



**GOODWIN UNIVERSITY EDUCATIONAL SERVICES, INC.  
Special Meeting of the School Building Committee  
November 12, 2024 at 12:00 pm  
One Riverside Drive  
6<sup>th</sup> Floor Board Room**

1. Call to Order
2. Public Comment
3. Approval of the Special Meeting Minutes of October 8, 2024
4. Report on the Magnet Technical High School (State Project # 542-0007 MAG/N) by Owner's Project Manager, Architect and Construction Manager
5. Business Requiring Action
  - a. Recommendation to Approve FIP Construction's Award of a Contract to the lowest qualified responsible bidder to Mather Corporation for Phase 1 Site Enabling for the Magnet Technical High School (State Project # 542-0007 MAG/N).
  - b. Resolution Authorizing the Execution of Guaranteed Maximum Price Contract Amendment #1 with FIP Construction for Phase 1 Construction Management Services for the Magnet Technical High School (State Project # 542-0007 MAG/N).
  - c. Resolution Authorizing the Execution of a Contract Amendment #2 with TSKP Studio for Architectural and Engineering Design Services for the Magnet Technical High School (State Project # 542-0007 MAG/N)
6. Adjournment



Goodwin University Educational Services, Inc.

Special Meeting of the School Building Committee

DRAFT: Meeting Minutes

October 8, 2024, at 12:00 pm

One Riverside Drive

6<sup>th</sup> Floor Board Room

School Building Committee Members: Frank Amodio, Todd Andrews, Bryant Harrell, Eddie Meyer, Mark Scheinberg.

Other Attendees: Robert DeCrescenzo, Andy Difatta, Bryant Harrell Jr., Ray Maselek, Mark McGovern, Sal Menzo, Michael Scott, Tom Romagnoli, Sandra Ward

1. Called to order at 12:05 pm by Frank Amodio

2. No public comments were made.

3. Approval of the Special Meeting Minutes of September 10, 2024

A motion was made to approve the September 10, 2024, minutes by Mark Scheinberg, seconded by Todd Andrews and unanimously approved (Frank Amodio, Todd Andrews, Bryant Harrell, Eddie Meyer, Mark Scheinberg).

4. Report on the Magnet Technical High School (State Project # 542-0007 MAG/N) by Owner's Project Manager, Architect and Construction Manager

Tom Romagnoli of Downes Construction provided an update reviewing significant milestones on the project.

No significant changes to the project budget have occurred. The project is moving forward with state reimbursements, currently awaiting the third reimbursement request. Contract amendments for both Downes Construction and TSKP are underway to adjust schedule durations and reflect the project's increased value of \$85 million.

DEEP stormwater pollution permit was submitted at the end of August, with the 60-day review period set to expire on October 27.

The Flood Management Certificate, a critical permit, was submitted at the beginning of August and is being closely monitored.

The PLA is the final requirement before initiating the bid process for Phase 1. The latest PLA version has been reviewed and will be sent to the Union Trades for approval.

Tom outlined that critical steps in Phase 2 include a budget presentation at the November School Building Committee meeting.

Michael Scott of TSKP Studio met with Pratt and Whitney to discuss constraints around manholes that cannot be relocated or decommissioned. He is exploring design solutions to build around these areas in the Pathways parking lot.

## 5. Adjournment

The motion was made to Adjourn at 12:33 pm by Bryant Harrell, seconded by Todd Andrews. Approved unanimously (Frank Amodio, Todd Andrews, Bryant Harrell, Eddie Meyer, Mark Scheinberg).

November 12, 2024

 Goodwin University  
 Magnet Technical High School  
 State Project #542-0007 MAG/N

**Subject: Progress Report**
**1. Project Update**
**A. Financial/Budget Updated as of New Legislation**

<b>New</b>	
Owner Expenses/Professional Services	\$ 9,012,297
FF&E/Technology/shop Equipment	\$ 4,339,446
Construction	\$ 64,989,000
Contingency	\$ 6,659,257
<b>Total Project Budget</b>	<b>\$ 85,000,000</b>

- Contract amendments for contract adjustments to both Downes and TSKP for the adjustment in schedule durations (preconstruction/construction) and overall value of the project from \$75,000,000 to \$85,000,000 are in process of being submitted and will be reviewed accordingly. These values are reflected in the Owner Expenses/Professional Services line item above.
- State Reimbursement Summary

<b>Requests Made</b>	<b>Amount Requested</b>	<b>Less 5% Hold Back</b>	<b>Amount Rec'd</b>	<b>Amount Pending</b>
3	\$2,155,248.53	\$107,762.43	\$1,792,470.44	\$255,015.66

