

**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

RECEIVED
TOWN CLERK, KILLINGLY, CT

2022 JUL -1 AM 10:00

Elyse-Ann M. Wilson

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.

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

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.

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

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.

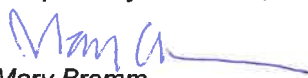
4. Adjournment:

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

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

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



PHASE I			\$	4,083,325
DOWNES GMP AMENDMENT #01				\$ 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, Curtainwall & 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



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		\$ 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

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 hereby 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.

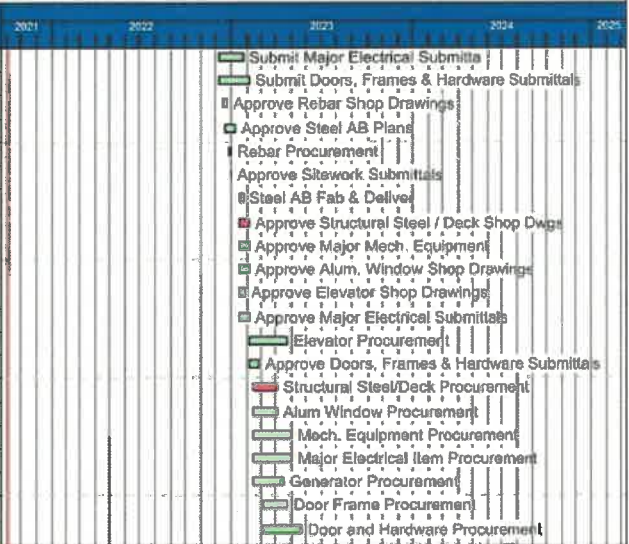
If the Construction Manager is delayed by supply chain shortages, significant price increases for materials, tariffs, unusual delay in deliveries or other causes related to the after effects of the COVID-19 Pandemic, the Construction manager shall be entitled to an equitable adjustment in contract time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

KILLINGLY MEMORIAL SCHOOL						TOWN OF KILLINGLY						PRELIM. BASELINE SCHEDULE					
Act ID	Description	Orig Dur	Early Start	Early Finish		2021	2022	2023	2024	2025		2021	2022	2023	2024	2025	
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	08DEC21	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																	
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																	
DPH10	DPH 10 Day Notification	40d	05JUN22	17AUG22													

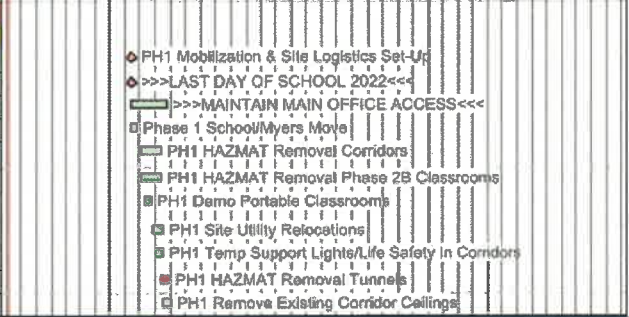
PRO150	UPH 10 Day Notification	10d	06JUN22	17JUN22
PRO160	Submit Roofing Shop Drawings	10d	14JUN22	27JUN22
PRO170	Approve Roofing Shop Drawings	10d	28JUN22	12JUL22
PRO330	Release Roofing Material Only	0	13JUL22	
PRO340	Roofing Material Procurement	160d	13JUL22	17FEB23
PRO350	Submit Electrical Switchgear 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



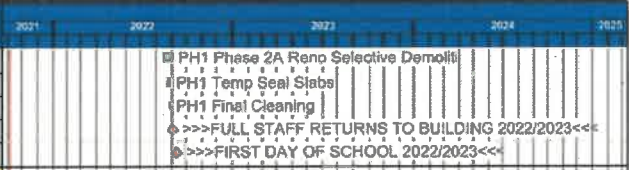
Act ID	Description	Orig Dur	Early Start	Early Finish
PRO270	Submit Major Electrical Submittals	40d	07DEC22	27JAN23
PRO310	Submit Doors, Frames & Hardware Submittals	50d	07DEC22	10FEB23
PRO020	Approve Rebar Shop Drawings	10d	14DEC22	27DEC22
PRO050	Approve Steel AB Plans	20d	21DEC22	13JAN23
PRO030	Rebar 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	26APR23
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	08MAR23	26APR23
PRO080	Door and Hardware Procurement	60d	08MAR23	26MAY23



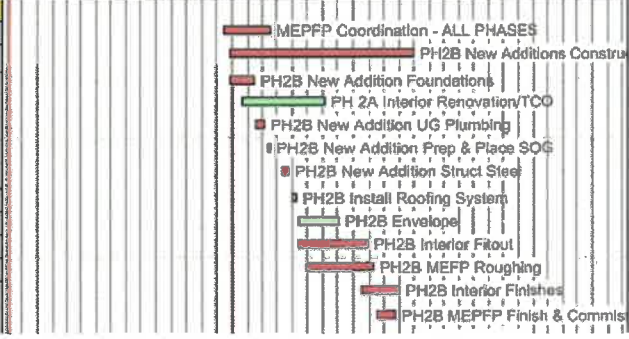
Act ID	Description	Orig Dur	Early Start	Early Finish
CON080	PH1 Mobilization & Site Logistics Set-Up	0	14JUN22	
CON520	>>>LAST DAY OF SCHOOL 2022<<<	0	14JUN22*	
CON521	>>>MAINTAIN MAIN OFFICE ACCESS<<<	55d	14JUN22	30AUG22
CON522	Phase 1 School/Myers Move	14d	14JUN22	01JUL22
CON090	PH1 HAZMAT Removal 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*	



