LYME-OLD LYME SCHOOLS

Regional School District #18

A Private School Experience ***in a Public School Setting***

PK-8 Building Committee Meeting
November 4, 2024

Committee Members Present: Susan Fogliano, Chair; Alexander Lowry, Vice Chair; Daniel Adanti; Darren Favello (via Zoom); John Hartman; Sara Hrinak; Thomas Kelo; Alexander Lowry; Mary Powell St. Louis; Andy Russell; Cara Zimmerman
Absent by Previous Arrangement: Alan Sheiness

Administration Present: Ian Neviaser, Superintendent of Schools; Ron Turner, Director of Facilities and Technology; Brian Howe, Assistant Director of Facilities

Others Present: Scott Scholl and Ben Stoner, Downes Construction Company; Tanya Cutolo, Silver Petrucelli & Associates

The meeting was called to order at 6:05 p.m. by Chair Susan Fogliano.

Ben Stoner of Downes Construction Company gave the following construction manager update. All related backup material for this meeting is attached to these minutes for informational purposes.

1. HVAC Schools: Construction Update
Construction mobilization date for all three schools commencing November 4.
MEP coordination for all three schools has commenced. Mega Mechanical will be on site in the near future to 3D scan phase one in each building.
HVAC equipment is being reviewed, approved and released accordingly.

2. Mile Creek Phase One Schedule Update
Switchgear package was released by Custom Electric on October 21, 2024.

3. Mile Creek School Schedule Phase Two
The bid results were reviewed.
The budget overview sheet was reviewed.
Sitework will be bid in invitation to bid #3 upon completion of updated civil drawing set.
Fire protection will bid in invitation to bid #4 after the State fire marshal's office renders their respond to the code modification currently under review.
Downes Construction Company is requesting the approval to proceed with the bid packages indicated in the letter of authorization.

MOTION: John Hartman made a motion, which was seconded by Cara Zimmerman, to recommend to the Board of Education to accept phase two bids for the Mile Creek School project as presented in the letter of authorization dated November 4, 2024.

VOTE: the committee voted unanimously in favor of the motion.

4. Mile Creek Cost Items

Bem Stoner reviewed potential change order #003 for a temporary switchgear for Mile Creek School. This related to providing temporary electrical power to the new addition during construction.

MOTION: Mary Powell St. Louis made a motion, which was seconded by Sara Hrinak, to recommend to the Board of Education the change order for the temporary switchgear for the new addition at Mile Creek School.

VOTE: the committee voted unanimously in favor of the motion.

Mr. Neviaser gave an update on the fire suppression system; specifically, whether they will move forward with sprinkling only the new addition at Mile Creek School pending modification approval from the State fire marshal's office currently under review.

There being no further discussion, the meeting adjourned at 6:53 p.m. upon motion by Andy Russell and a second by Mary Powell St. Louis.

DOWNES CONSTRUCTION COMPANY

WWW.DOWNESCO.COM

P.O. Box 727
200 Stanley Street
New Britain, CT 06050
office 860.229.3755
fax 860.225.3617

November 4, 2024

Region 18 Schools

Subject: Downes Building Committee Agenda- Preconstruction

Project Update

A. HVAC Schools: Construction Update:

- Construction Mobilization date for all three schools is 11/04/2024.
- MEP Coordination for all three schools has commenced. Mega Mechanical will be on site in the near future to 3D scan phase 1 in each building.
- HVAC Equipment is being reviewed, approved and released accordingly

B. Mile Creek Phase 1 Schedule Update:

- Switchgear package was released by Custom Electric on 10/21/2024

C. Mile Creek Schedule Phase 2

- Review attached Bid Results Tab
- Review attached Budget Overview Sheet
- Sitework will be bid in ITB #3 upon completion of updated Civil Drawing set
- Fire Protection will bid in ITB#4 after the State Fire Marshall's office renders their response to the code modification currently under review.
- DCC is requesting the approval to proceed with the Bid Packages indicated in the attached Letter of Authorization.