**B. Schedule Update**

- a. Phase 1 bid received, scoped and is being recommended for award.
- b. Phase 2 70% Construction Documents have been distributed, initial budget has been received and is in the process of being reconciled.
- c. PCT with the State for Phase 2 Construction is scheduled for 12/3/2024
- d. DEEP stormwater pollution permit was submitted 8/28/2024 and received approval on 10/27/2024.
- e. Flood Management Certificate was submitted 8/8/2024 and currently under review
- f. Look Ahead Schedule
  - i. Phase 1
    - 11/12 – GMP Approval for Phase 1
    - Week of 11/11 – Subcontractor Notice to Proceed
    - Phase 1 Construction 11/18/24 to 3/31/2025
  - ii. Phase 2
    - 10/9 to 11/15 – CD Estimate & Reconciliation
    - Schedule Special Building Committee Meeting for CD estimate presentation
    - 12/3 to 1/21/25 – State PCT Approval to Bid Process
    - 1/22 to 3/4/25 - FIP Bid and GMP Development
    - 3/12 to 4/22 - TOEH Building Permit Process
    - 3/12 to 4/22 - Subcontractor Notice to Proceed
    - 4/2/25 to 12/1/2026 – Construction

- g. Critical Path Next Steps.
  - i. Continue with weekly focused team meetings to primarily focus on local permitting, construction design and schedule.
  - ii. Review and coordinate the Local Building Permit Process
  - iii. Coordinate logistics implementation with Hartford Public School - Pathways
  - iv. Coordinate 3<sup>rd</sup> Party Peer review.
  - v. State PCT Process
- C. Architect's Update**
  - a. General Update
- D. Construction Manager's Update**
  - a. Presentation of GMP Amendment #1
- E. Action Items**
  - a. Recommend Approval for FIP Construction to Award a Contract to the lowest qualified responsible bidder Mather Corporation for Phase 1 Site Enabling for a New Magnet Technical High School.
  - b. Recommend Approval of Guaranteed Maximum Price Contract Amendment #1 with FIP Construction for Phase 1 Construction Management Services for a New Magnet Technical High School.
  - c. Recommend Approval of Contract Amendment #2 with TSKP Studio for Architectural and Engineering Design Services for a New Magnet Technical High School.
    - FIP GMP Amendment #1 for Phase 1, 11.12.24
    - TSKP Amendment #2, 11.12.24

**Attachments:**

### ACTION ITEM

**DATE:** November 12, 2024

**TO:** Members of the Goodwin University Educational Services School Building Committee

**FROM:** Thomas Romagnoli  
Downes Construction

**SUBJECT:** State Project #542-0007 MAG/N – Technical Magnet High School  
Construction Management FIP Construction Amendment #1

**BACKGROUND**

FIP Construction was selected to provide Construction Management services for the construction of the new Technical Magnet High School on the Campus of Goodwin University. Their current contract and purchase order compensates them for pre-construction services.

At the September 10, 2024 meeting the Goodwin University Educational Services School Building Committee authorized the approval of contract documents to be submitted to the State of Connecticut for the bidding of phase 1 (Site Enabling) and on September 27, 2024 received State approval to commence Phase 1 bidding.

In summary, on October 30, 2024, FIP Construction received bids for one (1) bid package, conducted a scope review to determine the lowest qualified responsible bidder and at this time the cost for this trade package including Construction Manager staffing costs, general conditions, insurance, bonds and allowances need to be added to the FIP Construction contract and purchase order in order for construction activities for Phase 1 to commence.

PHASE 1 – AWARDS BY TRADE				
Bid Package Description	Budget	Awarded Subcontractor	Awarded Value	Over/(Under)
Site Enabling	\$768,000	Mather Corporation	\$976,000	\$208,000
<b>Total Phase 1 – Trade Costs</b>	<b>\$768,000</b>		<b>\$976,000</b>	
CONSTRUCTION INDIRECT COSTS				
Contaminated Soil Disposal Allowance			\$60,000	
Construction Contingency			\$26,000	2.5%
Building Permit Fee/Fire Marshall			\$3,500	
General Conditions			\$240,000	
Liability Insurance			\$15,600	
Project Requirements			\$35,600	
Preconstruction Services			\$20,000	
Payment & Performance Bond			\$13,100	.90%
CM Fee			\$27,800	2%
<b>Total Indirect Costs</b>			<b>\$441,600</b>	
<b>Grand Total Amendment #1</b>			<b>\$1,417,600</b>	

**RECOMMENDATION**

The Guaranteed Maximum Price Proposal for the Phase 1 portion of the project is \$1,417,600. This is over the Phase 1 budget of \$1,123,279 by \$294,321. Of note, \$263,520 of additional scopes of work are included, of which some are tasks that were scheduled to be part of Phase 2 but deemed necessary to be completed in Phase 1.

