$2,031

VOICE VOTE: UNANIMOUS

MOTION CARRIED

MOTION (6) made by Mr. Toth SECONDED BY Mr. Lussier that the Permanent Building Commission approve PCO #029B to add wood framing at joist near room #309 for an amount of \$13,280

VOICE VOTE: UNANIMOUS

MOTION CARRIED

MOTION (7) made by Mr. Toth SECONDED BY Mr. Zadora that the Permanent Building Commission approve PCO #046A to design the replacement of brick infill at the NE connector for an amount of \$2,743

VOICE VOTE: UNANIMOUS

MOTION CARRIED

Members reviewed the soft cost budget with Antinozzi Associates and heard an update of the FF&E process.

MOTION (8) made by Mr. Rivers SECONDED BY Mr. Zadora that the Permanent Building Commission award the KMS Move #2 – Administrative Hallway bid to Siracusa Moving and Storage for an amount of \$2,456

VOICE VOTE: UNANIMOUS

MOTION CARRIED

b. WESTFIELD AVENUE/COMMUNITY CENTER PROJECT:

Commission members received an update regarding exterior envelope bids. Scope reviews are being scheduled and a special meeting will be necessary in June to award bids.

5. New Business: None

6. Other: None

7. Correspondence: None.

8. Council Member Report: Mr. Kerttula reported that the Town budget has passed.

9. Adjournment:

MOTION (9) made by Mr. Toth SECONDED BY Mr. Zadora that the Permanent Building Commission adjourn the meeting at 8:08 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:

During your meeting, Downes will provide an update of the project and present four (4) change orders for approval.

Antinozzi Associates will review the project soft cost budget.

ACTION REQUESTED AT THE JUNE 7, 2023 MEETING:

Review and if appropriate, approve PCO#011B for Downes Construction Company

Review and if appropriate, approve PCO#021A for Downes Construction Company

Review and if appropriate, approve PCO#075 for Downes Construction Company

Review and if appropriate, approve PCO#090 for Downes Construction Company

SUPPORTING DOCUMENTS:

- Downes PBC Agenda
- PCO #011B – Plumbing Credit for WH Regulators – (-1,683.00)
- PCO #021A – Drop and Cut MEP Systems into manageable sections - \$0
- PCO #075 – Eversource Overtime for New Service Tie-In - \$2,844.23
- PCO #090 – Modify Beam Size for DOAS5 – \$0

July 5, 2023



Town of Killingly, CT
Killingly Memorial School Expansion & Renovation

Subject **Downes Construction Permanent Building Commission Agenda**

1. Project Update

A. Project Financial Summary

GMP	\$	30,036,781.00	- (As of Amend. #03)
Approved Change Order Requests	\$	166,546.86	- (Thru PCCO #05)
Total Revised GMP	\$	30,203,327.86	
Pending/Approximate Change Order Requests	\$	77,750.23	
Total Anticipated Final GMP	\$	30,281,078.09	
Construction Manager's Construction Contingency	\$	878,661.08	
Approved PCO's	\$	55,789.78	
Pending PCO's	\$	87,402.00	
Remaining CM Contingency	\$	735,469.30	w/GMP Above
Owner's Contingency	\$	1,895,963.00	
Owner's Contingency (Savings)	\$	-	
Approved Changes	\$	166,546.86	
Approved Owner Soft Cost	\$	148,849.00	
Pending Construction COP's	\$	1,161.23	Approval TBD 7.5.23 Building Cx Mtg.
Approximate Construction COP's	\$	76,589.00	Approval TBD
Pending Soft Cost COP's	\$	-	
Remaining Owner's Contingency	\$	1,502,816.91	
Owner's Soft Cost	\$	2,636,797.00	
Approved Change Order Requests	\$	-	
Pending	\$	-	
Revised Owner's Soft Cost	\$	2,636,797.00	
Total Project Budget	\$	34,420,692.00	

2. Action Items

a. PCO's for review and approval:

- PCO #011B - Plumbing credit for (2) new water heater regulators, **-\$1,683.00** (Owner Contingency)
- PCO #021A - Drop exist. MEP to floor & cut into sections - 03/29 to 04/06, **\$13,808.00** (CM Contingency)
- PCO #075 - Eversource overtime cost for power shutdown, **\$2,844.23** (Owner Contingency)
- PCO #090 - RFI#133 Structural Steel for DOAS5, **\$594** (CM Contingency)

TOTAL \$ 1,161.23 Owner Contingency

TOTAL \$ 14,402.00 CM Contingency

b. Approximate PCO's/Orders of Magnitude

- | | |
|--|----------------|
| • PCO #011B – RFI #019 – Gas Regulator modifications per Eversource, (-\$1,683.00) | Owner Conting' |
| • PCO #012 – Phase #2 Demo & Roof Changes, (\$4,279.00) | Owner Conting' |
| • PCO #013 – Contaminated Soil Allowance Reconciliation, (\$30,978.00) | Owner Conting' |
| • PCO #016B – Credit from trades for Tx redesign, (-\$2,000.00) | CM Conting' |
| • PCO #019 – Protecting utilities below foundation, (\$2,816.00) | Owner Conting' |
| • PCO #021B – Drop existing MEP to floor & cut into sections (\$65,000.00) | CM Conting' |
| • PCO #023 – Credit to eliminate fire protection in tunnel, (-\$25,000.00) | Owner Conting' |
| • PCO #026 – Elevator elevation discrepancy, (\$10,000.00) | CM Conting' |
| • PCO #030 – RFI#060 ALT #10 lighting @ media center, (\$2,888.00) | Owner Conting' |
| • PCO #033 – RFI#064 Rm. 317 exposed conduits, (\$1,171.00) | Owner Conting' |
| • PCO #035 – RFI#066 Rm. 100 register location, (-\$1,065.00) | Owner Conting' |
| • PCO #036 – Kitchen vendor cost to delay installation for 12 months, (\$7,000.00) | Owner Conting' |
| • PCO #039 – Credit for louver, (-\$2,854.00) | Owner Conting' |
| • PCO #046B – RFI#080 NE Connector brick infill below slab, (\$21,866.00) | Owner Conting' |
| • PCO #049 – RFI#084 Cap and remove gas line in tunnel, (\$7,455.00) | Owner Conting' |
| • PCO #053 – RFI#089 Flow test change RPZ to double check valve, (-\$1,000.00) | Owner Conting' |
| • PCO #064 – RFI#104 Ductwork conflict conf. rm 182, (\$2,154.00) | Owner Conting' |
| • PCO #065 – RFI#105 Recommend add test header for backflow, NIC in CD's, (\$5,621.00) | Owner Conting' |
| • PCO #066 – RFI#106 Pipe main drain from sprink. Rm to ext. of bldg., (\$5,389.00) | Owner Conting' |
| • PCO #078 – PR #004 – Demo value management, (-\$20,000.00) | Owner Conting' |
| • PCO #079 – Demo abandoned coax cabling, (\$15,000.00) | Owner Conting' |
| • PCO #080 – RFI#127 Blackboard removal Rm. 102 & associated patching, (\$5,500.00) | Owner Conting' |
| • PCO #088 – RFI#129 Kitchen X bracing modifications, (\$3,800.00) | Owner Conting' |
| • PCO #093 – RFI#137 New Steel Supporting Existing Concrete Joists at Elevator, (\$2,274.00) | Owner Conting' |
| • PCO #094 – RFI#140 Wood above ceiling spaces, (\$10,000.00) | Owner Conting' |

TOTAL \$ 76,589.00 Owner Contingency

TOTAL \$ 73,000.00 CM Contingency

c. Rejected PCO's

- None to report at this time

d. Requisitions:

- Total Completed & Stored to Date through May 2023 - \$6,357,674.17
- Percentage complete through May 2023, 21%
- Retainage held through May 2023, \$198,123.36

3. Schedule

a. Work Completed:

- Structural steel erection (2B & Freezer addition)
- New addition slab on grade (substantially complete)
- MEP Demo in mechanical Rm.; includes demo of existing boiler
- Install sanitary drain piping to phase 2A sinks
- MEP Demo in West fan room (substantially complete)
- Power shut down to energize new transformer, so existing Tx vault can be prepped for new gear

b. Work In Progress:

- Demo/Abatement ongoing in Phase 3B administrative offices
- Steel deck installation at new addition
- MEP Rough in phase 2A & tunnel
- Electrical rough installation in upper level fan rooms
- Pulverize south parking lot in front of school
- CMU shear wall installation ongoing at new addition

c. Work To Start:

- Roofing at new addition & freezer addition
- Frame exterior walls at new addition
- MEP rough in phase 2B & 3B

4. Other Critical Events

- Procurement / long lead items



Downes Construction Company
200 Stanley St
New Britain, Connecticut 06051
Phone: (860) 229-3755

PCO #011B

Project: 25-01-0447 - Killingly Memorial School
Killingly, Connecticut

Prime Contract Potential Change Order #011B: Plumbing Credit for WH Regulators

TO:	Town of Killingly 172 Main Street Killingly, Connecticut 06239	FROM:	Downes Construction Company 200 Stanley St New Britain, Connecticut 06051
PCO NUMBER/REVISION:	011B / 0	CONTRACT:	25-01-0447 - Killingly Memorial School
REQUEST RECEIVED FROM:	Kyle Norton (M.J. Daly, LLC)	CREATED BY:	Dominic Madigan (Downes Construction Company)
STATUS:	Pending - In Review	CREATED DATE:	4/5/2023
REFERENCE:	RFI #019	PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:	0 days	PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	(\$1,683.00)

POTENTIAL CHANGE ORDER TITLE: Plumbing Credit for WH Regulators

CHANGE REASON: Design Development

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #011B - Plumbing credit for (2) new water heater regulators, provided by others

Furnish credit for all labor, equipment and materials associated with RFI #019 Engineer's response date, 02/01/2023.

The (2) water heaters service point of connection will be modified to be tied into the 4 inch new gas line ahead of the regulator. The existing water heater regulators rated for 2 PSI maximum pressure will be removed and replaced with 2 new regulators rated for up to 10PSI, as requested by Eversource. The water heater regulators replacement are apart of the Phase II work so the cost of respective regulators is included in this PCO.

ATTACHMENTS:

#	Budget Code	Description	Amount
1	001.22-100.S Construction.Plumbing System.Subcontractor	Plumbing	\$(1,683.00)
Grand Total:			\$(1,683.00)

Antinozzi Associates
271 Fairfield Ave.
Bridgeport, Connecticut 06604

Town of Killingly
172 Main Street
Killingly, Connecticut 06239

Downes Construction Company
200 Stanley St
New Britain, Connecticut 06051

DocuSigned by:
David Ferris 6/28/2023
SIGNATURE DATE

SIGNATURE DATE

DocuSigned by:
Dominic Madigan 6/26/2023
SIGNATURE DATE



Downes Construction Company
 200 Stanley St
 New Britain, Connecticut 06051
 P: (860) 229-3755

Project: 25-01-0447 Killingly Memorial School
 Killingly, Connecticut

RFI #19: Gas Regulator & Piping Mods Required by Utility Co.