D. Mile Creek Cost Items

- Review attached PCO #003 Temporary Switchgear – Requesting formal approval

Bid Tab Results

Region 18 Mile Creek School

DATE 11/04/2024

Contractor/Vendor	Budget	Apparent Low Bid	Over/(Under)				Region 18 Combo Bid
1.1 Construction Cleaning & Labor Logistics (M/WBE)	**$198,299**	**$183,250**	**($15,049)**				
Subcontractors	**Bids**						
YJ Cleaning	$183,250						
J&L Precision	BID NOT RECEIVED						
P&J Cleaning Services	BID NOT RECEIVED						
Capital Cleaning	$217,000						
News LLC	$82,200 withdrawn - no prevailing wages						
Orissa	$220,700						
American Vets	$510,000						
BP #2.1 -Demolition & HAZMAT Removal (SBE)	**$320,946**	**$349,175**	**$28,229**				
Subcontractors	**Bids**	**Alt 1**	**Alt 6**				
Accurate Insulation	$349,175	$10,360	$1,500				
American Vets	$721,000	N/A	N/A				
Bestech Clean Energy, LLC	$489,000	$49,000	$2,500				
Sil/Carr Corporation	BID NOT RECEIVED						
News LLC	$349,200	$16,000	$3,900				
BP #3.1 Concrete	**$347,306**	**$430,000**	**$82,694**				
Subcontractors	**Bids**	**Alt 3**					
Camputaro & Son	$443,990	$15,407					
Capasso Enterprises/Joe Capasso Mason Ent.	$430,000	$10,000					BP#3.1/BP#4.1 $1,469,000
Carvalho & McDowell Construction, Inc.	$713,000	$15,000					
Marguerite	$651,000	$5,500					
Mt Ford	$436,000	$19,035.0					
Sil/Carr Corporation	$432,000	$16,000.0					
Manafort	$494,000	$17,917.0					
BP #4.1 Masonry	**$1,116,192**	**$747,000**	**($369,192)**				
Subcontractors	**Bids**	**Alt 5**					
Connecticut Mason Contractors, Inc.	$817,000	$2,000					
John Filloramo Construction	$747,000	-$5,000.00					
Mid-State Mason Contractors	$1,198,500	N/A					
Giliberto & Sons	$1,697,800	N/A					
Dexter Masonry	$978,887	$700					
Capasso	$1,069,000	-$7,500					
BP #5.1 Structural Steel	**$783,852**	**$584,000**	**($199,852)**				
Subcontractors	**Bids**						
Eastern Metal Works	$699,847						
General Welding	$699,585						
Promein Steel LLC	$704,215						
Steel Tech	$584,000						
United Steel	$867,200						
BP #6.1 General Trades	**$152,843**	**$371,050**	**$218,207**				
Subcontractors	**Bids**						
Acoustics, Inc.	$411,500						
Scope Construction	$552,790						
Noble Construction	$371,050						6.1/10.1 $445,880
BP# 6.2 Architectural Woodwork	**$183,395**	**$235,680**	**$52,285**				
Subcontractors	**Bids**	**Alt 1**	**Alt 2**	**Alt 4**	**Alt 5**	**Alt 6**	
Desco Professional Builders	BID NOT RECEIVED						
Petrunti	$235,680	$170,500	($10,872)	$56,175	$4,480	$14,477	
Wall Systems	$259,975	$187,900	($10,800)	$74,455	$2,640	$13,700	
BP#7.1 Roofing	**$723,933**	**$691,000**	**($32,933)**				
Subcontractors	**Bids**						
Gold Seal	$691,000						
Greenwood	$733,000						
Silktown	$727,170						
Young Developers	$336,174.61 Withdrawn, missing scope						
BP#7.2 Firestopping (SBE)	**$24,629**	**$47,770**	**$23,141**				
Subcontractors	**Bids**						
Barber Firestop	$47,770						
New Haven Firestop Systems LLC	$49,000						
BP #8.2 Glass & Glazing	**$573,965**	**$338,462**	**($235,503)**				
Subcontractors	**Bids**	**Alt 5**					
Accurate Door & Window	BID NOT RECEIVED						
Cherry Hill Glass Company	$474,700	$20,542					
New England Glass	$397,978	$29,895					
Norwalk Glass	$338,462	$12,995					
BP#9.1 Gypsum Drywall	**$179,118**	**$277,185**	**$98,067**				
Subcontractors	**Bids**	**Alt 5**					
Acoustics Inc	$277,185	$1,200					
Century Drywall	$577,000	$2,000					
GDS Contracting	BID NOT RECEIVED						
BP #9.3 Acoustical Ceilings (MWBE)	**$361,655**	**$248,305**	**($113,350)**				
Subcontractors	**Bids**						
MCM- Acoustics	$280,204						
Connecticut Ceiling Solutions	$248,305						
J&J Acoustics	$265,969						

BP#9.4 Flooring (M/WBE)	**$110,315**	**$91,883**	**($18,432)**				
Subcontractors	**Bids**	Alt 2	Alt 3	Alt 6			
AEG Contractors	$91,883		($4,171)				
Barall & Konover Floors	$131,725		($4,385)				
M. Frank Higgins & Co., Inc.	$103,997	$2,689	$6,957	$750			
R&B Ceramic Tile & Floor Covering, Inc.	$165,000		($8,000)				
BP #9.6 Painting & Wallcoverings (MWBE)	**$326,832**	**$103,830**	**($223,002)**				
Subcontractors	**Bids**						
Mackenzie Painting	$103,830						
Professional Painting	$112,700						
M&P Painting	$71,000 -missing scope, planning to withdraw						
BP #10.1 Specialties (M/WBE)	**$66,874**	**$75,682**	**$8,808**				
Subcontractors	**Bids**	**Alt 2**					
CSNE LLC	$75,682	$51,476					
J&J Acoustics	**BID NOT RECEIVED**						
MCM- Acoustics	**BID NOT RECEIVED**						
Noble	$82,830	$32,670					
BP #21.1 Fire Supression bid date TBD	**$997,093**	**$0**	**($997,093)**				
Subcontractors	**Bids**						
BP #22.1 Plumbing System	**$265,146**	**$414,295**	**$149,149**				
Subcontractors	**Bids**						
Advanced Sheetmetal	$414,295						BP#22.1/BP#23.1 $5,700,850 only DAS Qaulified up to 5M
Ferguson Contractors	$777,000						BP#22.1/BP#23.1 $6,142,000
L&R Plumbing & Heating, LLC	$462,000						BP#22.1/BP#23.1 $6,983,000
P&D Mechanical	$1,453,308						
BP #23.1 HVAC	**$6,049,807**	**$5,442,000**	**($607,807)**				
Subcontractors	**Bids**						
Action Air Systms, Inc.	$5,794,600						
Advanced Sheetmetal	**Combo Only**						BP#22.1/BP#23.1 $5,700,850
ENCON Heating and Air Conditioning	**BID NOT RECEIVED**						
Ferguson Contractors	$5,442,000						BP#22.1/BP#23.1 $6,142,000
Mega Mechanical Systems Corp.	$5,827,000						
P&D Mechanical	$7,382,141						
L& R Mechanical	$6,593,000						BP#22.1/BP#23.1 $6,983,000
BP #26.1 Electrical Equipment Package	**$465,770**	**$400,000**	**($65,770)**				
Subcontractors	**Bids**						
Custom Electric - Contract Awarded	$ 400,000.00						

BP #26.2 Electrical	**$1,048,188**	**$924,000**	**($124,188)**				
Subcontractors	**Bids**						
Custom Electric	$1,198,000						
Dicin Electric	$1,531,350						
Ferguson Electric	$1,127,000						
J.E. Shea Electric	$924,000						26.1/27.1/28.1/28.1 $1,399,000
BP #27.1 Communications System (SBE)	**$217,208**	**$155,405**	**($61,803)**				
Subcontractors	**Bids**						
Fiber Optic Plus	$155,405						
J.E. Shea Electric	$295,000						
System One	$184,774						
JKS Systems	$196,205						
WC McBride Electrical Contractors, LLC	$202,760						27.1/28.1/28.2 $528,400
BP #28.1 Security (M/WBE)	**$174,625**	**$176,700**	**$2,075**				
Subcontractors	**Bids**						
J.E. Shea Electric	$250,000						
WC McBride Electrical Contractors, LLC	$176,700						
BP #28.2 Fire Alarm (M/WBE)	**$184,322**	**$186,500**	**$2,178**				
Subcontractors	**Bids**						
J.E. Shea Electric	$250,000						
WC McBride Electrical Contractors, LLC	$186,500						
BP #31.1 Sitework bid date TBD	**$2,470,464**	**$0**	**($2,470,464)**				
Subcontractors	**Bids**						