The Goodwin University Educational Services School Building Committee, authorize the Senior Vice President for Facilities of said committee to execute the amendment to increase FIP Construction contract and purchase orders in the amount of ONE MILLION FOUR HUNDRED SEVENTEEN THOUSAND SIX HUNDRED DOLLARS AND NO CENTS (\$1,417,600.00)

With the approval and issuance of Amendment #1 the contract and purchase order to FIP Construction will be as follows:

FIP CONSTRUCTION - CONTRACT VALUE	
Base Contract	\$110,000
Amendment#1	\$1,417,600
TOTAL CONTRACT AND PURCHASE ORDER	\$1,527,600

Submitted by:

Downes Construction



Thomas Romagnoli  
Owner's Project Manager

Date: 11/12/24

Owner:

Goodwin University

Bryant L. Harrell  
Senior Vice president for Facilities,  
IT & Security

Date:



November 1, 2024

Mr. Thomas Romagnoli  
Vice President of Operations  
Downes Construction Company  
200 Stanley Street  
New Britain, CT 06051

Mr. Bryant Harrell  
Senior Vice President  
Facilities, Security and Information Technology  
Goodwin University  
One Riverside Drive  
East Hartford, CT 06118

Re: New Technical High School  
Phase 1 – Enabling GMP Submission

Dear Bryant and Tom:

On behalf of FIP Construction, the following submission is the Guaranteed Maximum Price Proposal for the Phase 1 – Enabling for the New Technical High School on the campus of Goodwin University. This report outlines in detail the cost and schedule for this one-of-a-kind project.

In summary, the Guaranteed Maximum Price Proposal for the Phase 1 portion of the project is \$1,417,600. This is over the Phase 1 budget of \$1,123,279 by \$294,321. Of note, \$263,520 of additional scopes of work are included, of which some are tasks that were scheduled to be part of Phase 2 but deemed necessary to be completed in Phase 1. The attached qualifications and assumptions document outlines various details that complement and clarify the project specifications and documents designed by TSKP and their consultants.

FIP is anticipating approval of this GMP no later than November 12, 2024, so that we can secure a contract with the low bidder and allow them to begin the submittal and shop drawing phase. It is important that we act quickly as we are working against mother nature and want to complete this phase before the dead of winter sets in. FIP remains confident that our schedule of starting in November 2024 with completion by March 2025 is achievable and the site will be ready for the subsequent Phase 2 to commence.

We look forward to answering any and all questions regarding the proposed GMP for Phase 1 of the new Technical High School project. Once again, thank you for trusting FIP to build this terrific project.

Sincerely,  
  
Peter Autunno  
Project Executive

**FIP Construction, Inc.**  
1536 New Britain Avenue  
Farmington, CT 06032  
Tel. 860.470.1800  
Fax 860.470.1801  
www.fipconstruction.com  
*Affirmative Action / Equal Opportunity Employer*