Status	Closed on 02/02/23		
To	David Ferris (Antinozzi Associates) Sherman Taylor (Salamone & Associates, PC)	From	Dominic Madigan (Downes Construction Company)
Date Initiated	Jan 20, 2023	Due Date	Jan 23, 2023
Location	Project Stage		
Cost Impact	\$6,304.00	Schedule Impact	
Spec Section	Cost Code		
Drawing Number	Reference		
Linked Drawings			
Received From	Sub Job		
Copies To	Jason Chester (Mather Corporation), Eric Fontaine (Downes Construction Company), Dominic Madigan (Downes Construction Company), Douglas Triba (Downes Construction Company)		

Activity

Question

Question from Dominic Madigan Downes Construction Company on Friday, Jan 20, 2023 at 10:48 AM EST

Drawing 1dm-100.1 indicates the existing natural gas piping and accessories are to be removed to allow for the construction of the phase 2B new addition building foundation. The new 2" Polyethylene gas service was installed on the west elevation area adjacent to the parent Pick up / drop off to avoid the conflict. The new gas meter and regulator system uses (2) Fisher regulators rated for an outlet pressure of 1-3PSI. The new boiler room equipment is not available at this time, so existing equipment will be utilized until new equipment is installed. The existing water heaters are fed from the existing high pressure gas service which is to be abandoned. The water heaters each have their own regulator designed for a rating not to exceed 2PSI. The existing boilers are fed post house regulator to lower pressure to a max of 1 PSI. Because the new gas system has an operating range of 1-3 PSI, the existing boiler room equipment will not function due to pressures being higher than the rated capacity of the regulators serving each piece of equipment.

Proposed Solution:

Re-locate the existing house regulator on the north elevation meter assembly and tie into newly installed 4 inch gas service fed from the roof with a gas pressure of 1-3PSI. Modify the piping for the boilers to be fed post regulator to be within safe operating range of less than 1 PSI similar to the current setup. The (2) water heaters service point of connection will be modified to be tied into the 4 inch new gas line ahead of the regulator. The existing water heater regulators rated for 2 PSI maximum pressure will be removed and replaced with 2 new regulators rated for up to 10PSI. The gas service will then be restored and operating within the safe limits of the new design pressure. **Eversource is requiring these changes (both reusing the house regulator and installing new regulators).** The subcontractor's cost to perform this work is \$6,304 as previously submitted. Please review and respond ASAP, so we can schedule installation for Saturday, 2/11; there is 1 week lead time on material & fabrication.

Attachments

[MMSC COR#2 - Gas Tie-in changes.pdf](#)

Awaiting an Official Response

All Replies

Response from Sherman Taylor Salamone & Associates, PC on Wednesday, Feb 1, 2023 at 08:28 AM EST

Due to Eversource's requirements during their most recent site visit and project phasing, the existing house meter for the boilers shall be relocated/reused and the water heater regulators should be replaced as outlined above. (Note: the water heater regulators replacement are apart of the Phase II work and would be marked as a credit for during the submittal period.

**Killingly Memorial School
Change Order Proposal #1**

To: **Downes Construction Co.**From: **MJ Daly LLC**Ref: **RFI# 45**Date: **4/16/2023**

CM Number:

Trade Contractor COP Number:

1Description: **Labor & Material to complete scope based on RFI #45**

Quantity	Unit	Description of Material and Equipment	Unit Cost	Total
1		See quote attached	\$ 49.74	\$ 49.74
1		See quote attached	\$ 1,047.38	\$ 1,047.38
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
Line 1		Material and Equipment Total		\$ 1,097.12

Crew	Labor Classification	Hours	Base Rate	FICA & Med Care	FUTA & SUTA	G/L, W/C Ins	Benefits	Total Rate	Total
Plumber, Fit	FOREMAN	4.00	\$ 51.73	\$ 3.96	\$ 3.83	\$ 5.97	\$ 42.79	\$ 108.28	\$ 433.12
								\$ -	\$ -
								\$ -	\$ -
								\$ -	\$ -
								\$ -	\$ -
								\$ -	\$ -
								\$ -	\$ -
								\$ -	\$ -
								\$ -	\$ -
Line 2								Labor Total	\$ 433.12

Subcontractor Cost (Attach Proposals)

Trade		Name of Subcontractor	Total
Line 3	Subcontractor Total		\$ -

Line 4	Total Labor, Material, and Equipment	\$ 1,530.24
--------	--------------------------------------	-------------

Contractor Overhead and Profit	Allow %	Amount	Total
Net Value of Self Performed Work (Amount = Lines 1+2)	10%	\$ 1,530.24	\$ 153.02
Net Value of Subcontract Work (Amount = Line 3)	5%	\$ -	\$ -
Line 5	Contractor Overhead and Profit Total		\$ 153.02

Line 6	Total Proposed Change Order Amount (Lines 4+5)	\$ 1,683
--------	--	----------



Corporate Headquarters:
100 North Elm Street • Waterbury, CT 06702
Phone: 203-766-3641 • Fax: 203-753-4317

Quotation

QUOTE DATE	QUOTE NUMBER
03/28/23	S7229344
QUOTED BY	PAGE NO
Howard Liebman 860-903-1993 hliebman@torrco.com	1

Quoted By: TORRCO EAST WINDSOR BRANCH L2
 10 SOUTH MAIN STREET
 EAST WINDSOR, CT 06088-9739
 860-627-9677 Fax 860-623-3148

Quoted To: M.J. DALY, LLC
 110 MATTATUCK HEIGHTS RD
 WATERBURY, CT 06705-3831

Ship To: M.J. DALY, LLC
 226 PUTNAM PIKE
 KILLINGLY HIGH SCHOOL
 DAYVILLE, CT 06241

JOB REFERENCE		ORDERED BY		CUSTOMER NUMBER	
MAXITROL/KILLINGLY				72252	
TERMS		SHIP DATE		FREIGHT	
2% 10th Prox, Net 30th		03/28/23		Included	
ORDER QTY	PART NO	DESCRIPTION	Net Pric	Ext Pric	
1ea	38474	325-5V 1inch MAXITROL APPLIANCE REGULATOR WITH STANDARD 4"-12" W/C SPRING 3/8inch VENT	49.74	49.74	
1ea	1305320	3inch MAXITROL 210G BALANCE VALVE DESIGN GAS PRESSURE REGULATOR WITH GREEN R11110-515 5inch - 15inch W/C SPRING ** THIS ITEM MAY NOT BE RETURNED **	1047.38	1047.38	
<p>* This is a quotation * Prices subject to market fluctuations and may change without notice. Applicable taxes extra!</p>			Subtotal	1097.12	
			S&H CHGS	0.00	
			Sales Tax	69.67	
			Amount Due	1166.79	

**PCO #021A**

Downes Construction Company
200 Stanley St
New Britain, Connecticut 06051
Phone: (860) 229-3755

Project: 25-01-0447 - Killingly Memorial School
Killingly, Connecticut

Prime Contract Potential Change Order #021A: Drop & Cut MEP systems into manageable sections

TO:	Town of Killingly 172 Main Street Killingly, Connecticut 06239	FROM:	Downes Construction Company 200 Stanley St New Britain, Connecticut 06051
PCO NUMBER/REVISION:	021A / 0	CONTRACT:	25-01-0447 - Killingly Memorial School
REQUEST RECEIVED FROM:	Joseph Villano (Spectrum Environmental)	CREATED BY:	Dominic Madigan (Downes Construction Company)
STATUS:	Pending - In Review	CREATED DATE:	6/19/2023
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:	0 days	PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$0.00

POTENTIAL CHANGE ORDER TITLE: Drop & Cut MEP systems into manageable sections

CHANGE REASON: Existing Condition

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #021A - Drop MEP systems to floor and cut in manageable sections

Furnish all labor, material and equipment to Drop existing MEP systems to floor and cut into manageable sections. This scope item to drop systems to floor and cut into manageable sections was not purchased from HVAC or Demo contractor in base bid. This is associated with all cut & drop operations from 03/29/23 to 04/06/23.

Base Bid Scope:

1. HVAC subcontractor is responsible to disconnect and make safe
2. Demo subcontractor is responsible for removal after its dropped to floor and cut into manageable sections

ATTACHMENTS:

#	Budget Code	Description	Amount
1	001.01-200.S Construction.Demolition & Hazmat.Subcontractor	Demo & Hazmat	\$13,808.00
2	001.70-001.M Construction.Contingency.Material (Procure)	Contingency	\$(13,808.00)
Grand Total:			\$0.00

Antinozzi Associates
271 Fairfield Ave.
Bridgeport, Connecticut 06604

Town of Killingly
172 Main Street
Killingly, Connecticut 06239

Downes Construction Company
200 Stanley St
New Britain, Connecticut 06051

DocuSigned by:
David Ferris 6/28/2023
SIGNATURE DATE

SIGNATURE DATE

DocuSigned by:
Dominic Madigan 6/28/2023
SIGNATURE DATE

**Killingly Memorial School
Change Order Proposal #??**

To: Downes Construction Co.

From: Spectrum Environmental

Ref: PCO 21 A

Date: 3/29/23 to 4/6/23

CM Number:

Trade Contractor COP Number: XX

Description: MEP Cut and Drop Batch 1 3/29/23 to 4/6/23

Quantity	Unit	Description of Material and Equipment	Unit Cost	Total
1				\$ -
1				\$ -
3				\$ -
1				\$ -
1				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
			\$ -	\$ -
Line 1		Material and Equipment Total		\$ -

Crew	Labor Classification	Hours	Base Rate	FICA & Med Care	FUTA & SUTA	G/L, W/C Ins	Benefits	Total Rate	Total
	Foreman	31.00	\$ 42.00	\$ 8.40	\$ 1.26	\$ 11.76	\$ 26.37	\$ 89.79	\$ 2,783.49
	Laborer	128.00	\$ 34.00	\$ 5.78	\$ 1.02	\$ 9.52	\$ 26.00	\$ 76.32	\$ 9,768.96
	Operator		\$ 47.00	\$ 9.40	\$ 1.41	\$ 13.16	\$ 27.00	\$ 97.97	\$ -
	Laborer		\$ 34.00	\$ 5.78	\$ 1.02	\$ 9.52	\$ 26.00	\$ 76.32	\$ -
	Laborer		\$ 34.00	\$ 5.78	\$ 1.02	\$ 9.52	\$ 26.00	\$ 76.32	\$ -
							\$ -	\$ -	\$ -
							\$ -	\$ -	\$ -
							\$ -	\$ -	\$ -
							\$ -	\$ -	\$ -
							\$ -	\$ -	\$ -
Line 2								Labor Total	\$ 12,552.45

Subcontractor Cost (Attach Proposals)		
Trade	Name of Subcontractor	Total
		\$ -
Line 3	Subcontractor Total	\$ -

Line 4	Total Labor, Material, and Equipment	\$ 12,552.45
--------	--------------------------------------	--------------

Contractor Overhead and Profit		Allow %	Amount	Total
Net Value of Self Performed Work (Amount = Lines 1+2)		10%	\$ 12,552.45	\$ 1,255.25
Net Value of Subcontract Work (Amount = Line 3)		5%	\$ -	\$ -
Line 5	Contractor Overhead and Profit Total			\$ 1,255.25