Budget Overview

BID PACKAGE	DESCRIPTION	MILE CREEK		
		95% CD Estimate	Bids to Date	Variance
1.1	Progress Cleaning & Labor Logisitics	$ 198,299	$ 183,250	$ (15,049)
2.1	Demolition/Abatement	$ 320,946	$ 349,175	$ 28,229
3.1	Concrete	$ 347,306	$ 430,000	$ 82,694
4.1	Masonry	$ 1,116,192	$ 747,000	$ (369,192)
5.1	Structural Steel	$ 783,852	$ 584,000	$ (199,852)
6.1	General Trades	$ 152,843	$ 367,050	$ 214,207
6.2	Millwork	$ 183,395	$ 235,680	$ 52,285
7.1	Roofing	$ 723,933	$ 691,000	$ (32,933)
7.2	Firestopping	$ 24,629	$ 47,770	$ 23,141
8.2	Glass & Glazing	$ 573,965	$ 338,462	$ (235,503)
9.1	Gypsum Drywall	$ 179,118	$ 277,185	$ 98,067
9.3	Acoustical Ceilings	$ 361,655	$ 248,305	$ (113,350)
9.4	Flooring	$ 110,315	$ 91,883	$ (18,432)
9.6	Painting & Wall Coverings	$ 326,832	$ 103,830	$ (223,002)
10.1	Specialties	$ 66,874	$ 78,830	
21.1	Fire Suppression	$ 997,093	$ 997,093	$ -
22.1	Plumbing	$ 265,146	$ 462,000	$ 196,854
23.1	HVAC System	$ 6,049,807	$ 5,442,000	$ (607,807)
26.1	Electrical	$ 1,048,188	$ 920,000	$ (128,188)
26.2	Electrical- Phase 1	$ 465,770		$ (465,770)
27.1	Communications	$ 217,208	$ 170,000	
28.1	Security	$ 174,625	$ 155,000	
28.2	Fire Alarm	$ 184,322	$ 154,000	
31.1	Sitework	$ 2,470,464	$ 2,470,464	$ -
	Value Management Contingency			
	SUBTOTAL (Trade Cost)*	**$ 17,342,777**	**$ 15,543,977**	**$ (1,798,800)**
	Allowances		$ 400,000	$ 400,000
	TOTAL TRADE COSTS	**$ 17,342,777**	**$ 15,943,977**	**$ (1,398,800)**
	Indirect Construction Costs	$ 4,989,885	$ 4,385,591	$ (604,294)
	TOTAL CONSTRUCTION COST	**$ 22,332,662**	**$ 20,329,568**	**$ (2,003,094)**
	Phase 1 / GMP #1		$ 578,341	
	Soft Costs	$ 3,016,474	$ 3,016,474	$ -
	TOTAL PROJECT COST	**$ 25,349,136**	**$ 23,924,383**	**$ (1,424,753)**

DOWNES CONSTRUCTION COMPANY

November 4, 2024

Mr. Ian Neviaser
Superintendent of Schools
Region 18 Mile Creek School Phase 2
tel: 860.434.7238
neviaseri@region18.org

Project: **REGION 18 MILE CREEK SCHOOL**
205 Mile Creek Road Old Lyme, CT

Re: **Letter of Authorization (LOA)**
Phase 2 Bids Taken on 10/17/2024 and 10/25/2024

Based on the attached bid results and subsequent scope review with the apparent low bidder(s), Downes Construction Company, LLC recommends the contract for the above referenced Bid Package be awarded to:

Bid Package	Subcontractor Name & Address	Contract Sum
2.1 Accurate Insulation	Accurate Insulation 33A Stafford Ave Bristol, CT 06010	Three Hundred Forty-Nine Thousand, One Hundred Seventy-Five Dollars and No Cents $349,175.00
3.1 Concrete	Capasso Enterprises 251 Middle Street Middletown, CT 06457	Four Hundred Thirty Thousand Dollars and No Cents.....$430,000.00
4.1 Masonry	John Filoramo Construction 82 Glendale Road South Windsor, CT 06074	Seven Hundred Forty-Seven Thousand Dollars and No Cents.....$747,000.00
5.1 Structural Steel	Steeltech Building Products 636 Nutmeg Road North South Windsor, CT 06074	Five Hundred Eighty-Four Thousand Dollars and No Cents $584,000.00
BP#6.2 Architectural Woodwork	Petrunti Design & Woodworking 162 Reed Ave West Hartford	Two Hundred Thirty Five Thousand, Six Hundred Eighty Dollars and No Cents.....$235,680.00
BP#7.1 Roofing	Gold Seal Roofing 95 Bysiewicz Drive Middletown, CT 06457	Six Hundred Ninety-One Thousand Dollars and Zero Cents.....$691,000.00

BP#8.2 Glass & Glazing	**Norwalk Glass Company 4 Testa Place Norwalk CT 06854**	**Three Hundred Thirty-Eight Thousand, Four Hundred Sixty-Two Dollars and No Cents.....$338,462.00**
BP#9.1 Gypsum Drywall	**Acoustics Inc. 58 Alna Lane East Hartford, CT 06108**	**Two Hundred Seventy-Seven Thousand, One Hundred Eighty Five Dollars and No Cents.....$277,185.00**
BP#9.4 Flooring	**AEG Contractors 80 Meadow Street Hartford, CT 06114**	**Ninety-One Thousand, Eight Hundred Eighty-Three Dollars and No Cents.....$91,883.00**
BP#23.1 HVAC	**Ferguson Mechanical Company**	**Five Million, Four Hundred Forty-Two Thousand Dollard and No Cents.....$5,442,000.00**
BP#26.2 Electrical System	**J.E. Shea Electric 45 E Summer Street Plantsville, CT 06479**	**Nine Hundred Twenty Thousand Dollars and No Cents.....$920,000.00**
BP#27.1 Communication System	**J.E. Shea Electric 45 E Summer Street Plantsville, CT 06479**	**One Hundred Seventy Thousand Dollars and No Cents.....$170,000.00**
BP#28.1 Security System	**J.E. Shea Electric 45 E Summer Street Plantsville, CT 06479**	**One Hundred Fifty-Five Thousand Dollars and No Cents.....$155,000.00**
BP#28.2 Fire Alarm System	**J.E. Shea Electric 45 E Summer Street Plantsville, CT 06479**	**One Hundred Fifty-Four Thousand Dollas and No Cents.....$154,000.00**

Major notes on recommendation:

None

We believe that the above contractor(s) are the lowest responsible qualified bidder for the bid packages listed and request your agreement to issue contracts. This value will be included in our future GMP Amendment #2. By signing this Approval Letter, Regional School District #18 and the Building Committee is authorizing Downes Construction Company, LLC to commence construction phase 2 services and agrees to compensate Downes Construction Company, LLC for this work as a component of GMP Amendment #2 (Phase 2 Construction and General Conditions and Phase) to our contract.