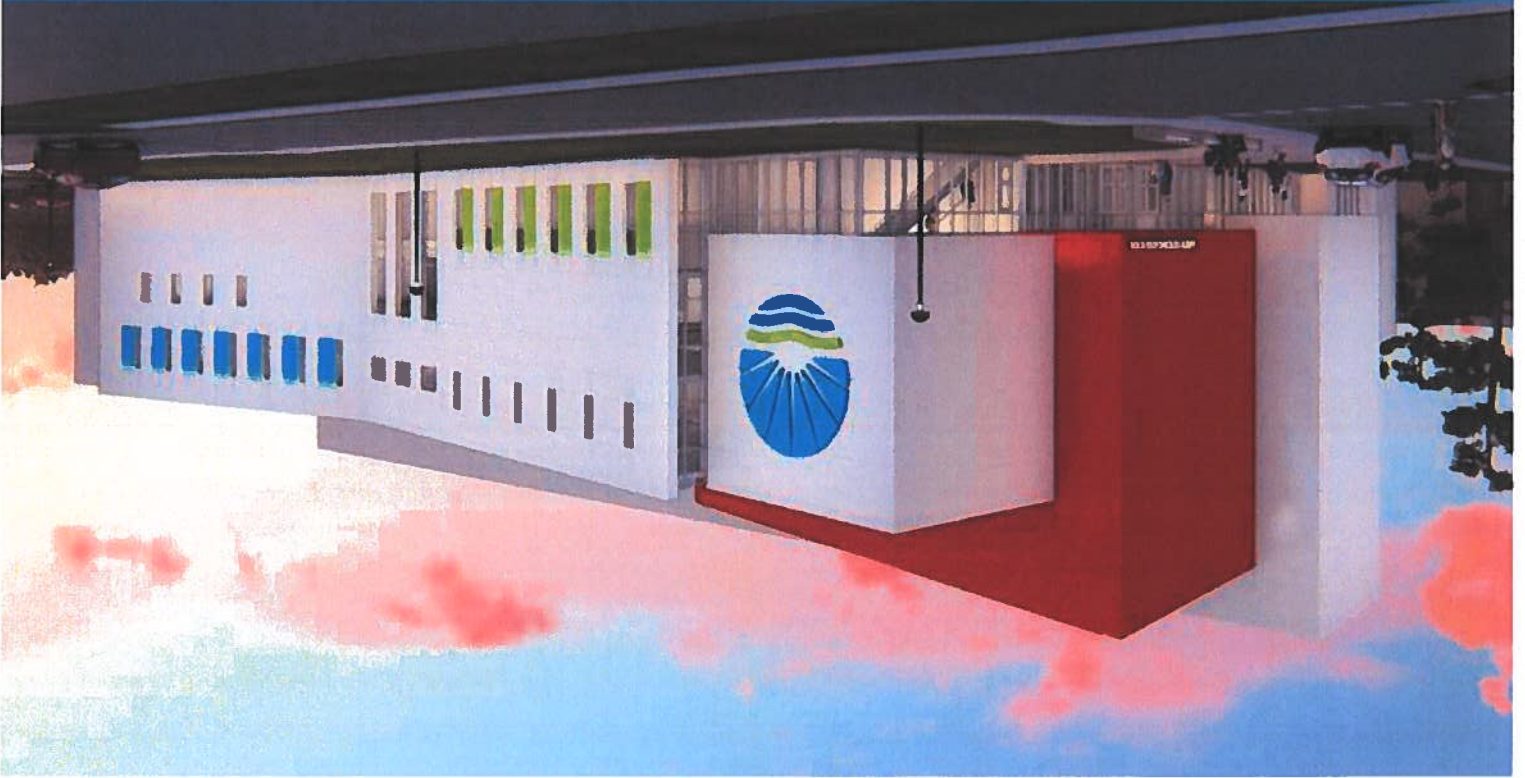
November 1, 2024

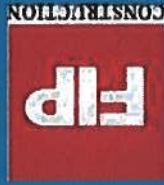
Mr. Bryant Harrell  
Senior Vice President, Facilities, Security and IT  
Goodwin University

Submitted to:

**NEW TECHNICAL HIGH SCHOOL**  
**STATE PROJECT NO. 542-0007 MAG/N**  
**EAST HARTFORD, CONNECTICUT**

**PHASE 1 - ENABLING GMP SUBMISSION**





COVER LETTER

SECTION 1 - PROJECT COST SUMMARY

- Master Cost Summary - Phase 1
- Subcontractor Bid Summary

SECTION 2 - CONSTRUCTION SCHEDULE & SITE LOGISTICS

SECTION 3 - QUALIFICATIONS & ASSUMPTIONS

SECTION 4 - BID RFI'S & QUESTIONNAIRE

SECTION 5 - LIST OF DESIGN DOCUMENTS

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**SECTION 1  
PROJECT COST  
SUMMARY**