Line 6	Total Proposed Change Order Amount (Lines 4+5)	\$ 13,808
--------	--	-----------

AAIS

P.O. BOX 26066
16 HAMILTON STREET
WEST HAVEN, CT 06516

tel: 203-932-2992
fax: 203-932-9892
e-mail: joe@aaiscorp.com

DATE:

3/29/23 to 4/6/23

CUSTOMER

Downs Construction

CONTRACT AWARD #

AAIS JOB #

3100525

PROJECT NAME

Killingly Memorial

Killingly Memorial

**MEP Cut and
Drop Batch 1**

PROJECT NUMBER

DPW NUMBER

Cover Page

\$

12,552.45

TOTAL

\$

12,552.45



REACTIVE DEMOLITION • ASBESTOS • LEAD • MOLD

MEP Cut and Drop				MEP Cut and Drop Batch 1	
AAIS Corp. 16 Hamilton Street, West Haven, CT 06516 West Haven, CT 06516 Tel: (203) 932-2992 Fax: (203) 931-9892			Project:		Killingly Memorial
			Day and Date:		2/25/23
			Project Manager		Joe Villano
			Phone:		932-2992
Client: Downs Construction Address: 339 Main Street Contact Person: Dominic Madigan			Job #		Killingly Memorial
			Killingly Memorial		
Labor	Quant.	Unit	Unit Rate	Total	
Asbestos Foreman	31	Hr	\$89.79	\$2,783.49	
Asbestos Laborer	128	Hr	\$76.32	\$9,768.96	
Asbestos Foremen OT	0	Hr	\$120.97	\$0.00	
Asbestos Laborer OT	0	Hr	\$105.65	\$0.00	
Asbestos Operating Engineer	0	Hr	\$106.59	\$0.00	
Asbestos Operating Engineer OT	0	Hr	\$138.67	\$0.00	
Asbestos Foreman DT	0	Hr	\$148.27	\$0.00	
Asbestos Laborer DT	0	Hr	\$128.41	\$0.00	
Asbestos Operating Engineer DT	0	Hr	\$170.75	\$0.00	
Project Manager / Project Super	0	Hr	\$93.65	\$0.00	
Project Manager / Project Super OT	0	Hr	\$120.97	\$0.00	
				\$0.00	
Total Labor:				\$12,552.45	
Materials	Quant.	Unit			
Misc Invoices	1	Unit		\$0.00	
Daily Equipment Use (See Attached Sheets)	1	Total	\$0.00	\$0.00	
Sub-Contractor	Quant.	Unit			
	1	Each	\$0.00	\$0.00	
	1	Each	\$0.00	\$0.00	
	1	Each	\$0.00	\$0.00	
			Sub-Total:		\$12,552.45
			Total Daily Cost:		\$12,552.45
Description Of Work Performed:					
MEP Cut and Drop					
Approved:			Date:		

A.A.I.S.
802 Boston Post Road
West Haven, CT 06516

Ticket
map drop #1

ADDITIONAL WORK AUTHORIZATION

Street of Ticket's Bar #1

Customer	Job Name	Date	Job Number
Downes Const	Killingly Memorial School	3-29-23	#3100786
Job Address:	339 Main ST. Danielson CT. 06239		FAN RM. WEST Report #

Labor

Employee Name		M	T	W	T	F	S	S	Total Units	Rate	Extension
Oscar Hernandez	ST			4							
Foreman	OT										
Elliott Jones	ST			8							
Laborels	OT										
Angel Vega	ST			8							
Laboren	OT										
	ST										
	OT										
	ST										
	OT										

Description of Work:

- Cut and DROP Ducts in upper Mechanics/
Fan Room WEST SIDE


Verify time only

Scope item #30
Spectrum cont.

Signature of Customer or Foreman

Print Name

Date


Eric Fortaine
4/17/2023

Sub Total	
Other see attached	
Total	

A.A.I.S.

802 Boston Post Road
West Haven, CT 06516

Ticket map Rep #2

ADDITIONAL WORK AUTHORIZATION

Customer	Job Name	Date	Job Number
DOWNES CONSTRUCTION	Killingly Memorial School	3-30-23	#3100 786
Job Address:	359 MAIN ST. Killingly CT		HEP DEMO EXTRA Report #

Labor

Employee Name	M	T	W	T	F	S	S	Total Units	Rate	Extension
OSCAR Hernandez				4						
Foreman										
Elliott Jones				8						
Laboren										
Angel Vera				8						
Laboren										

Description of Work:

FAH ROOM WEST SIDE

- Cut AND DROP AIR DUCTS AND STEAM LINES AND HANGERS

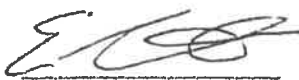
Tunnel Under 2-A

- Cut AND DROP STEAM LINES AND HANGERS

* Verify time only

Scope item #30

Signature of Customer or Foreman



Print Name

Eric Fontaine

Date

4/17/2023

Sub Total

Other see attached

Total

A.A.I.S.

802 Boston Post Road
West Haven, CT 06516TICKET
MEP Drop #3

ADDITIONAL WORK AUTHORIZATION

Customer	Job Name	Date	Job Number
Davies Construction	Killings Memorial School	3-31-23	#3100786
Job Address:	334 MAIN ST. KILLINGLY CT.		MEP DEMO EXTRA Report #

Labor

Employee Name		M	T	W	T	F	S	S	Total Units	Rate	Extension
Oscar Hernandez	SI					4					
Foreman	OT										
Darwin Calvo	SI					8					
Laborer	OT										
Rene Medeiros	SI					8					
Laborer	OT										
	SI										
	OT										
	SI										
	OT										

Description of Work:

MEP DEMO

- Tunnel

- Boiler Room Tunnel loop to Header

Verify Time only
Cut / Cap / Pull

Scope item 30 Spectrum

Signature of Customer or Foreman



Print Name

Eric Fontaine

Date

4/17/2023

Sub Total

Other see attached

Total

A.A.I.S.
802 Boston Post Road
West Haven, CT 06516

Ticker
map Drop #4

ADDITIONAL WORK AUTHORIZATION

Customer	Job Name	Date	Job Number
Davies Construction	Killingly Memorial School 339 MAIN ST.	4-3-23	#360766 MEP DEMO EXTRA
Job Address:	Killingly CT		Report #

Labor

Employee Name		M	T	W	T	F	S	S	Total Units	Rate	Extension
OSCAR HERNANDEZ	ST	6									
FOREMAN	OT										
ELIOTT JONES	ST	8									
LABORER	OT										
REIN MEDINA	ST	8									
LABORER	OT										
MAURO MORALES	ST	8									
LABORER	OT										
	ST										
	OT										
	OT										

Description of Work:

WEST FAN ROOM

- Continue Demo of FAN BLOWERS AND MOTORS

* Cot, cop, dup work → Note #30 AAIS / Spectrum
Scope

Verify time only

Signature of Customer or Foreman

Eric Frattine

Print Name

Eric Frattine

Date

4/17/2023

Sub Total	
Other see attached	
Total	

A.A.I.S.
802 Boston Post Road
West Haven, CT 06516

TICKET
map Drop # 5

ADDITIONAL WORK AUTHORIZATION

Customer	Job Name	Date	Job Number
Downs Construction	Killingly Memorial School	4-17-2023	W5100786
Job Address:	339 MAIN ST Killingly CT		HEP DEMO EXTRA Report #

Labor

Employee Name	M	T	W	T	F	S	S	Total Units	Rate	Extension
Oscar Hernandez Foreman	ST	4								
Elliott Jones Laborer	ST	4								
Rene Medeiros Laborer	ST	4								
Mauricio Morales	ST	8								
	ST									
	ST									
	ST									
	ST									

Description of Work:

WEST FAH ROOM

- DEMO FAH UNITS # 2 AND #3

* Cut, cap, drop & Note #30 AAIS / Spectrum
Sup.e.

Signature of Customer or Foreman



Print Name

Eric Fontaine

Date

4/17/2023

Sub Total	
Other see attached	
Total	

A.A.I.S.

802 Boston Post Road
West Haven, CT 06516Ticket
mep Drop #6

ADDITIONAL WORK AUTHORIZATION

Customer	Job Name	Date	Job Number
DOWNES Const.	Killingly Memorial School	4-5-23	#3100186
Job Address:	339 Main St. Killingly CT.		MEP DEMO EXTRA Report #

Labor

Employee Name	M	T	W	T	F	S	S	Total Units	Rate	Extension
OSCAR Hernandez			5							
FOREMAN										
ELLIOTT JONES			8							
LABORER										
MAURO MORALES			8							
LABORER										

Description of Work:

FAA ROOM West side


- Continue DEMO OF FANS, MOTORS, + Air Handlers

* Cut, Cap, drop → Note #30 AALS/Spectrum
Scope.

Signature of Customer or Foreman

Print Name

Date


 Eric Fortaine
 4/17/2023

Sub Total

Other see attached

Total

A.A.I.S.802 Boston Post Road
West Haven, CT 06516TICET
MEP Drop # 7**ADDITIONAL WORK AUTHORIZATION**

END OF TICETS Batch #1

Customer	Job Name	Date	Job Number
Downes Construction	Killingly Memorial School	4-6-2023	#3100786
Job Address:	339 MAIN ST. Killingly CT.		MEP DEMO EXTRA Report #

Labor

Employee Name	M	T	W	T	F	S	S	Total Units	Rate	Extension
Oscar Hernandez	ST			4						
Foreman	OT									
Elliott Jones	ST			8						
Laborer	OT									
Mauko Morales	ST			8						
Laborer	OT									
Angel Vega	ST			8						
Laborer	OT									
	ST									
	OT									
	OT									

Description of Work:

FAN ROOM WEST SIDE

- Continue DEMO OF AIR HANDLER

✗ Cut Cap drop → Note #30 A.I.S. Spectrum
Scope.

Signature of Customer or Foreman



Print Name

Eric Fontaine

Date

4/17/2023

Sub Total

Other see attached

Total

PCO #075

Downes Construction Company
200 Stanley St
New Britain, Connecticut 06051
Phone: (860) 229-3755

Project: 25-01-0447 - Killingly Memorial School
Killingly, Connecticut

Prime Contract Potential Change Order #075: Eversource Overtime for New Service Tie-In

TO:	Town of Killingly 172 Main Street Killingly, Connecticut 06239	FROM:	Downes Construction Company 200 Stanley St New Britain, Connecticut 06051
PCO NUMBER/REVISION:	075 / 0	CONTRACT:	25-01-0447 - Killingly Memorial School
REQUEST RECEIVED FROM:		CREATED BY:	Dominic Madigan (Downes Construction Company)
STATUS:	Pending - In Review	CREATED DATE:	6/6/2023
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:	0 days	PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$2,844.23

POTENTIAL CHANGE ORDER TITLE: Eversource Overtime for New Service Tie-In

CHANGE REASON: Allowance

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #075 - Eversource Overtime Required to Energize new Transformer

Furnish all labor necessary to complete electrical service relocation off hours on 6/24. This work is being completed off hours on Saturday because it will shut down power to entire jobsite for a full day, so this has to be scheduled on Saturday so the project doesn't lose an entire day during regular work week due to power loss.