If there are any questions or concerns, please contact me at your earliest convenience.

Sincerely,
Downes Construction Company, LLC



Ben Stoner
Project Manager

Copy to: File; Bid Results Spreadsheet attached

I hereby authorize Downes Construction to proceed with construction in accordance with our agreement.

Agreed by:
Regional School District #18

_____
(Signature)

_____
(Printed name and title)

_____
(Date)

Agreed by:

_____
(Signature)

_____
(Printed name and title)

_____
(Date)

Please return one (1) signed copy of this letter indicating your approvals of the above

DOWNES
CONSTRUCTION COMPANY

PCO #003

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

Project: 25-01-0510 - Region 18 Old Lyme Mile Creek School

Prime Contract Potential Change Order #003: Temporary Switchgear

TO:	Regional School District No. 18 49 Lyme Street Old Lyme, Connecticut 06371	**FROM:**	Downes Construction Company 200 Stanley St New Britain, Connecticut 06051
PCO NUMBER/REVISION:	003 / 0	**CONTRACT:**	25-01-0510 - Region 18 Mile Creek School
REQUEST RECEIVED FROM:		**CREATED BY:**	Benjamin Stoner **(Downes Construction Company)**
STATUS:	Pending - Proceeding	**CREATED DATE:**	10/18/2024
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:		**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$144,235.00

POTENTIAL CHANGE ORDER TITLE: Temporary Switchgear

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
Furnish all labor, materials, tools, equipment, coordination with Eversource, startup, testing, maintenance, service, materials and workmanship warranty work necessary for all items furnished as part of this change order to install temporary switchgear equipment and wiring, maintenance of the temporary switch gear equipment, review/confirmation that all existing mechanical and electrical equipment are working properly with the temporary switch gear and removal of the temporary switchgear equipment and associated wiring upon completion of the rental period. Included in the cost of this PCO are rental fees for the equipment from the execution of this change order to February 28, 2026. Downes Construction reserves the right to extend the rental beyond February 2026 in a month to month basis for $3,000 per month in accordance with the attached electrical proposal. Downes also reserves the right to terminate the rental agreement earlier and a credit of ($2,750) per month shall be provided for all contracted months not utilized.

This Subcontractor shall maintain and guarantee the performance of the temporary switchgear by providing any and all additional labor on call 24/7, materials, tools and equipment necessary to ensure a properly functioning temporary electrical switchgear system to allow for occupancy of the New Addition for the duration of the rental period so as not to interrupt daily school operations or additional school functions.

Cost is based on the attached RFI #2 Temporary Switchgear response, Revised Temporary Switchgear Plan Dated 10/3/2024 and Custom Electric Change Order #01 dated 10/15/2024.

ATTACHMENTS:

CO #01 Temp Power Rental Equipment Revision 2.pdf , _Revised Temp Switchgear Plan.pdf , _region_18_old_lyme_mile_creek_school-rfi#2-temporary_switchgear-202410012014.pdf

#	Budget Code	Description	Amount
1	001.26-100.S Construction.Electrical.Subcontractor	Temp Switchgear install, rental and removal	$138,809.00
2	001.60-505.M Construction.Payment & Performance Bond.Material (Procore)	Bond	$930.00
3	001.60-500.M Construction.General Liability Insurance.Material (Procore)	General Liability Insurance	$978.00
4	001.90-001.M Construction.Construction Management Fee.Material (Procore)	CM Fee	$3,518.00
		Grand Total:	**$144,235.00**

DOWNES
CONSTRUCTION COMPANY

PCO #003

Tanya Cutolo (Silver Petrucelli + Associates)	**Regional School District No. 18** 49 Lyme Street Old Lyme, Connecticut 06371	**Downes Construction Company** 200 Stanley St New Britain, Connecticut 06051
Tanya Cutolo 11/04/24		11/02/2024
SIGNATURE DATE	SIGNATURE DATE	SIGNATURE DATE

52 MAIN STREET
MANCHESTER, CT 06042-3138
CT LIC.# 104587
(860) 643-7110
FAX (860) 647-1660

CHANGE ORDER # 1 Rev 2

Date: 10/15/2024

Submitted To:
Ben Stoner
Downes Construction

Job: Mile Creek School

Scope of Work: Rental and Installation of 480-volt 800-amp 3 phase temp service. Installation based off attached drawing. All material and equipment that is installed as part of this agreement is owned by Custom Electric and will be removed at rental termination.
Rental Equipment to include

- 800-amp Eversource approved CB/CT cabinet
- 800-amp Panelboard with breakers based on temp power drawing
- Eversource approved Meter Socket
- Water pipe ground to be temporarily connected to permanent grounding conductor to reduce the amount of conductor needed to achieve proper grounding.
- Cabling associated with temporary power sketch

Rental time starts at change order approval and terminates 2/27/2026

Permit: $34.00

Taxes: $8,286.00

Lump Sum Price: $138,809.00

Additional rate per month to extend rental $3,000.00
Credit rate per month for early termination $2,750.00

Exclusions: This Proposal does not include concrete, forming, painting, patching, trenching, venting sealing of roof penetrations, Secondary conduits, new transformer base, and no startup and or commissioning of other trades equipment.
This proposal is valid for 30 days.

Estimator
Jim Butler

CUSTOM ELECTRIC INC.