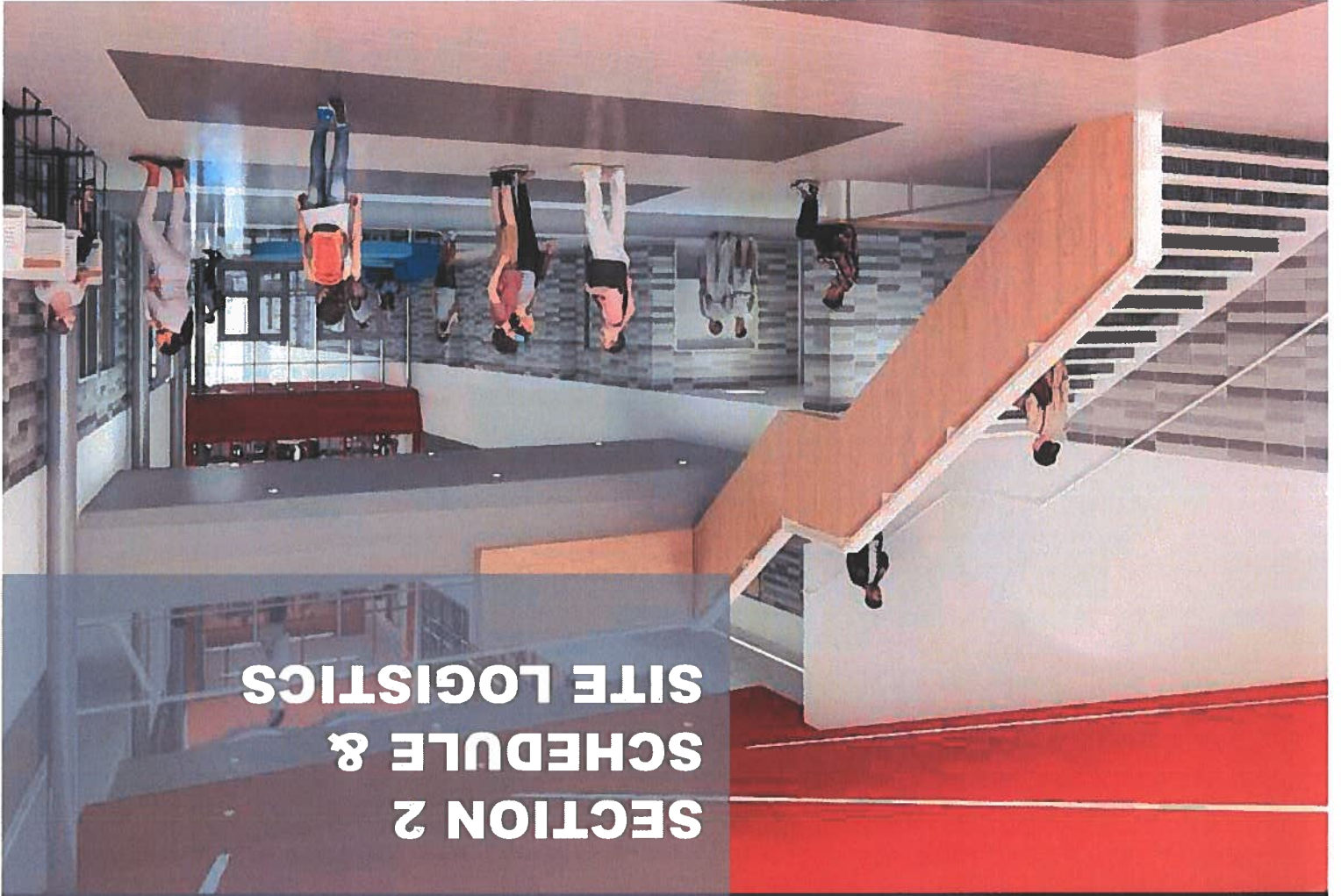


Goodwin University  
 Technical High School Phase 1  
 GMP Submission  
 November 1, 2024