Act ID	Description	Orig Dur	Early Start	Early Finish
CON130	MEPPP 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 MEPPP Finish & Commissioning	30d	17OCT23	27NOV23



Act ID	Description	Orig Dur	Early Start	Early Finish	2021	2022	2023	2024	2025
CON145	PH2B Punch-List	15d	01DEC23	21DEC23					
CON196	PH2B CO for Addition	5d	15DEC23	21DEC23					
CON195	PH2B FF&E Addition	5d	26DEC23	01JAN24 *					
PHASES 3, 4, 5, 6 RENOVATION									
CON140	Corridor MEPPF 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					
CON490	<<<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					
SITWORK									
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	 THE KILLINGLY MEMORIAL SCHOOL RENOVATION AND ADDITION PROJECT ANTONOZZI ASSOCIATES - ARCHITECT	Date	Revision	Checked	Approved
Finish date	14OCT24		30JUN22	GMP	JA	JA
Data date	05OCT21					
Run date	01JUL22					
Page number	5A					
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AMENDMENT #1.0 / ATTACHMENT #04

A.3.1.2 - SPECIFICATIONS

KILLINGLY MEMORIAL SCHOOL

EXHIBIT A1 - GMP - ATTACHMENT #04

06/29/22

DOWNES CONSTRUCTION COMPANY

CONSTRUCTION MANAGER

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 & 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 Moisture 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

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

CONSTRUCTION MANAGER

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

A.3.1.5 - ALLOWANCES

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 amount 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 allowance 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

KILLINGLY MEMORIAL SCHOOL

EXHIBIT A1 - GMP - ATTACHMENT #07

06/29/22

DOWNES CONSTRUCTION COMPANY
CONSTRUCTION MANAGER

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. 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 Permanent 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, 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 buildings in coordination with the Construction 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 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 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 Specifications 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 permissible 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 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.

AMENDMENT #1.0 / ATTACHMENT #08

A.3.1.7- OTHER DOCS. & INFO.

KILLINGLY MEMORIAL SCHOOL

EXHIBIT A1 - GMP - ATTACHMENT #08

06/29/22

DOWNES CONSTRUCTION COMPANY
CONSTRUCTION MANAGER

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)*
Killingly Memorial School
339 Main Street, Danielson, CT 06239

AGREEMENT INFORMATION:
Date: 1 June 2021

AMENDMENT INFORMATION:
Amendment Number: 001
Date: 29 June 2022

OWNER: *(name and address)*
Town of Killingly, Connecticut
172 Main Street, Killingly, CT 06239

ARCHITECT: *(name and address)*
Antinozzi Associates, P.C.
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 necessitates 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 abatement 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.

SIGNATURES:

Antinozzi Associates, P.C.

ARCHITECT (Firm name)



SIGNATURE

Michael LoSasso, AIA, LEED|AP,
Principal

PRINTED NAME AND TITLE

29 June 2022

DATE

Town of Killingly, Connecticut

OWNER (Firm name)

SIGNATURE

PRINTED NAME AND TITLE

DATE

Environmental Consultants
And Laboratory Services

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



49 Woodside Street Stamford, CT 06902

ENVIRONMENTAL CONSULTING PROPOSAL

TO: Michael Losasso, AIA, LEED| AP BD+C E-MAIL: MLosasso@Antinozzi.com
Principal
ANTINOZZI ASSOCIATES
ARCHITECTURE & INTERIORS

FROM: James Twitchell
HYGENIX, Inc.

DATE: June 22, 2022

RE: Killingly Memorial School
339 Main Street
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

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

HAZARDOUS MATERIALS MONITORING

1. Project Management (Licensed in all asbestos & lead paint disciplines, PCB expertise, authorized to commit company resources)	\$ 6,000.00
a. Weekdays (Assumes 1 site visit/week x 10 weeks @ \$600.00/site visit)	\$ 200.00/meeting
b. Zoom Meetings	assume (3) \$600.00
2. Project Monitoring (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	\$ 4,680.00
a. During Abatement & Clearance Air Samples (Assumes 6 samples/day x 52 days x \$15.00/sample)	
4. TEM Air Sample Analysis	\$ 5,760.00
a. FedEx Delivery + 24-hour Laboratory Time (Assumes 12 TEM Clearances x 8 samples/clearance x \$60.00/sample (24-hour lab TAT))	\$9,600.00 rush delivery
5. Specialized Equipment	
a. Overnight Saturday Shipping	Unit Price \$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	\$ 240.00/sample
a. FedEx Delivery + Rush Turn Around Time	assume (10) \$2,400.00
7. PLM Bulk Sample Analysis by Point Counting	\$ 20.00/sample
a. FedEx Delivery + 24-hour Laboratory Time	assume (10) \$200.00
8. Final Close-out Report (1 Copy)	\$ 900.00/phase

Total Abatement Monitoring Budget: \$67,060.00



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