52 Main Street, Manchester, CT 06042

CHANGE ORDER PROPOSAL WORKSHEET

To: Ben Stoner **From:** Custom Electric, Inc.- Local 35, 90 & 488

Project: Mile Creek School **Date:** 10/15/2024

Ref. Doc.:

Description: Temp Power Equipment Rental

Quant.	Unit	Description of Material and Equipment (attached list if req'd)	Unit Cost	Total
1		Rental	$ -	$ 43,000.00
1		Misc Material	$ -	$ 52,211.39
				$ -
				$ -
				$ -
				$ -
				$ -
Line #1 Material and Equipment Subtotal				**$ 95,211.39**

Crew	Labor Classification	Hours	Base Rate	Tax	Fringe	Pension	Wrkrs Comp.	Total Rate	Total
1	Journeyman	123						$ 105.96	$ 13,033.08
1	Journeyman OT	32						$ 139.42	$ 4,461.44
1	General Foreman	32						$ 111.31	$ 3,561.92
1	Gen Foreman OT	16						$ 147.44	$ 2,359.04
									$ -
Line #2 Labor Subtotal									$ 23,415.48

Line #3 Total Labor, Materials and Equipment	**$ 118,626.87**

Line #3 Amt	Overhead and Profit % Mark-up on Own Work	Allow %	Applicable %	Total
	Total From Line #1 and Line #2	10%	N/A	$ 11,862.69
Line #4 Total Mark-up on Contractor's Own Work				**$ 11,862.69**

Subcontractor Cost (from attached subcontractors' change order proposal worksheet form)		
Trade	**Name of Subcontractor**	**Total**
		$ -
Line #5 Subcontractor Total		**$ -**

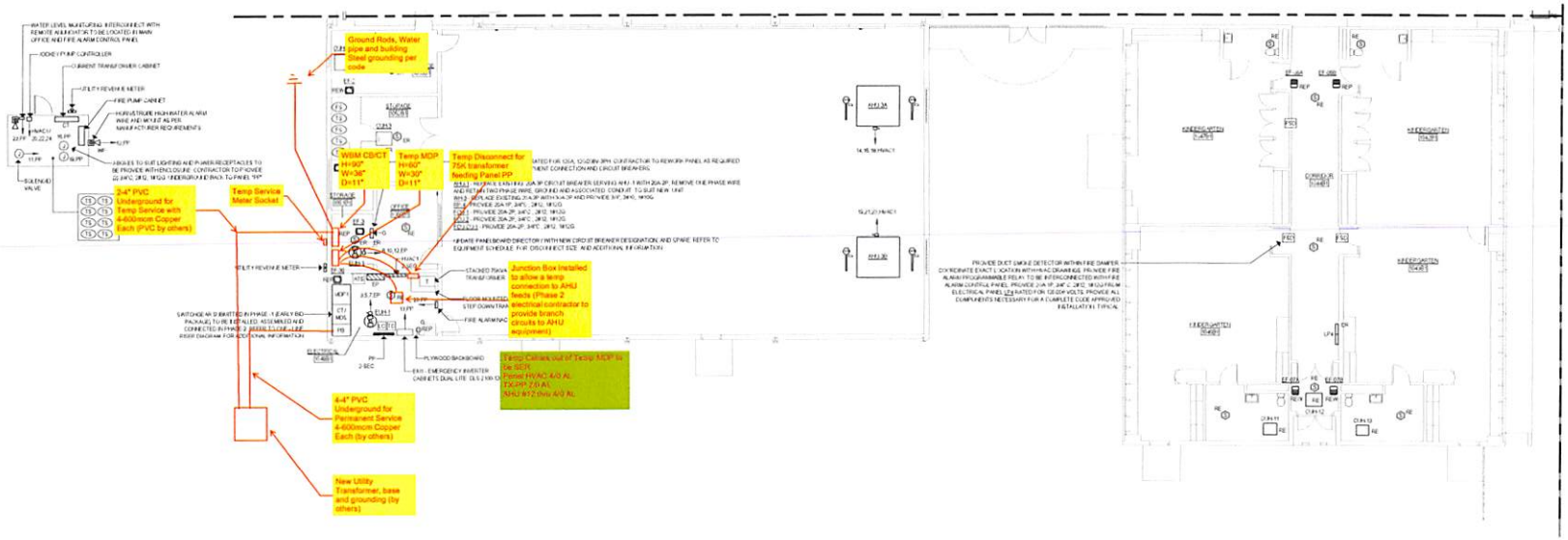
Line #6 Contractor's Mark-up on Subcontractor Work	**5%**	**$ -**

Line #7 Total Proposed Change Order Amount	**$ 130,489.56**

Custom Electric Inc.
CJ 6831 Mile Creek : Temp Power Rental
Job Number: CO11168-1
Bid Summary: Default
Extension By Phase