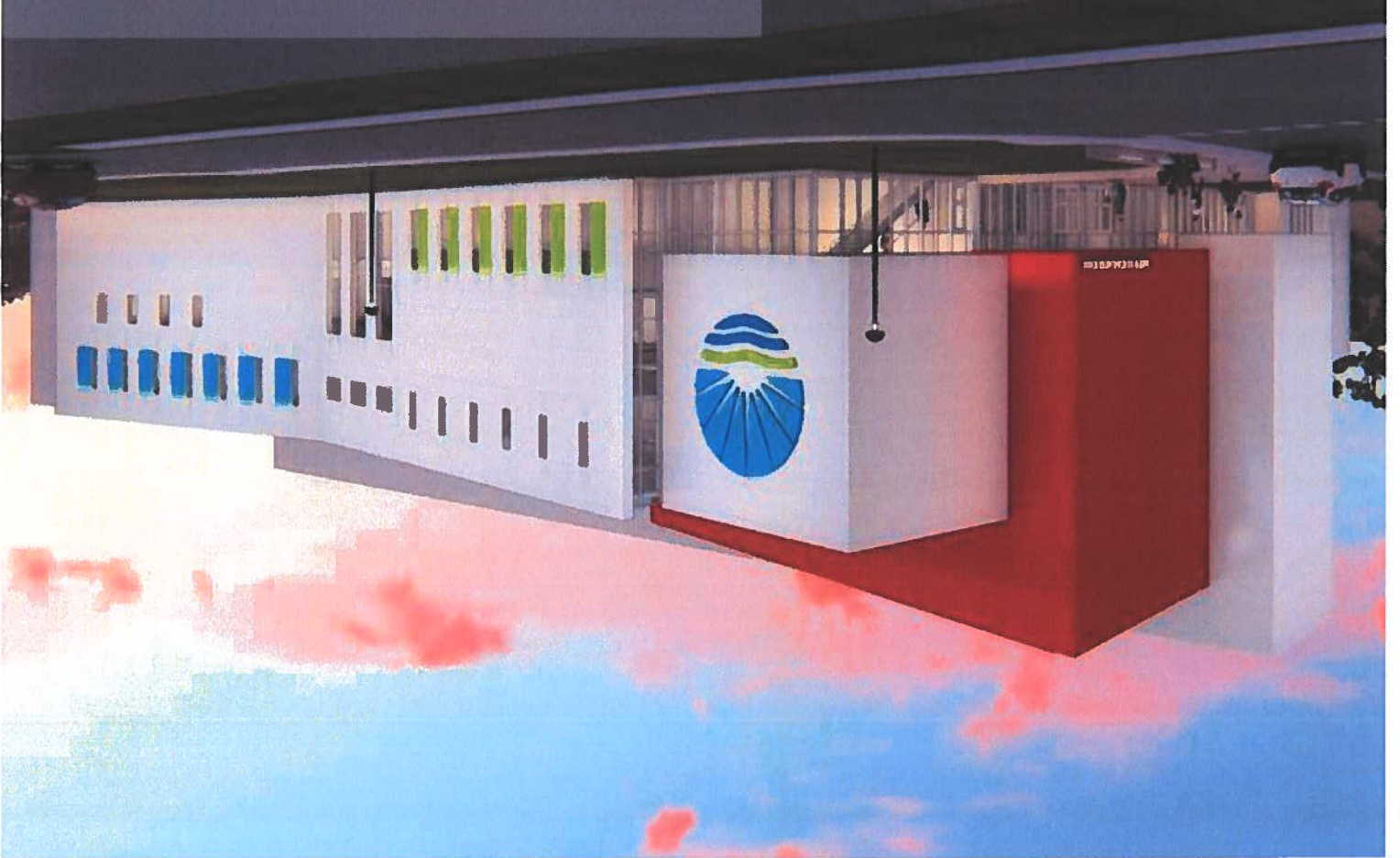
	A	B	C	E	F	
		9.10.24 DC Estimate SOV	10.30.24 Public Bid Results	11.1.24 GMP SOV	Final CD New Scope Items Included in GMP	Comments
<b>Construction Grand Total Cost</b> \$1,123,279 \$979,420 \$1,417,600 \$263,520						
<b>ELECTRICAL</b>						
1 Demo		\$6,000	\$14,000	\$14,000		
2 Temp Elec Service		\$20,000	\$70,500	\$70,500		
3 Relocate Parking Lot Lighting		\$0	\$13,100	\$13,100	\$13,100	Relocation of Existing Lighting to the New Parking Area
4						
5 <b>SITWORK</b>						
6 Erosion & Sedimentation Control		\$30,000	\$9,900	\$9,900		
7 Temp Fencing		\$75,000	\$49,100	\$49,100		
8 Surveying		\$12,000	Inc	Inc		
9 Site Demo & Tree Clearing		\$125,000	\$141,400	\$141,400		
10 Utility Removal & Relocations		\$18,000	\$26,550	\$26,550		
11 Parking Lot & Sidewalk Prep		\$30,000	\$30,000	\$30,000		
12 Parking Lot & Sidewalk Paving & Line Striping		\$132,000	\$79,950	\$79,950		
13 Site Signage		\$9,000	\$7,500	\$7,500		
14 <b>New Storm Drainage</b>		\$0	\$187,000	\$187,000	\$187,000	Required to Maintain Storm Drainage from Pathways
15 Relocation of Existing WOS-2		\$0	In Above	In Above	In Above	Required to Maintain Storm Drainage from Pathways
16 Vibrocompaction		\$210,000	\$258,000	\$258,000		
17 Grading & Proof Rolling		\$45,000	\$62,000	\$62,000		
18 Removal of Excess Soils		\$50,000	\$21,000	\$21,000		
19 Landscape Restoration		\$6,000	\$6,000	\$6,000		
20 <b>Contaminated Soil Disposal - Allowance</b>		\$0		\$60,000	\$60,000	East West Eng. Indicated the Possibility of Contaminates
21 <b>Sub-Total</b>		\$768,000	\$976,000	\$1,036,000	\$260,100	
22 <b>Construction Contingency</b>		\$112,647		\$26,000		2.50%
23 <b>Building Permit Fee/Fire Marshall - City of East Hartford</b>		\$239	\$3,420	\$3,500	\$3,420	Permit required with additional electrical scope of work
24 <b>General Conditions - 3 Months</b>		\$150,000		\$240,000		
25 <b>Liability Insurance</b>		\$0		\$15,600		
26 <b>Project Requirements</b>		\$61,550		\$35,600		
27 <b>Sub-Total</b>		\$1,092,436	\$979,420	\$1,356,700	\$263,520	
28						
29 <b>Reimbursables</b>						
30 <b>Extension of Preconstruction Services (2 Months, OCT &amp; NOV 2024)</b>		\$0		\$20,000	\$20,000	
31 <b>Sub-Total</b>		\$1,092,436	\$979,420	\$1,376,700	\$263,520	
32 <b>Payment and Performance Bond</b>		\$8,818		\$13,100		0.90%
33 <b>CM Fee</b>		\$22,025		\$27,800		2%
34						
35 <b>Construction Grand Total</b>		\$1,123,279	\$979,420	\$1,417,600	\$263,520	
36						
37 <b>Other</b>						

		A	B	C	E	F	
		  <p><b>Goodwin University</b>  <b>Technical High School Phase 1</b>  <b>GMP Submission</b>  <b>November 1, 2024</b></p>	<p>9.10.24  DC Estimate  SOV</p>	<p>10.30.24  Public Bid  Results</p>	<p>11.1.24  GMP  SOV</p>	<p>Final CD  New Scope  Items  Included  in GMP</p>	<p>Comments</p>
		<b>Construction Grand Total Cost</b>		<b>\$1,123,279</b>	<b>\$979,420</b>	<b>\$1,417,600</b>	<b>\$263,520</b>
38	Geotechnical Consultant	By Goodwin	By Goodwin	By Goodwin			
39	Material Testing Laboratory	By Goodwin	By Goodwin	By Goodwin			
40	Builder's Risk Insurance	NIC	NIC	NIC			
41	Sales Tax on Labor & Materials	NIC	NIC	NIC			
42	Rock Removal	NIC	NIC	NIC			
43	Utility Assessment Fees	NIC	NIC	NIC			
44	Owner Contingency	NIC	NIC	NIC			
45	Off Site Improvements	NIC	NIC	NIC			
46	Design Consultant's Fees - Civil/Permitting, Architecture, Programming	NIC	NIC	NIC			
47	Design Contingency	NIC	NIC	NIC			
48							
49							
	<b>GRAND TOTAL PROJECT COST</b>	<b>\$1,123,279</b>	<b>\$979,420</b>	<b>\$1,417,600</b>	<b>\$263,520</b>		