ATTACHMENTS:

#	Budget Code	Description	Amount
1	001.01-003.M Construction.Project Requirements.Material (Procore)	Eversource CR#12738169	\$2,721.23
2	001.60-504.M Construction.CM P&P Bonds.Material (Procore)	Bond	\$19.00
3	001.60-503.M Construction.General Insurance.Material (Procore)	Insurance	\$21.00
4	001.90-001.M Construction.CM Fee.Material (Procore)	CM Fee	\$83.00
Grand Total:			\$2,844.23

Antinozzi Associates
271 Fairfield Ave.
Bridgeport, Connecticut 06604

Town of Killingly
172 Main Street
Killingly, Connecticut 06239

Downes Construction Company
200 Stanley St
New Britain, Connecticut 06051

DocuSigned by:
David Ferris 6/20/2023
SIGNATURE DATE

SIGNATURE DATE

DocuSigned by:
Dominic Madigan 6/19/2023
SIGNATURE DATE



Eversource
173 Mechanic St
Danielson, CT 06239

Scott Cormier, Supervisor - Field Engineering Design
(860) 779-5680 or Scott.Cormier@eversource.com

Dominic Madigan
200 Stanley St.
New Britain, CT 06051

April 24, 2023

Dear Customer:

Eversource has reviewed your request (Customer Request # 12738169) for us to complete work on non-Eversource facilities at 339 Main Street, Killingly, CT. The total amount due (please make check payable to Eversource) to complete Eversource's portion of this work is \$ 2,721.23.

The amount is valid for 90 days and assumes average working conditions. Additional charges may apply if we encounter unusual conditions (rock, water, frost, etc.). All tree trimming, trenching, conduit and blasting on private property are the responsibility of the property owner.

To enable Eversource to schedule the work, please detach the bottom portion of this letter and return it in the enclosed envelope with your nonrefundable payment. Your payment authorizes Eversource to relocate electric service at the above location and acknowledges your agreement with the terms and conditions stated in this letter.

Facilities installed by Eversource will remain the responsibility of Eversource. This payment will not entitle you to ownership interest or rights to Eversource facilities.

If you should have any questions, please contact Field Engineering Designer li Douglas Grimason at 8607795679.

Sincerely,

Scott Cormier
Supervisor - Field Engineering Design



Please cut at dotted line and return with your mail in payment.



Payment Options:

Credit/Debit Card or ACH (echeck) payments (convenience fee required): Call the Electric Service Support Center, (888)544-4826

US Mail Payments: Eversource - Electric Service Support Center, PO Box 2985, Hartford CT 06104-2985

Overnight/Express Payments: Eversource - Electric Service Support Center, 107 Selden St., Berlin CT 06037 (Monday-Friday)

<u>ENT</u>	<u>CCC</u>	<u>WAMFWO</u>	<u>Cost Ele</u>	<u>LOB</u>	<u>FERC</u>	<u>MAXIMO WO #</u>	
11	2BC	80460818	A68			12738169	\$ 2,519.66
11	310	1864W011	A68	11100	1864W0		\$ 201.57
<u>Job Address:</u>						Total Due	\$ 2,721.23
<u>339 Main Street, Killingly, CT</u>							

Customer Billed

Dominic Madigan
200 Stanley St.
New Britain, CT 06051



Downes Construction Company
200 Stanley St
New Britain, Connecticut 06051
Phone: (860) 229-3755

PCO #090

Project: 25-01-0447 - Killingly Memorial School
Killingly, Connecticut

Prime Contract Potential Change Order #090: RFI#133 Modify Beam Size for DOAS5

TO:	Town of Killingly 172 Main Street Killingly, Connecticut 06239	FROM:	Downes Construction Company 200 Stanley St New Britain, Connecticut 06051
PCO NUMBER/REVISION:	090 / 1	CONTRACT:	25-01-0447 - Killingly Memorial School
REQUEST RECEIVED FROM:	Josh Herbert (General Welding & Fabrication)	CREATED BY:	Dominic Madigan (Downes Construction Company)
STATUS:	Pending - In Review	CREATED DATE:	6/21/2023
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:	0 days	PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$0.00

POTENTIAL CHANGE ORDER TITLE: RFI#133 Modify Beam Size for DOAS5

CHANGE REASON: Existing Condition

POTENTIAL CHANGE ORDER DESCRIPTION: (The Contract Is Changed As Follows)

CE #090 - RFI#133 Modify Beam Size for DOAS5

Furnish all labor, materials and equipment to modify structural steel beam size in accordance with Antinozzi Associates response to RFI #133, dated 06/07/23. Scope includes replacing original W16x40 with W12x50 to reduce the height of steel.

**Respective PCO is a legitimate change to the project. However, in a spirit of cooperation with the design team, Downes has agreed to fund this PCO from CM Contingency. It is important to note that this arrangement should be regarded as an exception and not set as a precedent for future cases. While the decision to fund the PCO in this manner demonstrates goodwill and collaboration between the parties involved, it is essential to maintain a clear understanding that such actions should not be expected or utilized as a standard practice for handling changes to the project.*

ATTACHMENTS:

#	Budget Code	Description	Amount
1	001.05-100.S Construction.Structural Steel.Subcontractor	Structural Steel	\$594.00
2	001.70-001.M Construction.Contingency.Material (Procure)	Contingency	\$(594.00)
Grand Total:			\$0.00

Antinozzi Associates
271 Fairfield Ave.
Bridgeport, Connecticut 06604

Town of Killingly
172 Main Street
Killingly, Connecticut 06239

Downes Construction Company
200 Stanley St
New Britain, Connecticut 06051

DocuSigned by:
David Ferris 6/28/2023
SIGNATURE EC9478... DATE

SIGNATURE DATE

DocuSigned by:
Dominic Madigan 6/28/2023
SIGNATURE FC0407... DATE



Downes Construction Company
 200 Stanley St
 New Britain, Connecticut 06051
 P: (860) 229-3755

Project: 25-01-0447 Killingly Memorial School
 Killingly, Connecticut

RFI #133: Structural Steel for DOAS5

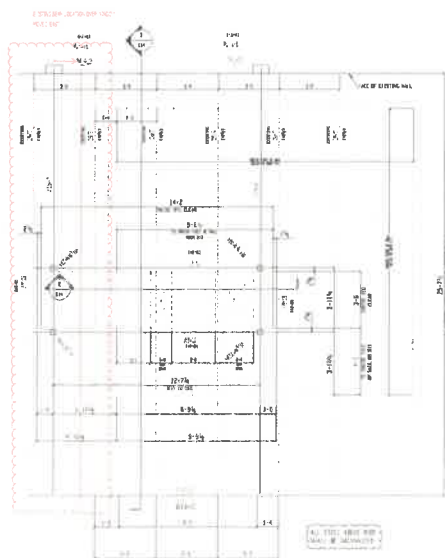
Status	Closed on 06/07/23		
To	Kevin Matis (Antinozzi Associates) David Ferris (Antinozzi Associates)	From	Justin Barros (Downes Construction Company)
Date Initiated	May 26, 2023	Due Date	May 29, 2023
Location	Project Stage		
Cost Impact	Schedule Impact Yes (Unknown)		
Spec Section	Cost Code		
Drawing Number	Reference		
Linked Drawings			
Received From	Sherry Lawson (P & D Mechanical, Inc.)	Sub Job	
Copies To	Alison Burzduk (P & D Mechanical, Inc.), Mike Carlson (Downes Construction Company), Bruce Dexter (Dexter Landscaping & Masonry LLC), Eric Fontaine (Downes Construction Company), Josh Herbert (General Welding & Fabrication), Sherry Lawson (P & D Mechanical, Inc.), Dominic Madigan (Downes Construction Company), Kerry Mallett (P & D Mechanical, Inc.), Ray Morgan (P&D Mechanical, Inc.), Casey Ryan (General Welding & Fabrication), Douglas Triba (Downes Construction Company), Dave Tupper (P & D Mechanical, Inc.), David Warzecha (P & D Mechanical, Inc.)		

Activity

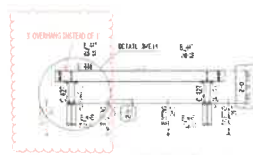
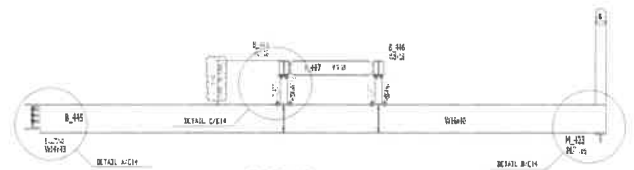
Question	<p>Question from Justin Barros Downes Construction Company on Friday, May 26, 2023 at 08:26 AM EDT</p> <p>The W16x40 beams added to the support the DOAS-5 unit above room 313, are below the existing trusses. Trades cannot be lowered any further due to the height of the ceiling. Because of this, 2 notches will need to be made in the beams (see SK-102)</p> <p>Also the beam layout on structural drawing E14rev2 (attached) puts a beam over the window. The beam cannot be over a window and needs to move 2' east. This will leave a 3' overhang for the unit support above the roof.</p> <p>Please confirm that these resolutions are acceptable and advise, as this RFI will become an adverse impact on the schedule if not answered in a timely fashion</p>
-----------------	--

Attachments
[KMS P&D RFI 028 RFI for the steel at DOAS-5.msg](#)

Official Response	<p>Response from David Ferris Antinozzi Associates on Wednesday, Jun 7, 2023 at 07:37 AM EDT</p> <p>AA is in agreement with the solutions offered by the Structural Engineer.</p> <p>The beam was not shown over the window in the bid documents, but was shown above the window in submitted shop drawings, which was unacceptable and required the change.</p>
Official Response	<p>Response from Jeremy Soderholm Michael Horton Associates, Inc. on Tuesday, May 30, 2023 at 04:44 PM EDT</p> <p>The 3' cantilever created for the W8 by the shift of the beam below is acceptable. The notch detail on the W16 is not acceptable. The W16x40 members could be revised to a W12x50 to save height. Otherwise the trades would need to be relocated to avoid interference with beam.</p>

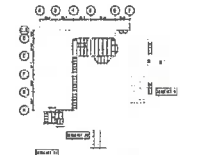
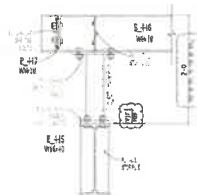
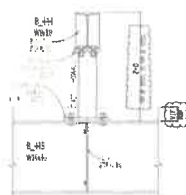
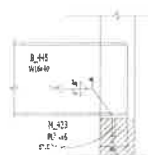
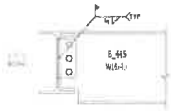