Item #	Description	Quantity	Price	U	Ext Price	Labor Hr	U	Ext Lab Hr
	--- 01 Raceway, Fittings & Boxes ---							
1004	1-1/2" EMT	10	1,944.00	C	194.40	6.00	C	0.60
1009	4" EMT	10	5,247.00	C	524.70	16.00	C	1.60
1440	1-1/2" Set Screw Steel Conn	2	5,797.54	C	115.95	0.20	E	0.40
1445	4" Set Screw Steel Conn	4	56.98	E	227.92	0.60	E	2.40
1580	1-1/2" Compression Steel Coupling	1	817.69	C	8.18	0.60	E	0.60
1585	4" Compression Steel Coupling	1	101.45	E	101.45	1.20	E	1.20
2359	1-1/2" Conduit Hanger w/Bolt	1	153.65	C	1.92	27.50	C	0.34
2364	4" Conduit Hanger w/Bolt	1	900.00	C	11.25	35.00	C	0.44
6468	24x24x6" Screw Cover Pull Box-Nema 1	1	255.00	E	255.00	4.50	E	4.50
6655	Hex Head Cap Screw 1/4 Inch X 1-1/2 Inch Zinc Plate	4	125.76	C	5.03	20.00	C	0.80
6656	3/8-16X2-1/4 Inch Hex Head Bolt	8	2.40	E	19.20	22.00	C	1.76
6658	1/4" Flat Washer	8	170.33	C	13.63	0.03	E	0.24
6659	3/8" Flat Washer	8	142.65	C	11.41	0.03	E	0.24
	--- 01 Raceway, Fittings & Boxes Total ---				1,490.04			15.12
	--- 02 Wire & Cable ---							
2798	#1/0 THHN CU Stranded Wire	30	9,901.87	M	297.06	20.80	M	0.62
2807	#600MCM THHN CU Stranded Wire	800	5,599.99	C	44,799.92	48.00	M	38.40
2941	10/2 Romex w/Ground	35	3,461.00	M	121.14	40.00	M	1.40
2942	10/3 Romex w/Ground	35	4,345.62	M	152.10	45.00	M	1.58
3026	#2/4C Alum SE-SER Cable w/Ground	35	1,232.40	C	431.34	70.00	M	2.45
3029	#2/0-4C Alum SE-SER Cable w/Ground	80	2,162.79	C	1,730.23	95.00	M	7.60
3031	#4/0-4C Alum SE-SER Cable w/Ground	30	2,889.92	C	866.98	105.00	M	3.15
3122	#4 Stranded Bare Copper Wire	50	4,331.48	M	216.57	15.00	M	0.75
3128	#4/0 Stranded Bare Copper Wire	30	1,855.58	C	556.67	35.00	M	1.05
4371	#3/0-4/0 Wire Termination Labor	10	0.00	E	0.00	0.44	E	4.40
	--- 02 Wire & Cable Total ---				49,172.01			61.40
	--- 03 Distribution ---							
200	200A/3P 600V HD NF Safety Sw-Nema 1	1	984.14	E	984.14	6.00	E	6.00
MDP	800A Distribution Board-Nema 1	1	QUOTE	2	0.00	45.27	E	45.27
MDP/CT	800A Main Switchboard/Free Standing-N1	1	QUOTE	2	0.00	32.93	E	32.93
	--- 03 Distribution Total ---				984.14			84.20
	--- 07 Misc ---							
3107	1/8" Poly Pull Line	11	6.10	M	0.06	3.50	M	0.04
6644	Unistrut (Deep)	22	1,892.84	C	416.42	20.00	C	4.40
6650	Cut 12 Gauge 1-5/8x1-5/8 Channel (labor)	10	0.00	E	0.00	0.26	E	2.60
6651	1/4" Spring Nut	4	537.40	C	21.50	10.00	C	0.40
6666	3/8" Spring Nuts	8	577.96	C	46.24	0.11	E	0.88
6671	5/8"x10' Copper Ground Rod	2	28.75	E	57.50	0.58	E	1.16
6675	5/8" Ground Rod Clamp	2	661.18	C	13.22	0.26	E	0.52
6857	#2 1-Hole Copper/Alum Lug	2	3.01	E	6.02	10.00	C	0.20
6871	1/4" Concrete Anchor	4	105.89	C	4.24	16.00	C	0.64
11606	Demo Switchgear 800A	1	0.00	E	0.00	10.00	E	10.00
11641	Demo Panelboard 800A	1	0.00	E	0.00	17.00	E	17.00
11672	Remove #10 wire (per foot)	70	0.00	E	0.00	0.50	C	0.35
11677	Remove #2 wire (per foot)	35	0.00	E	0.00	0.86	C	0.30
11679	Remove #2/0 wire (per foot)	80	0.00	E	0.00	1.34	C	1.07
11681	Remove #4/0 wire (per foot)	30	0.00	E	0.00	1.66	C	0.50
11691	Remove #600MCM wire (per foot)	100	0.00	E	0.00	2.68	C	2.68

Item #	Description	Quantity	Price	U	Ext Price	Labor Hr	U	Ext Lab Hr
	--- 07 Misc Total ---				565.20			42.74
	Job Total				52,211.39			203.46



1 Electrical First Floor Power Part Plan - B1

1/8" = 1'-0"

NEW WORK ABBREVIATION	
ER	EXISTING TO REMAIN (UNLESS OTHERWISE INDICATED) SHOWN FOR REFERENCE PURPOSE ONLY
RE	RELOCATED EXISTING. RECONNECT TO EXTENDED WIRING AND CONDUIT
REN	REPLACED WITH NEW UNIT, AT SAME EXISTING LOCATION. PROVIDE NEW DISCONNECT MEANS (FOR EQUIPMENT) AND RECONNECT TO EXTENDED WIRING AND CONDUIT
REP	REPLACED WITH NEW UNIT AT A NEW LOCATION. PROVIDE NEW DISCONNECT MEANS (FOR EQUIPMENT) AND RECONNECT TO EXTENDED WIRING AND CONDUIT

DRAWING GENERAL NOTES

1. ALL DEVICES INDICATED BUT NOT LIMITED TO J-BOXES, RACEWAYS, FIRE ALARM PERIPHERAL PULL STATIONS, AND ASSOCIATED CONDUITS TO BE INSTALLED ON EXISTING CONCRETE WALL SHALL BE SURFACE MOUNTED. IN A METAL WIREMOLD BACK BOX, AND METAL WIREMOLD RACEWAY PAINTED TO MATCH CORRESPONDING WALL FINISH.
2. ALL ELECTRICAL EQUIPMENT INCLUDED BUT NOT LIMITED TO ELECTRICAL PANELS, DISCONNECTS, STARTERS AND VFD SHALL BE MOUNTED ON 3/4" FIRE RATED PLYWOOD BACKBOARD TO BE PROVIDED BY ELECTRICAL CONTRACTOR. PLYWOOD SHALL BE PAINTED BOTH WITH TWO COAT OF FIRE RETARDANT. MOUNT BOTTOM OF PLYWOOD AT 2'-0" AFF.
3. PROVIDE UNISTRUT AS REQUIRED TO INSTALL DISCONNECT, VFD OR STARTER NEAR EQUIPMENT AND ACCESSIBLE.
4. REFER TO EQUIPMENT SCHEDULE FOR EQUIPMENT VOLTAGE, PHASE, FULL LOAD AMP, CIRCUIT BREAKER AND DISCONNECT SIZE INFORMATION.
5. ALL CEILING MOUNTED EQUIPMENT AND DEVICES SHOWN AS "RE" ON THIS PLAN ARE DUE TO CEILING REPLACEMENT AND HVAC / FIRE PROTECTION WORK. REFER TO DEMOLITION ABBREVIATION IN THIS SHEET FOR ADDITIONAL INFORMATION.



Project Title
Extension / Alteration
Region 18 - Mile Creek School
205 Mile Creek Road
Old Lyme, Connecticut 06371

SILVER PETRUCELLI + ASSOCIATES
3180 WHITNEY AVENUE HAMDEN CT 06518
311 STATE STREET NEW LONDON CT 06320
203 230 9007 silverpetrucelli.com

Revision	Description	Date	Revised By
	ISSUED FOR BID	04-05-2024	

Drawing Title
ELECTRICAL FIRST FLOOR POWER PART PLAN - B1

STATE PROJECT # : 218-0041 EA

Date 05/03/2024
Scale AS NOTED
Drawn By JRP
Project Number 23-147

Drawing Number E212

04/22/24 2:57:45 PM

Ben Stoner

From: Latawiec, Thomas <thomas.latawiec@eversource.com>
Sent: Thursday, October 3, 2024 2:13 PM
To: Ben Stoner; Jose Pagan
Cc: Bob Banning
Subject: RE: Mile Creek Temp Power Draft Layout

Good afternoon Ben, gentlemen,
Ben, I have a response for you, I apologize for the delay in doing so.