 <b>Goodwin University Technical High School</b> <b>Subcontractor Bid List &amp; Results 10.30.24</b>		Division	31 00 00
Subcontractor		Bid Amount	
	Sitework		Sitework
	Mather Corp.	Bidder #1	\$976,000
	Genovesi Construction	Bidder #2	\$1,087,600
	Gerber Construction	Bidder #3	\$1,199,000
	Manafort Brothers Incorporated	Bidder #4	\$1,278,000
	Avery Construction Company	Bidder #6	NO BID
	Butler Company	Bidder #7	NO BID
	Camputaro & Son Excavating	Bidder #8	NO BID
	Cherry Hill Construction	Bidder #9	NO BID
	Fucci, C.J.	Bidder #10	NO BID
	Giordano Construction	Bidder #11	NO BID
	Guerrera Construction Company, Inc.	Bidder #12	NO BID
	Haverty, EJ	Bidder #13	NO BID
	Jones Construction	Bidder #14	NO BID
	K&W Construction	Bidder #15	NO BID
	LaRosa Construction	Bidder #16	NO BID
	Mizzy Construction, Inc.	Bidder #17	NO BID
	Paganelli Construction Corp.	Bidder #18	NO BID
	Richards Corp.	Bidder #19	NO BID
	Spazzarini Construction	Bidder #20	NO BID
	Tabacco & Son Builders Inc.	Bidder #21	NO BID
	Talcott View Construction	Bidder #22	NO BID
	Waters Construction	Bidder #23	NO BID
	Wilcox Construction	Bidder #24	NO BID



**SECTION 2  
SCHEDULE &  
SITE LOGISTICS**



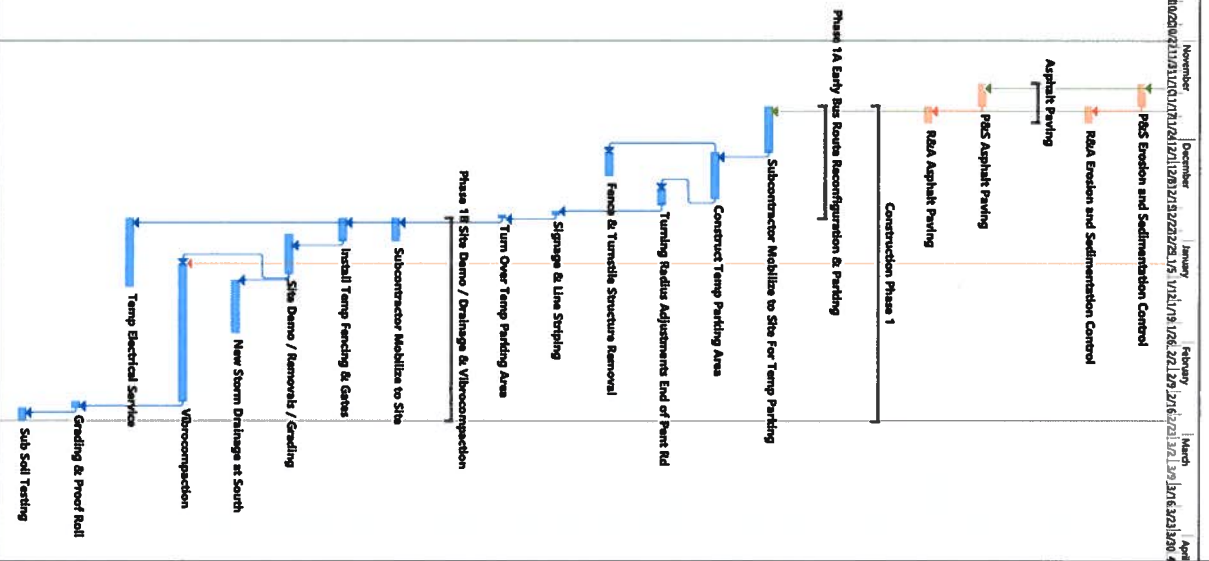
## Goodwin Technical High School Preliminary Phase 1 Early Trade Schedule