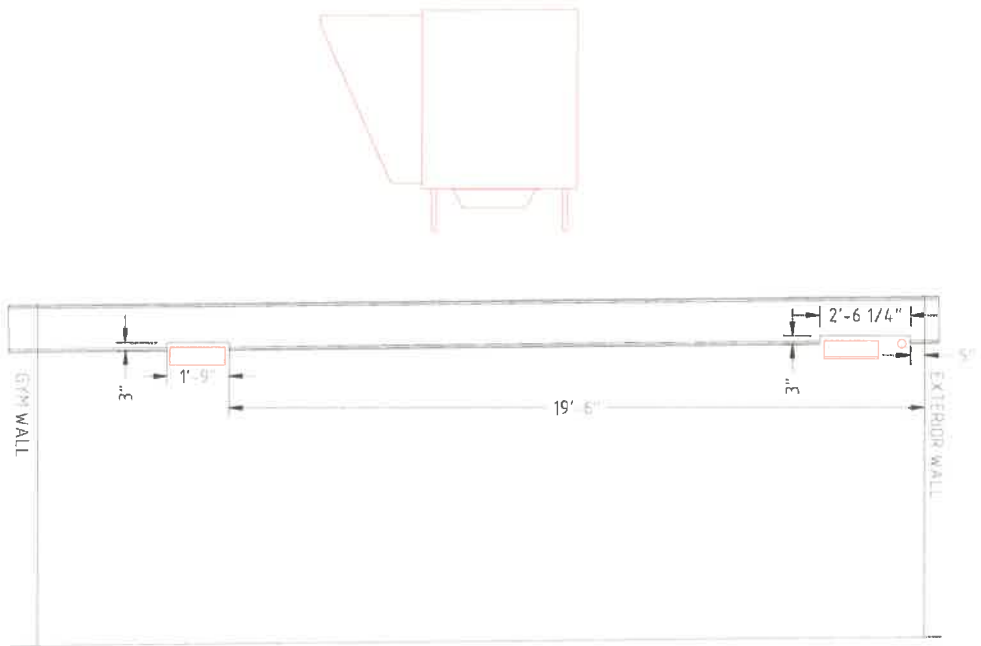
SEC 10 PART PLAN EXISTING ROOF
(Elevation: 275-Ft. (U.L.))



SEQ 10 SECTION 2

- PLEASE VERIFY THE FOLLOWING:
1. EXISTING MEMBER SIZES AND DIMENSIONS (FOR CONNECTIONS)
 2. EXISTING MEMBER LOCATIONS AND SPACING (FOR NEW MEMBERS)
 3. LOCATION OF "RTU" SUPPORT STEEL - W8x18 @ 4'S/6'
 4. LOCATION OF ANGLE FRAMES AROUND OPENINGS & OPENING SIZE AND LOCATIONS. 3/4"X6"
 5. COORDINATE ELEVATION OF NEW STEEL WITH EXISTING DECK.
 6. TOP OF NEW STEEL TO TOP OF NEW STEEL DIMENSION & DUNNAGE STEEL THROUGH EXISTING ROOF.
- DUNNAGE STEEL TO BE GALVANIZED.

[illegible]



P&D MECHANICAL, INC.
PLUMBING CONTRACTOR
CITY OF NEW HAVEN, CT
PLUMBING CONTRACTOR

627 Old Hartford Road Colchester CT 06415
TELEPHONE: (860) 537-0617 FAX: (860) 537-0839

PROJECT:	KILLINGLY MEMORIAL SCHOOL					SKETCH NO.:
TITLE:	BEAM CUT OUTS FOR DOAS-5					SK-102
SCALE:	N.T.S.	REV.	DATE:	DESCRIPTION		
JOB NO.:	262					
DRAWN BY:	JWT					
ISSUED:	5/7/23					

KILLINGLY MEMORIAL ELEMENTARY**Proposed Change Order**

To: Downes Const Co.

From:

General Welding & Fabrication

Date: 6/14/2023

Ref:

1

Description: Price to change main beams from W16x40 to a W12x50

Quantity	Unit	Description of Material and Equipment	Unit Cost	Total
3000	Lbs	(2) w12x50x30-0	\$0.90	\$2,700.00
-2400	Lbs	(2) w16x40x30-0	\$0.90	-\$2,160.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
Line 1		Material and Equipment Total		540.00

Crew	Labor Classification	Hours	Base Rate	FICA & Med Care	FUTA & SUTA	G/L, W/C Ins	Benefits	Total Rate	Total
									0.00
1	IRONWORKER FORMAN							87.19	0.00
	IRONWORKER FORMAN OT							110.07	0.00
1	IRONWORKER JOURNEY							82.92	0.00
	IRONWORKER JOURNEY OT							104.29	0.00
	Crane Operator							51.53	0.00
									0.00
Line 2								Labor Total	0.00

Subcontractor Cost (Attach Proposals)			Total
Trade	Name of Subcontractor		
			0.00
			0.00
			0.00
Line 3		Subcontractor Total	0.00

Line 4 Total Labor, Material, and Equipment (Lines 1 + 2) 540.00

Contractor Overhead and Profit	Allow %	Amount	Total
Net Value of Self Performed Work (Amount= Lines 1+2)	10%	54.00	594.00
Net Value of Subcontract Work (Amount = Line 3)	5%	0.00	0.00
Line 5		Contractor Overhead and Profit Total	594.00

Line 6 Total Proposed Change Order Amount (Lines 1+2+3+5) **594.00**

June 13, 2023

3:32:11PM

Page 1 of 1



55 Pent Hwy
 Wallingford, CT 06492
 Phone: 800-243-4410 Fax: 203-294-2993
 Website: www.infra-metals.com

Quotation No. 613202301

Bill To GENERAL WELDING & FABRICATION
 977 ECHO LAKE ROAD
 WATERTOWN, CT 06795

Ship To GENERAL WELDING & FABRICATION
 977 ECHO LAKE ROAD
 WATERTOWN, CT 06795
 Phone: 860-274-9668
 ATTN: JAY HERBERT

Customer P.O. #:

F.O.B.: Origin

Ship Via: Our Truck

Due Date: 06/14/2023

Sales 1: Christie Alesevich

Sales 2:

Quote Date: 06/13/2023

Contract:

Order Qty	Description	Width	Length	Weight	Price	UM	Extension	Tax
2	WIDE FLANGE 12 X 50# ASTM - A992		30' 0"	3,000.00	\$90.00	C	\$2,700.00	E

Total Weight 3,000.00

Subtotal Non taxable **\$2,700.00**Subtotal taxable **\$0.00**CONNECTICUT STATE TAX: 6.35% **\$0.00**Total **\$2,700.00**

Unloading Instructions:

Receiving Hours: 7 AM - 3 PM

Max Bundle Weight: 5,000

Spacers 2 X 4 FOR CHAINS OR

Over Head Crane Fork Lift Unloading

Messages:

MTRS REQUIRED

MUST CALL DAY BEFORE DELIVERY*

CUSTOMER WILL REFUSE IF NOT LOADED PROPERLY

Thank you for your inquiry.

All items are subject to prior sales and subject to mill price

and/or surcharge increase. Any revisions to this quotation may require a recalculation of price.

SALES ARE SUBJECT TO THE TERMS AND CONDITIONS OF SALE AVAILABLE AT WWW.INFRA-METALS.COM

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: Downes Construction

ITEM SUMMARY:

Phase I bids have been received with scope reviews completed. Downes Construction has prepared a budget analysis with the list of bid alternates which will be reviewed and discussed. The GMP (guaranteed maximum price) for the work to date will also be reviewed and approved.

ACTION REQUESTED AT THE JUNE 7, 2023 MEETING:

Review and if appropriate, approve bid alternate(s)

Review and if appropriate, approve the GMP to date for Downes Construction

SUPPORTING DOCUMENTS:

- Budget Analysis
- Project Elevations showing alternates 2 and 3
- GMP for Downes Construction

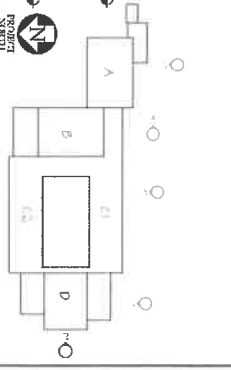
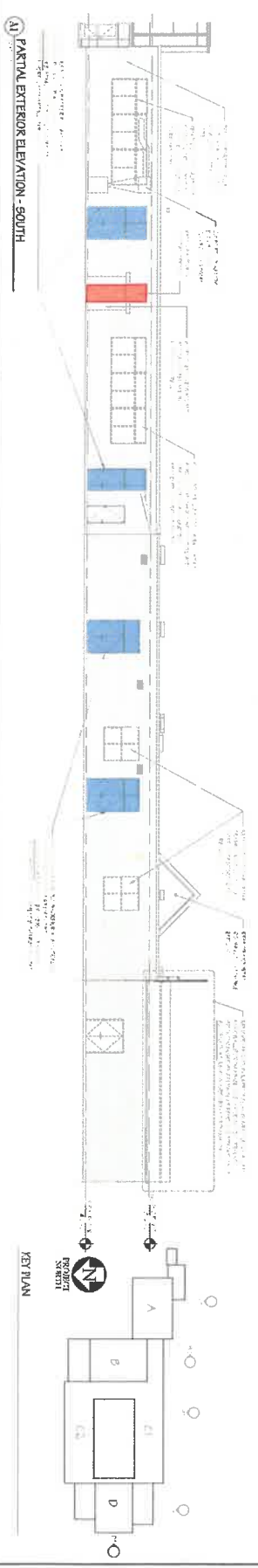
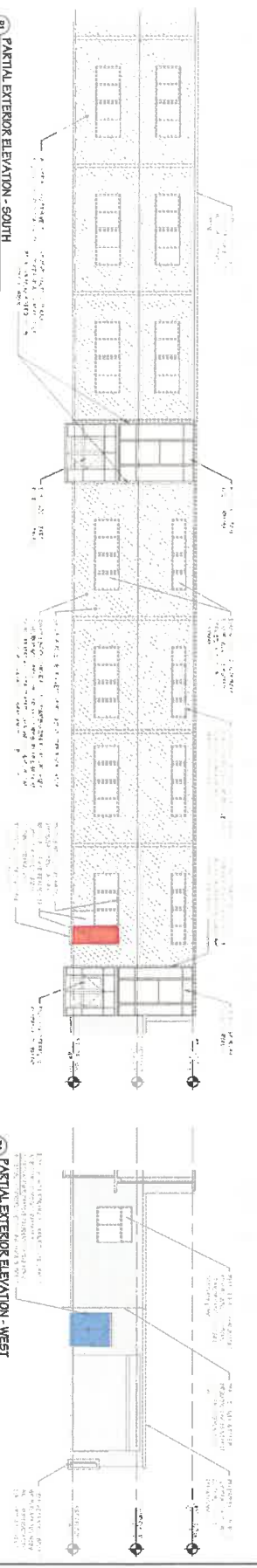
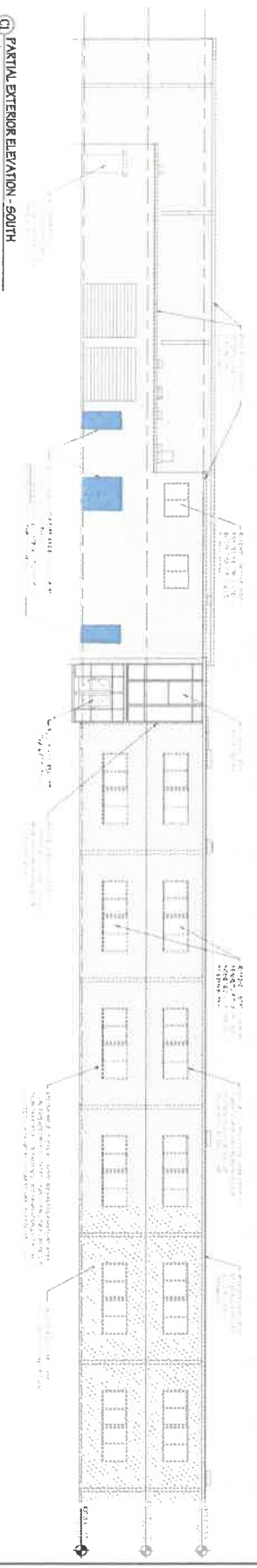
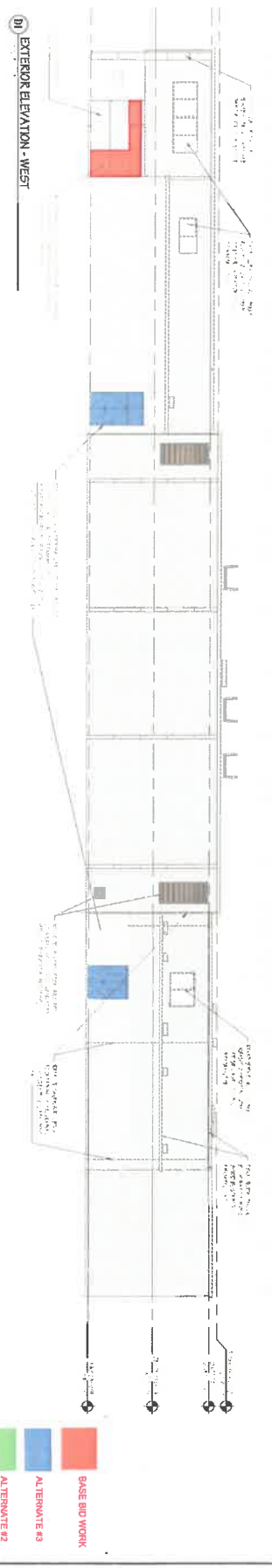
KILLINGLY COMMUNITY CENTER
BUDGET ANALYSIS AS OF 6/29/23