We are okay, as I anticipated, with installing the new 'temporary' 480/277 service and leaving the existing 120/208 live for a period of time, until the permanent 1600A 480/277 is ready.
The town will have to approve the two services to a single building and the locations will need to be placarded that they are (1) of (2) services.

Where things have changed is thus: management does not want to end up with the empty transformer vault at the end of the day. We had done similar jobs in the past, but this is something we are getting away from. So the options are to either (A) extend from the existing transformer to the new as we discussed, but when the permanent is ready, we will need to take an outage, and the old transformer pad will need to be excavated out, we will pull the cable out, you will need to marry up the conduits, and we will run a new cable from the pole to the new transformer.
That was a decision made my management.

The alternative would be, that we have a brand new midspan riser pole placed, and you'd run a brand new conduit from the new pole to the new transformer.
Then, when the job is complete, we will wreck out/remove the existing facilities.

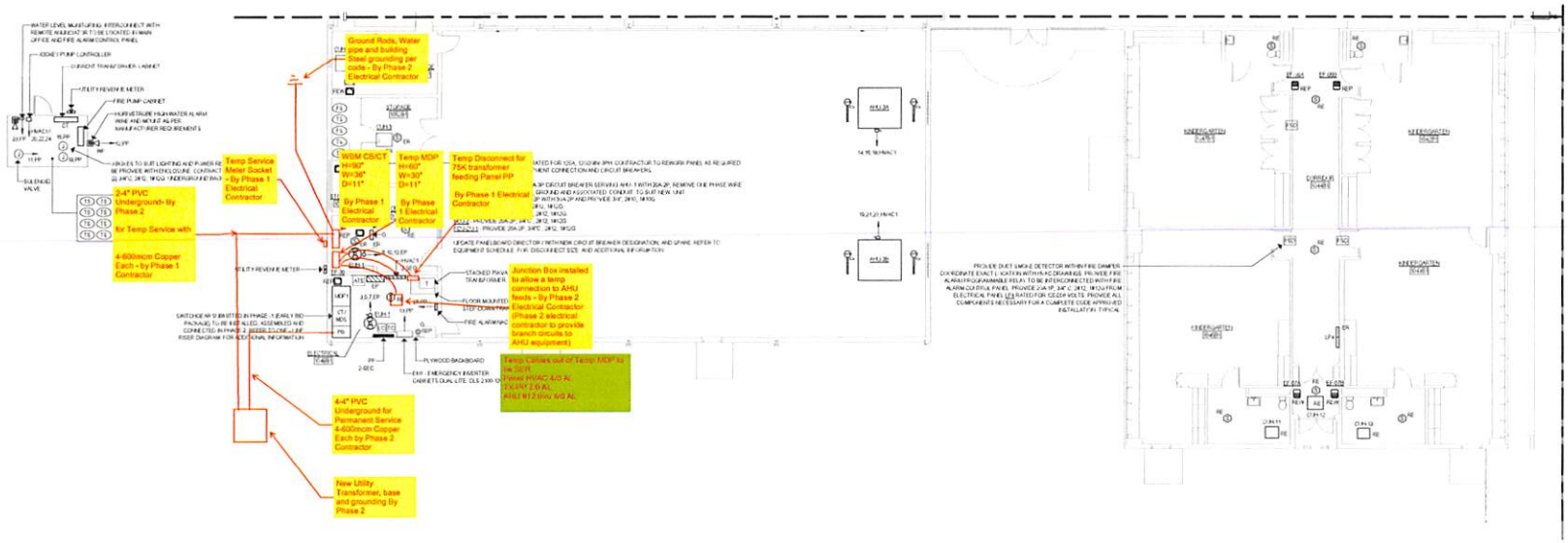
Please let me know if you have any questions about this, or if you would like to have another call or site meeting to discuss.
Thank you Ben,
Tom L

Thomas W. Latawiec
Field Engineering Design

EVERSOURCE
63R Myrock Ave, Waterford CT 06385
860-447-5701 // Fax: 860-447-5755
thomas.latawiec@eversource.com

PLEASE NOTE: ANY INFORMATION AND/ OR DOCUMENTS INCLUDED IN OR ATTACHED TO THIS EMAIL ARE VALID FOR 90 DAYS ONLY

From: Ben Stoner <bstoner@downesco.com>
Sent: Monday, September 30, 2024 12:43 PM
To: Latawiec, Thomas <thomas.latawiec@eversource.com>; Jose Pagan <jpagan@silverpetrucelli.com>
Cc: Bob Banning <rbanning@silverpetrucelli.com>
Subject: RE: Mile Creek Temp Power Draft Layout



1 Electrical First Floor Power Part Plan - B1

1/8" = 1'-0"

NEW WORK ABBREVIATION	
EX	EXISTING TO REMAIN (UNLESS OTHERWISE INDICATED) SHOWN FOR REFERENCE PURPOSE ONLY
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REPL	REPLACED WITH NEW UNIT AT SAME EXISTING LOCATION PROVIDE NEW DISCONNECT MEANS (FOR EQUIPMENT) AND RECONNECT TO EXTENDED WIRING AND CONDUIT
REP	REPLACED WITH NEW UNIT AT A NEW LOCATION, PROVIDE NEW DISCONNECT MEANS (FOR EQUIPMENT) AND RECONNECT TO EXTENDED WIRING AND CONDUIT