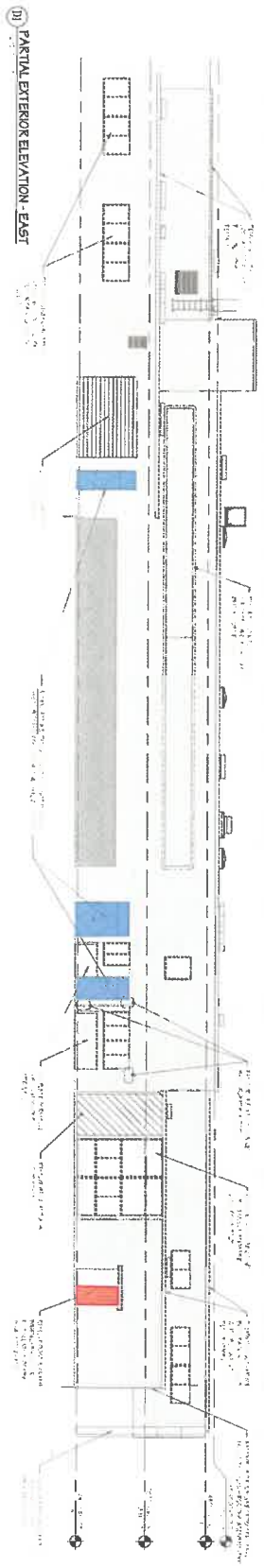


PRECONSTRUCTION			
Downes Construction			\$ 54,420.00
PHASE I			
DOWNES GMP AMENDMENT NO. 1			
01 00 00	Project Requirements	DCC	\$ 180,118
03 30 00	Demo & Abatement	Spectrum	\$ 819,000
04 20 00	Unit Masonry	Dexter	\$ 936,405
06 00 00	Rough Carpentry	DCC	\$ 203,722
07 21 00	Roofing System	Silktown	\$ 2,642,790
08 41 00	Entrances Storefront, Curtainwall & Windows	Accurate	\$ 1,522,080
09 00 00	Painting	Mackenzie	\$ 72,500
23 00 00	MEP Relocations	Allowance	\$ 30,000
31 00 00	Sitework & Concrete	Allowance	\$ 50,000
TOTAL TRADE COST			\$ 6,456,615
0.026%	State Education Fee		\$ 1,679
	General Conditions & Staffing		\$ 422,779
0.75%	General Liability Insurance		\$ 54,178
	Builder's Risk Insurance		By Owner
	Local Building Permit		N / R
0.86%	CM Payment & Performance Bond		\$ 60,335
3%	Construction Contingency		\$ 209,868
1.15%	CM Fee		\$ 82,863
TOTAL AMENDMENT #1 GMP:			\$ 7,288,316
TOTAL GMP TO DATE INCLUDING PRECONSTRUCTION SERVICES:			\$ 7,342,736
SUGGESTED COST MANAGEMENT SAVINGS			TBD
TOTAL CONSTRUCTION COST w/ COST MANAGEMENT SAVINGS:			\$ 7,342,736
OWNER SOFT COTS:			\$ 4,227,354
TOTAL CURRENT COMMITTED PROJECT COST:			\$ 11,570,090
APPROVED FUNDING			\$ 27,016,155
BALANCE AVAILABLE FOR INTERIOR RENOVATIONS:			\$ (15,446,065)

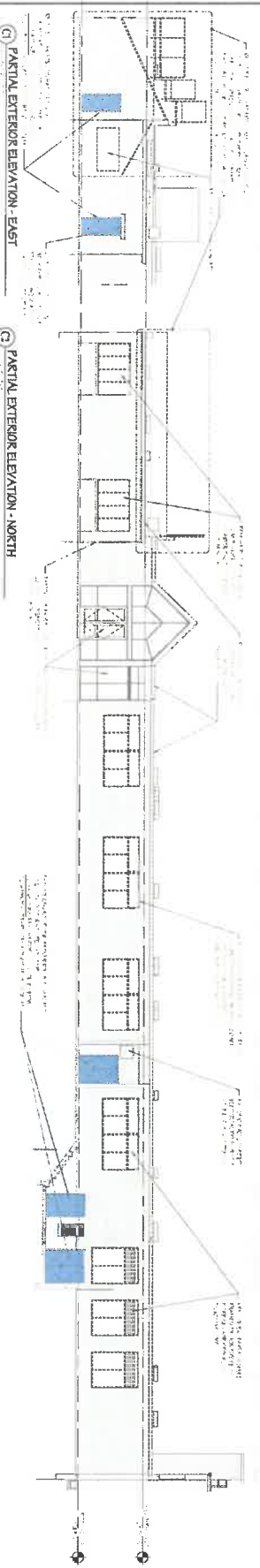
ALTERNATES

		Value	Status
1	Remove greenhouse foundation	\$ 19,342	TBD
2	Remove & replace designate curtainwall & storefronts	TBD	TBD
3	Remove & replace designated doors, frames, & hardware	\$ 376,100	TBD
4	Roof ladders (Paint Ladders Only) (Misc. Metals in Amend. 2)	\$ 1,500	Accepted/ w/ GMP
5	Remove & replace roof insulation	\$ 903,052	TBD
6	SBS in lieu of EPDM roofing	\$ 669,544	TBD
7	Additional hellical ties	\$ 184,410	Accepted/ w/ GMP
8	Interior window treatment	TBD	Not yet priced
9	Electronic door hardware	\$ 11,380	Accepted/ w/ GMP



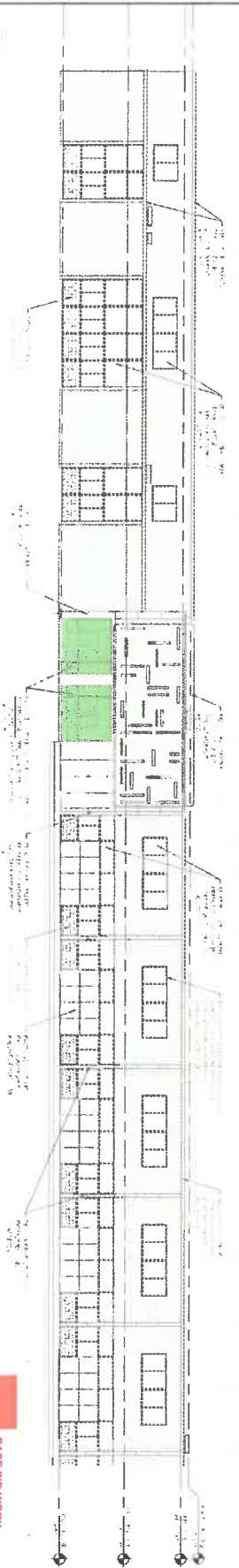


D) PARTIAL EXTERIOR ELEVATION - EAST

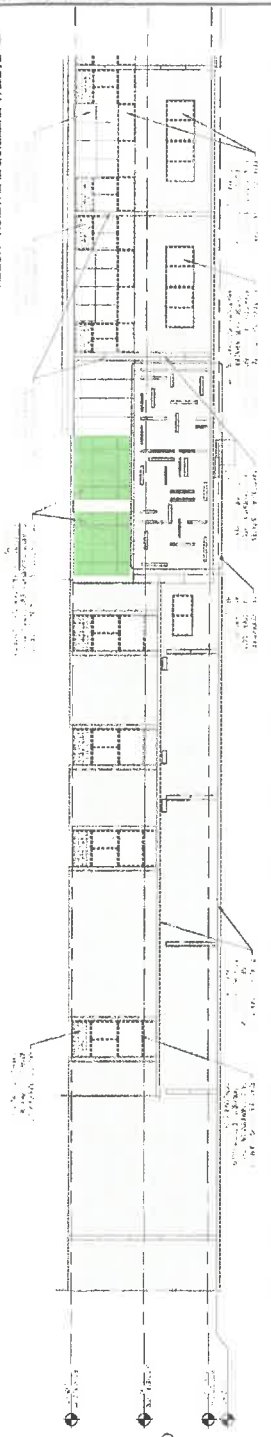


C) PARTIAL EXTERIOR ELEVATION - EAST

E) PARTIAL EXTERIOR ELEVATION - NORTH

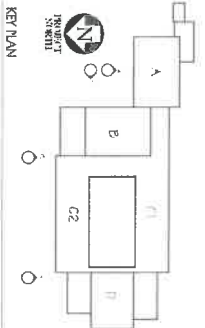


B) PARTIAL EXTERIOR ELEVATION - NORTH



A) PARTIAL EXTERIOR ELEVATION - NORTH

- BASE BID WORK
- ALTERNATE #3
- ALTERNATE #2





Document A133® – 2019 Exhibit A

Guaranteed Maximum Price Amendment

AMENDMENT NO. 1 – PHASE 1 FAÇADE WORK

This Amendment dated the 29TH day of JUNE in the year TWO THOUSAND AND TWENTY THREE, is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the 29th day of JUNE in the year TWO THOUSAND TWENTY THREE (the "Agreement")

(In words, indicate day, month, and year.)

for the following **PROJECT:**

(Name and address or location)

KILLINGLY COMMUNITY CENTER
WESTFIELD AVENUE RENOVATION
79 WESTFIELD AVENUE
KILLINGLY, CT 06239

THE OWNER:

(Name, legal status, and address)

TOWN OF KILLINGLY
172 MAIN STREET
KILLINGLY, CT 06239

THE CONSTRUCTION MANAGER:

(Name, legal status, and address)

DOWNES CONSTRUCTION COMPANY, LLC
200 STANLEY STREET
NEW BRITAIN, CT 06051

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

TABLE OF ARTICLES

- A.1 GUARANTEED MAXIMUM PRICE**
- A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION**
- A.3 INFORMATION UPON WHICH AMENDMENT IS BASED**
- A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS**

ARTICLE A.1 GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract

Init.

AIA Document A133 – 2019 Exhibit A. Copyright © 1991, 2003, 2009, and 2019. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are registered trademarks of The American Institute of Architects. This document was produced at 11:47:42 ET on 06/29/2023 under Order No.2114358661 which expires on 08/29/2023, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.

User Notes:

(897004854)

Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed SEVEN MILLION THREE HUNDRED FORTY TWO THOUSAND SEVEN HUNDRED THIRTY SIX DOLLARS AND NO CENTS (\$7,342,736.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.2 **Itemized Statement of the Guaranteed Maximum Price.** Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, including allowances; the Construction Manager's contingency; alternates; the Construction Manager's Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.
(Provide itemized statement below or reference an attachment.)

REFER TO EXHIBIT A1.1.2, ATTACHMENT #01 GUARANTEED MAXIMUM PRICE

§ A.1.1.3 The Construction Manager's Fee is set forth in Section 6.1.2 of the Agreement.

§ A.1.1.4 The method of adjustment of the Construction Manager's Fee for changes in the Work is set forth in Section 6.1.3 of the Agreement.

§ A.1.1.5 **Alternates**

§ A.1.1.5.1 Alternates, if any, included in the Guaranteed Maximum Price:

Item	Price
Refer To Exhibit A1.1.5, Attachment #02 Alternates	

§ A.1.1.5.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement.
(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
Refer To Exhibit A1.1.5, Attachment #02 Alternates		

§ A.1.1.6 Unit prices, if any:

(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
N/A		

ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ A.2.1 The date of commencement of the Work shall be:

(Check one of the following boxes.)

- ☒ [X] The date of execution of this Amendment.
- ☐ [] Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of execution of this Amendment.

§ A.2.2 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

§ A.2.3 Substantial Completion

§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work:

(Check one of the following boxes and complete the necessary information.)

☐ Not later than () calendar days from the date of commencement of the Work.

☒ By the following date: SUBSTANTIAL COMPLETION IS PER SCHEDULE

§ A.2.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Construction Manager shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
See Attachment #3	

§ A.2.3.3 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.3, liquidated damages, if any, shall be assessed as set forth in Section 6.1.6 of the Agreement.

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

§ A.3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

§ A.3.1.1 The following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
Attachment #1	GMP Summary	6/29/23	1
Attachment #2	Alternates	6/29/23	1
Attachment #3	Substantial Completion	6/29/23	1
Attachment #4	Specifications	6/29/23	2
Attachment #5	Drawing Log	6/29/23	2
Attachment #6	Allowances	6/29/23	1
Attachment #7	Assumptions & Clarifications	6/29/23	2

§ A.3.1.2 The following Specifications:

(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

Refer To Attachment #4 A.3.1.2 - Specifications

Section	Title	Date	Pages
---------	-------	------	-------

§ A.3.1.3 The following Drawings:

(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)

Refer To Attachment #5 A.3.1.3 - Drawings

Number	Title	Date
--------	-------	------

Init.

§ A.3.1.4 The Sustainability Plan, if any:

(If the Owner identified a Sustainable Objective in the Owner's Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; implementation strategies selected to achieve the Sustainable Measures; the Owner's and Construction Manager's roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)

Title	Date	Pages
-------	------	-------

Other identifying information:

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:

(Identify each allowance.)

Item	Price
Refer To Attachment #6 A.3.1.5 - Allowances	Refer To Attachment #06 for allowance summary breakdown

§ A.3.1.6 Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:

(Identify each assumption and clarification.)

Refer To Attachment # A.3.1.6 – Assumptions & Clarifications

§ A.3.1.7 The Guaranteed Maximum Price is based upon the following other documents and information:

(List any other documents or information here, or refer to an exhibit attached to this Amendment.)

N/A

ARTICLE A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:

(List name, discipline, address, and other information.)

N/A

This Amendment to the Agreement entered into as of the day and year first written above.

OWNER *(Signature)*

Mary Bromm

(Printed name and title)

CONSTRUCTION MANAGER *(Signature)*

Jeff Anderson – Vice President of Preconstruction

(Printed name and title)

Init.

AMENDMENT #1.0 / ATTACHMENT #01

A.1.1.2 - GUARANTEED MAXIMUM PRICE

KILLINGLY COMMUNITY CENTER - 79 WESTFIELD AVE.

EXHIBIT A1 - GMP - ATTACHMENT #01

06/29/23



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)
015000	PHASE 1 / INVITATION TO BID 1 TRADE PACKAGES				
	PROJECT REQUIREMENTS	Downes		\$ 180,118	\$ 180,118
1.2.1	DEMOLITION & HAZMAT	Spectrum		\$ 819,000.00	\$ 819,000
1.4.1	MASONRY	Dexter		\$ 936,405.00	\$ 936,405
1.6.1	CARPENTRY	Downes		\$ 203,722	\$ 203,722
1.7.1	ROOFING SYSTEM	Silktown		\$ 2,642,790.00	\$ 2,642,790
1.8.1	GLASS & GLAZING	Accurate		\$ 1,522,080.00	\$ 1,522,080
1.9.1	PAINTING	Mackenzie		\$ 72,500.00	\$ 72,500
1.31.1	SITWORK & CONCRETE	Allowance		\$ 50,000	\$ 50,000
	PHASE 2 / INVITATION TO BID 2 TRADE PACKAGES				
	Not yet bid	TBD			
ALLOW	MEP REMOVE / RE-CONNECT			\$ 30,000.00	\$ 30,000
ALLOW	WEEKEND SUPERVISION			Not Included	Not Included
	TRADE PACKAGE TOTAL			\$ 6,456,615	\$ 6,456,615
0.026%	STATE EDUCATION FEE			\$ 1,679	\$ 1,678.72
	BUILDING PERMIT FEE			Assume Waived	Assume Waived
	GENERAL CONDITIONS	Downes	\$ -	\$ 422,779	\$ 422,778.75
0.75%	GENERAL INSURANCE	Downes		\$ 54,178	\$ 54,178.04
0.86%	CM P & P BONDS	Downes		\$ 60,335	\$ 60,335.15
0.00%	BUILDERS RISK	BY OWNER		BY OWNER	BY OWNER
3.00%	CONTINGENCY - (CM USE)	Downes		\$ 209,868	\$ 209,867.56
1.15%	CMR FEE	Downes		\$ 82,863	\$ 82,862.71
	LUMP SUM PRECONSTRUCTION SERVICES	Downes	\$ 54,420		\$ 54,420.00
	TOTALS:		\$ 54,420	\$ 7,288,316	\$ 7,342,736

A.1.1.5 - ALTERNATES

KILLINGLY COMMUNITY CENTER - 79 WESTFIELD AVE.

EXHIBIT A1 - GMP - ATTACHMENT #02

06/29/23

Alternate #1B - Remove Greenhouse Foundation

NUMBER	DESCRIPTION	CONTRACTOR	Alternate #1B	
1.2.1	DEMO & HAZMAT	SPECTRUM	\$ 18,000.00	
TRADE PACKAGE TOTAL			\$ 18,000	
0.026%	STATE EDUCATION FEE		\$ 5	
	BUILDING PERMIT FEE		Waived	
	GENERAL CONDITIONS (Not including Bond & Insurance)			
0.75%	GENERAL INSURANCE		\$ 200	
0.70%	CM P & P BONDS		\$ 187	
0.00%	BUILDERS RISK		BY OWNER	
4%	CONTINGENCY - (CM Construction - GMP)		\$ 729	
1.15%	CMR FEE		\$ 220	
			\$ -	
TOTALS:			\$ 19,342	TBD

Alternate #2 - R/R Designated Curtainwall & Storefronts

NUMBER	DESCRIPTION	CONTRACTOR	Alternate #2	
1.2.1	Demo & HAZMAT	SPECTRUM	TBD	
1.8.1	Glass & Glazing	Accurate	TBD	
TRADE PACKAGE TOTAL			\$ -	
0.026%	STATE EDUCATION FEE			
	BUILDING PERMIT FEE			
	GENERAL CONDITIONS (Not including Bond & Insurance)			
0.75%	GENERAL INSURANCE			
0.70%	CM P & P BONDS			
0.00%	BUILDERS RISK			
4%	CONTINGENCY - (CM Construction - GMP)			
1.15%	CMR FEE			
TOTALS:				TBD

Alternate #3 - R/R Designated D/F/H

NUMBER	DESCRIPTION	CONTRACTOR	Alternate #3	
1.2.1	Demo & HAZMAT	SPECTRUM	9,000	
1.8.1	Glass & Glazing	Accurate	\$ 344,800	
TRADE PACKAGE TOTAL			\$ 353,800	
0.026%	STATE EDUCATION FEE		\$ 92	
	BUILDING PERMIT FEE		Waived	
	GENERAL CONDITIONS (Not including Bond & Insurance)			
0.75%	GENERAL INSURANCE		\$ 2,719	
0.70%	CM P & P BONDS		\$ 2,556	
0.00%	BUILDERS RISK		BY OWNER	
4%	CONTINGENCY - (CM Construction - GMP)		\$ 12,656	
1.15%	CMR FEE		\$ 4,276	
			\$ -	
TOTALS:			\$ 376,100	REJECTED

Alternate #4 - Roof Ladders

NUMBER	DESCRIPTION	CONTRACTOR	Alternate #4	
1.9.1	Painting	Mackenzie	1,500.00	
TRADE PACKAGE TOTAL			\$ 1,500	
0.026%	STATE EDUCATION FEE		Calculated in GMP	
	BUILDING PERMIT FEE		Calculated in GMP	
	GENERAL CONDITIONS (Not including Bond & Insurance)		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:			\$ 1,500	w/GMP