DRAWING GENERAL NOTES	
1	ALL DEVICES INCLUDED BUT NOT LIMITED TO J-BOXES, RACEWAYS, FIRE ALARM PERIPHERAL, PULL STATIONS, AND ALLOCATED CONDUITS TO BE INSTALLED ON EXISTING CONCRETE WALL SHALL BE SURFACE MOUNTED - 3/4 A METAL WIREMOLD BACK BOX, AND METAL WIREMOLD RACEWAY PAINTED TO MATCH CORRESPONDING WALL FINISH
2	ALL ELECTRICAL EQUIPMENT INCLUDED BUT NOT LIMITED TO ELECTRICAL PANELS, DISCONNECTS, STARTERS, AND VFD SHALL BE MOUNTED ON 3/4" FIRE RATED PLYWOOD BACKBOARD TO BE PROVIDED BY ELECTRICAL CONTRACTOR. PLYWOOD SHALL BE PAINTED BOTH WITH TWO COAT OF FIRE RETARDANT, 8" AFF BOTTOM OF PLYWOOD AT 8'-0" AFF
3	PROVIDE LINESTRUT AS REQUIRED TO INSTALL DISCONNECT, VFD OR STARTER NEAR EQUIPMENT AND ACCESSIBLE
4	REFER TO EQUIPMENT SCHEDULE FOR EQUIPMENT VOLTAGE, PHASE, FULL LOAD AMP, CIRCUIT BREAKER AND DISCONNECT SIZE INFORMATION
5	ALL CEILING MOUNTED EQUIPMENT AND DEVICES SHOWN AS "RE" ON THIS PLAN ARE DUE TO CEILING REPLACEMENT AND HVAC / FIRE PROTECTION WORK. REFER TO DEMOLITION ABBREVIATIONS ON THIS SHEET FOR ADDITIONAL INFORMATION

Addendum #4 Temporary Switchgear Plan 10/03/2024



KEY PLAN

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Old Lyme, Connecticut 06371

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Revision	Description	Date	Issued By
	ISSUED FOR BID	09-05-2024	

Drawing Title
ELECTRICAL FIRST FLOOR POWER PART PLAN - B1

STATE PROJECT # : 218-0041 EA

Date 09/03/2024
Scale AS NOTED
Drawn By JRP
Project Number 23.147

Drawing Number E212

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

Project: 25-01-0510 Region 18 Old Lyme Mile Creek School

RFI #2: Temporary Switchgear

Status	Open		
To	Robert Banning (Silver Petrucelli + Associates) Jose Pagan (Silver Petrucelli + Associates)	**From**	Benjamin Stoner (Downes Construction Company)
Date Initiated	Sep 26, 2024	**Due Date**	Sep 29, 2024
Location		**Project Stage**	
Cost Impact		**Schedule Impact**	
Spec Section		**Cost Code**	
Drawing Number		**Reference**	
Linked Drawings			
Received From	Jim Butler (Custom Electric, Inc.)	**Sub Job**	
Copies To	Tanya Cutolo (Silver Petrucelli + Associates), Tom Ivezaj (Downes Construction Company)		

Activity

Question

Question from Benjamin Stoner Downes Construction Company *on Thursday, Sep 26, 2024 at 12:08 PM EDT*

The Phase 1 Electrical Equipment subcontractor is planning to install a temporary switchgear to power the addition so it can be occupied by the Owner prior to the permanent switchgear being installed.

Please review the proposed 800-amp 480-volt service to confirm it will be adequately sized to accommodate the temporary needs of the addition while we wait for the permanent service equipment to arrive. Temporary Equipment to include:

- 800-amp CB/CT
- 800-amp panel board with breakers
- 125-amp for TX-PP
- 225-amp for HVAC1
- 175-amp for RTU-7
- 150-amp breaker for RTU-8
- 25-amp breaker for EUH-1

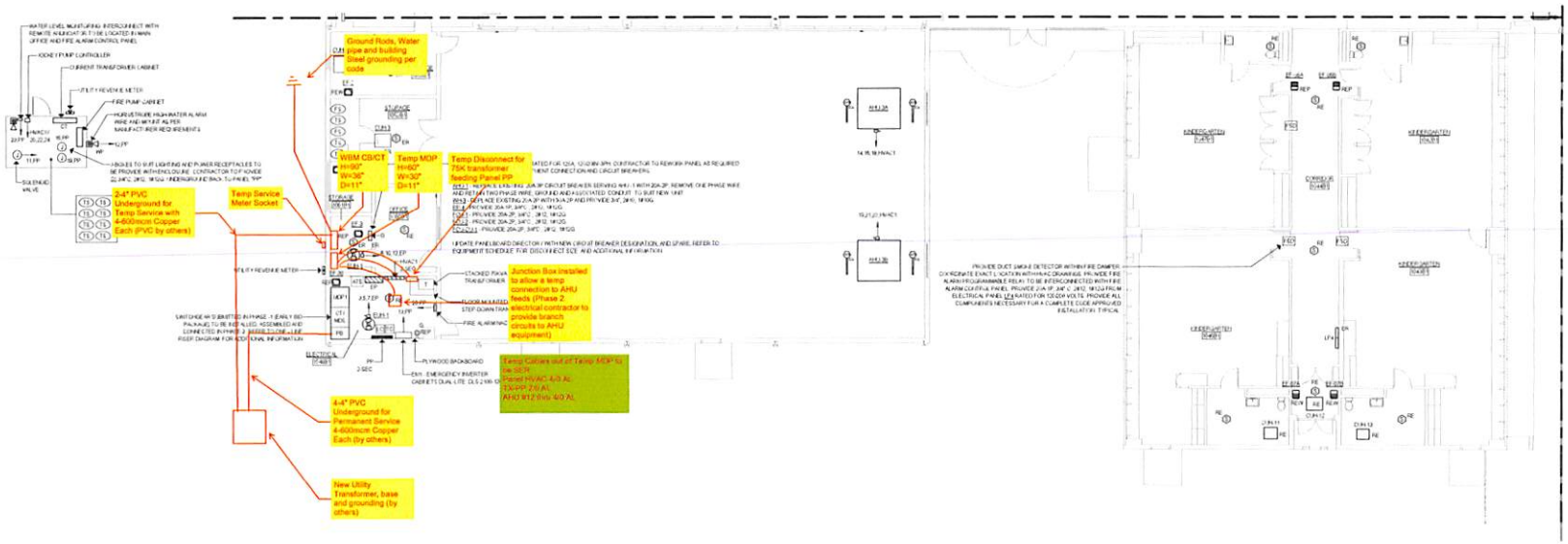
See attached temporary switchgear plan.

Attachments
Revised Temp Switchgear Plan.pdf

Official Response

Response from Jose Pagan Silver Petrucelli + Associates *on Friday, Sep 27, 2024 at 02:03 PM EDT*

It was reviewed and confirmed.



1 Electrical First Floor Power Part Plan - B1

1/8" = 1'-0"

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ELECTRICAL FIRST FLOOR POWER PART PLAN - B1

STATE PROJECT # : 218-0041 EA

Date 05/23/2024
Scale AS NOTED
Drawn By JRP
Project Number 23.147

Drawing Number E212

04/23/24 2:57:47 PM