Alternate #5 - R/R Roof Insulation

NUMBER	DESCRIPTION	CONTRACTOR	Alternate #5	
1.7.1	Roofing	Silktown	850,000.00	
TRADE PACKAGE TOTAL			\$ 850,000	
0.026%	STATE EDUCATION FEE		\$ 221	
	BUILDING PERMIT FEE		Waived	
	GENERAL CONDITIONS (Not including Bond & Insurance)			
0.75%	GENERAL INSURANCE		\$ 6,377	
0.70%	CM P & P BONDS		\$ 5,996	
0.00%	BUILDERS RISK		BY OWNER	
4%	CONTINGENCY - (CM Construction - GMP)		\$ 30,191	
1.15%	CMR FEE		\$ 10,267	
			\$ -	
TOTALS:			\$ 903,052	TBD

Alternate #6 - SBS Roof In Lieu of EPDM

NUMBER	DESCRIPTION	CONTRACTOR	Alternate #6	
1.7.1	Roofing	Silktown	630,210.00	
TRADE PACKAGE TOTAL			\$ 630,210	
0.026%	STATE EDUCATION FEE		\$ 164	
	BUILDING PERMIT FEE		Waived	
	GENERAL CONDITIONS (Not including Bond & Insurance)			
0.75%	GENERAL INSURANCE		\$ 4,728	
0.70%	CM P & P BONDS		\$ 4,446	
0.00%	BUILDERS RISK		BY OWNER	
4%	CONTINGENCY - (CM Construction - GMP)		\$ 22,384	
1.15%	CMR FEE		\$ 7,612	
			\$ -	
TOTALS:			\$ 669,544	TBD

Alternate #7 - Additional Hellical Ties

NUMBER	DESCRIPTION	CONTRACTOR	Alternate #7	
1.4.1	Masonry	Dexter	184,410.00	
TRADE PACKAGE TOTAL			\$ 184,410	
0.026%	STATE EDUCATION FEE		Calculated in GMP	
	BUILDING PERMIT FEE		Calculated in GMP	
	GENERAL CONDITIONS (Not including Bond & Insurance)		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:			\$ 184,410	w/GMP

Alternate #8 - Interior Window Treatment (To Be Bid w/ Phase 2)

NUMBER	DESCRIPTION	CONTRACTOR	Alternate #8	
X.X.X	Not Assigned	TBD	0.00	
TRADE PACKAGE TOTAL			\$ -	
0.026%	STATE EDUCATION FEE			
	BUILDING PERMIT FEE			
	GENERAL CONDITIONS (Not including Bond & Insurance)			
0.75%	GENERAL INSURANCE			
0.70%	CM P & P BONDS			
0.00%	BUILDERS RISK			
4%	CONTINGENCY - (CM Construction - GMP)			
1.15%	CMR FEE			
TOTALS:				TBD

Alternate #9 - Electronic Door Hardware

NUMBER	DESCRIPTION	CONTRACTOR	Alternate #9	
1.8.1	Glass & Glazing	Accurate	\$ 11,380.00	
TRADE PACKAGE TOTAL			\$ 11,380	
0.026%	STATE EDUCATION FEE		Calculated in GMP	
	BUILDING PERMIT FEE		Calculated in GMP	
	GENERAL CONDITIONS (Not including Bond & Insurance)		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: \$			11,380	w/GMP

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

A.2.3.1 - SUBSTANTIAL COMPLETION

KILLINGLY COMMUNITY CENTER - 79 WESTFIELD AVE.

EXHIBIT A1 - GMP - ATTACHMENT #03

6/29/2023

The work within this GMP will commence in the Summer of 2023 and continue into 2024 as coordinated with the Town of Killingly and the occupants of 79 Westfield Ave. Final substantial completion will be established in GMP Amendment #2 at a later date and cannot be determined at this time.

A.3.1.2 - SPECIFICATIONS

KILLINGLY COMMUNITY CENTER - 79 WESTFIELD AVE.

EXHIBIT A1 - GMP - ATTACHMENT #04

06/29/23

The guaranteed Maximum Price is based upon the following Specifications:

Specifications Prepared by Antinozzi Associates and their Consultants:

Division / Spec				
Section	Title	Issue Date	Revision	Set
Division 00				
000001	Project Manual Cover	3/10/2023		
000107	Seals Page	3/10/2023		
010000	Table of Contents	3/10/2023		
Division 01				
011000	Summary	3/10/2023		
012200	Unit Prices	3/10/2023		
012300	Alternates	3/10/2023		
012500	Substitution Process	3/10/2023		
012500.A	CSI Substitution Request Form	3/10/2023		
012600	Contract Modification Procedures	3/10/2023		
012900	Payment Procedures	3/10/2023		
013100	Project Management and Coordination	3/10/2023		
013200	Construction Progress Documentation	3/10/2023		
013233	Photographic Documentation	3/10/2023		
013300	Submittal Procedures	3/10/2023		
013516	Alteration Project Procedures	3/10/2023		
014000	Quality Requirements	3/10/2023		
014200	References	3/10/2023		
014339	Mockups	3/10/2023		
015000	Temporary Facilities and Controls	3/10/2023		
016000	Product Requirements	3/10/2023		
017300	Execution	3/10/2023		
017419	Construction Waste Management and Disposal	3/10/2023		
017700	Closeout Procedures	3/10/2023		
017823	Operation & Maintenance Data	3/10/2023		
017839	Project Record Documents	3/10/2023		
017900	Demonstration & Training	3/10/2023		
018113	Volatile Organic Compound (VOC) Limits for Adhesives, Sealants, Paints and Coatings	3/10/2023		
018119	Construction IAQ Management	3/10/2023		
Division 02				
024119	Selective Demolition	3/10/2023		
028213	Exterior Non-Friable (Asbestos Abatement) Specifications	3/10/2023		
028433	Exterior PCB (Abatement) Specifications	3/10/2023		
029000	Original (Historic) Building Drawings	3/10/2023		
Division 04				
040100	Masonry Cleaning and Restoration	3/10/2023		
040120.63	Brick Masonry Repair	3/10/2023		
040120.64	Brick Masonry Repointing	3/10/2023		
040140.62	Stone Repointing	3/10/2023		
040510	Masonry Helical Ties	3/10/2023		
042000	Unit Masonry Assemblies	3/10/2023		
047200	Cast Stone Masonry	3/10/2023		
Division 05				
055000	Metal Fabrications	3/10/2023		
Division 06				
061053	Miscellaneous Rough Carpentry	3/10/2023		
061600	Sheathing	3/10/2023		

Division 07		
071900	Water Repellents	3/10/2023
072726	Fluid-Applied Membrane Air Barriers	3/10/2023
075216	Styrene-Butadiene-Styrene (SBS) Modified Bituminous Membrane Roofing (Phase 1- Included for Reference Only)	3/10/2023
075323	Ethylene-Propylene-Diene-Monomer (EDPM) Roofing (Phase 1- Included for Reference Only)	3/10/2023
076200	Sheet Metal Flashing and Trim	3/10/2023
077100	Roof Specialties	3/10/2023
079200	Joint Sealants	3/10/2023
Division 08		
081743	Fiberglass-Reinforced Polyester (FRP) Flush Doors	3/10/2023
084113	Aluminium-Framed Entrances and Storefronts	3/10/2023
084413	Glazed Aluminium Curtain Walls	3/10/2023
084423	Fire Rated Aluminium Curtainwalls	3/10/2023
086300	Metal-Framed Skylights	3/10/2023
088000	Glazing	3/10/2023
Division 09		
099600	High-Performance Coatings	3/10/2023

A.3.1.3 - DRAWINGS

KILLINGLY COMMUNITY CENTER - 79 WESTFIELD AVE.

EXHIBIT A1 - GMP - ATTACHMENT #05

06/29/23

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
INFO-1	Title Sheet		4/17/2023
HZ-101	Elevation Remediation		4/17/2023
HZ-102	Elevation Remediation		4/17/2023
D-301	Demolition Elevations		4/17/2023
D-302	Demolition Elevations		4/17/2023
D-303	Demolition Elevations		4/17/2023
A-101.A	Partial First Floor Plan - Unit A		4/17/2023
A-101.B	Partial First Floor Plan - Unit B		4/17/2023
A-101.C1	Partial First Floor Plan - Unit C1		4/17/2023
A-101.C2	Partial First Floor Plan - Unit C2		4/17/2023
A-101.D	Partial First Floor Plan - Unit D		4/17/2023
A-102	Second Floor Plan		4/17/2023
A-576	Window Details		4/17/2023
A-1R1	Roof Plan		4/17/2023
A-301	Exterior Elevations		4/17/2023
A-302	Exterior Elevations		4/17/2023
A-303	Exterior Elevations		4/17/2023
A-550	Wall Section Details		4/17/2023
A-570	Window Elevations		4/17/2023
A-571	Window Elevations		4/17/2023
A-575	Window Details		4/17/2023
A-580	Roof Details		4/17/2023
A-581	Roof Details		4/17/2023
A-901	Door Schedule, Types, Elevations & Details		4/17/2023
S-000	General Notes		4/29/2023

A.3.1.5 - ALLOWANCES

KILLINGLY COMMUNITY CENTER - 79 WESTFIELD AVE.

EXHIBIT A1 - GMP - ATTACHMENT #06

6/29/2023

Allowances Included in the Guaranteed Maximum Price, if any:

ALLOW BY BP	Description	QTY	UNIT	RATE	UNIT COST	TOTAL	ALLOWANCE NOTES
PHASE 1							
Project	MEP REMOVE / RE-CONNECT	1	ls		\$ 30,000.00	\$ 30,000	On GMP Summary
Project	WEEKEND SUPERVISION	1	ls		Not Included	\$ -	On GMP Summary
1.4.1	Masonry Wall Patching & Repair	200	Hrs.	\$ 103.08	\$ 8,000.00	\$ 28,616.00	In Trade Package
1.9.1	Additional Painting	40	Hrs.	\$ 123.13		\$ 4,925.00	In Trade Package

A.3.1.6 - ASSUMPTIONS AND CLARIFICATIONS

KILLINGLY COMMUNITY CENTER - 79 WESTFIELD AVE.

EXHIBIT A1 - GMP - ATTACHMENT #07

06/29/23

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 withheld.
- 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.
- 11 Working Hours are 7:00am to 3:30pm Monday through Friday only.
- 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, tariffs, 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 from 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
- 20 Salvaging of items are per the Contract Documents only.

- 21 Coordination of the Division 26, 27 and 28 Design & Engineering Responsibilities is assumed to be completed by the Design Team. Conflicts, errors or omissions 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 Not used.
- 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 Not used.
- 31 Not used.
- 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 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 Not used.
- 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.
- 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 Not used.
- 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.
- 15 Professional services for High Performance or LEED management are excluded.
- 16 Off-Hours security personnel are excluded.
- 17 Not used.
- 18 Site grounds maintenance of all areas outside the construction fence line are excluded. This includes but may not be limited to lawn mowing and snow plowing of City/Town Sidewalks, Streets & Parking Lots.
- 19 Moving services and storage requirements to accommodate phased construction are excluded. All furniture, loose items and technology items will be relocated and re-installed as required by others. The Construction Manager will endeavor to provide advanced notice and coordinate directly with the appropriate personnel on timing.
- 20 Rock removal is excluded.
- 21 Liquidated Damages are excluded for this Amendment.