ID	Task Mode	Task Name	Start	Finish	Agent	Calendar	Color	Resource	Summary	Start	Finish	Month	Year
1	Task Mode	Preconstruction Services	Wed 8/24/24	Wed 11/20/24	7/21/24	East Hartford	Preconstruction Services			7/21/24	11/20/24	2024	7/21/24
2	Task Mode	Design	Mon 9/9/24	Fri 10/4/24									
7	Task Mode	East Hartford Approvals	Wed 8/24/24	Wed 9/25/24									
10	Task Mode	PIP Phase 1 Cost Development	Wed 10/9/24	Wed 11/20/24									
11	Task Mode	Early Trades - Advertising & Bid Period	Wed 10/9/24	Wed 10/30/24									
12	Task Mode	PIP Scope Reviews & Cost Development	Thu 10/31/24	Wed 11/6/24									
13	Task Mode	Goodwin Review & Approve Phase 1 Costs	Thu 11/7/24	Wed 11/13/24									
14	Task Mode	PIP Awards Subcontractors	Thu 11/14/24	Wed 11/20/24									
15	Task Mode	Key Submittals & Procurement (P&S = Prepare & Submit; R&A = Review & Approve)	Thu 11/14/24	Mon 12/2/24									
16	Task Mode	Phase 1	Thu 11/14/24	Mon 12/2/24									
17	Task Mode	Vibrocompaction	Thu 11/14/24	Mon 12/30/24									
18	Task Mode	P&S Delegated Design Shop Drawings	Thu 11/14/24	Wed 12/25/24									
19	Task Mode	R&A Delegated Design Shop Drawings	Thu 12/26/24	Mon 12/30/24									
20	Task Mode	Site Clearing	Thu 11/14/24	Mon 11/25/24									
21	Task Mode	P&S Site Clearing - Documentation of Existing Conditions	Thu 11/14/24	Wed 11/20/24									
22	Task Mode	R&A Site Clearing - Documentation of Existing Conditions	Thu 11/21/24	Mon 11/25/24									
23	Task Mode	Handling, Transport and Disposal of Excavated Materials	Thu 11/14/24	Mon 11/25/24									
24	Task Mode	P&S Handling, Transport and Disposal of Excavated Materials	Thu 11/14/24	Wed 11/20/24									
25	Task Mode	R&A Handling, Transport and Disposal of Excavated Materials	Thu 11/21/24	Mon 11/25/24									
26	Task Mode	Storm Drainage Materials	Thu 11/14/24	Wed 11/27/24									
27	Task Mode	P&S Handling, Transport and Disposal of Excavated Materials	Thu 11/14/24	Wed 11/27/24									
28	Task Mode	R&A Handling, Transport and Disposal of Excavated Materials	Thu 11/21/24	Wed 11/27/24									
29	Task Mode	Erosion and Sedimentation Control	Thu 11/14/24	Mon 11/25/24									



## Goodwin Technical High School Preliminary Phase 1 Early Trade Schedule

ID	Task Mode	Task Name	Start	Finish	Agent	September	October	November	December	January	February	March	April
30	Task Mode	P&S Erosion and Sedimentation Control	Thu 11/4/24	Wed 11/20/24	7/21/24 8:41 AM								
31	Task Mode	R&A Erosion and Sedimentation Control	Thu 11/21/24	Mon 11/25/24									
32	Task Mode	Asphalt Paving	Thu 11/14/24	Mon 11/25/24									
33	Task Mode	P&S Asphalt Paving	Thu 11/14/24	Wed 11/20/24									
34	Task Mode	R&A Asphalt Paving	Thu 11/21/24	Mon 11/25/24									
35	Task Mode	Construction Phase 1	Thu 11/21/24	Mon 2/24/25									
36	Task Mode	Phase 1A Early Bus Route Reconfiguration & Parking	Thu 11/21/24	Tue 12/24/24									
37	Task Mode	Subcontractor Mobilize to Site For Temp Parking	Thu 11/21/24	Wed 12/4/24									
38	Task Mode	Construct Temp Parking Area	Thu 12/5/24	Wed 12/18/24									
39	Task Mode	Turning Radius Adjustments End of Pent Rd	Mon 12/16/24	Fri 12/20/24									
40	Task Mode	Fence & Turnstile Structure Removal	Thu 12/5/24	Wed 12/11/24									
41	Task Mode	Signage & Line Striping	Mon 12/23/24	Mon 12/23/24									
42	Task Mode	Turn Over Temp Parking Area	Tue 12/24/24	Tue 12/24/24									
43	Task Mode	Phase 1B Site Demo / Drainage & Vibrocompaction	Wed 12/25/24	Mon 2/24/25									
44	Task Mode	Subcontractor Mobilize to Site	Wed 12/25/24	Tue 12/31/24									
45	Task Mode	Install Temp Fencing & Gates	Wed 12/25/24	Tue 12/31/24									
46	Task Mode	Site Demo / Removals / Grading	Mon 12/30/24	Fri 1/10/25									
47	Task Mode	New Storm Drainage at South	Mon 1/13/25	Tue 1/28/25									
48	Task Mode	Vibrocompaction	Wed 1/8/25	Tue 2/18/25									
49	Task Mode	Temp Electrical Service	Wed 12/25/24	Tue 1/14/25									
50	Task Mode	Grading & Proof Roll	Wed 2/19/25	Thu 2/20/25									
51	Task Mode	Sub Soil Testing	Fri 2/21/25	Mon 2/24/25									



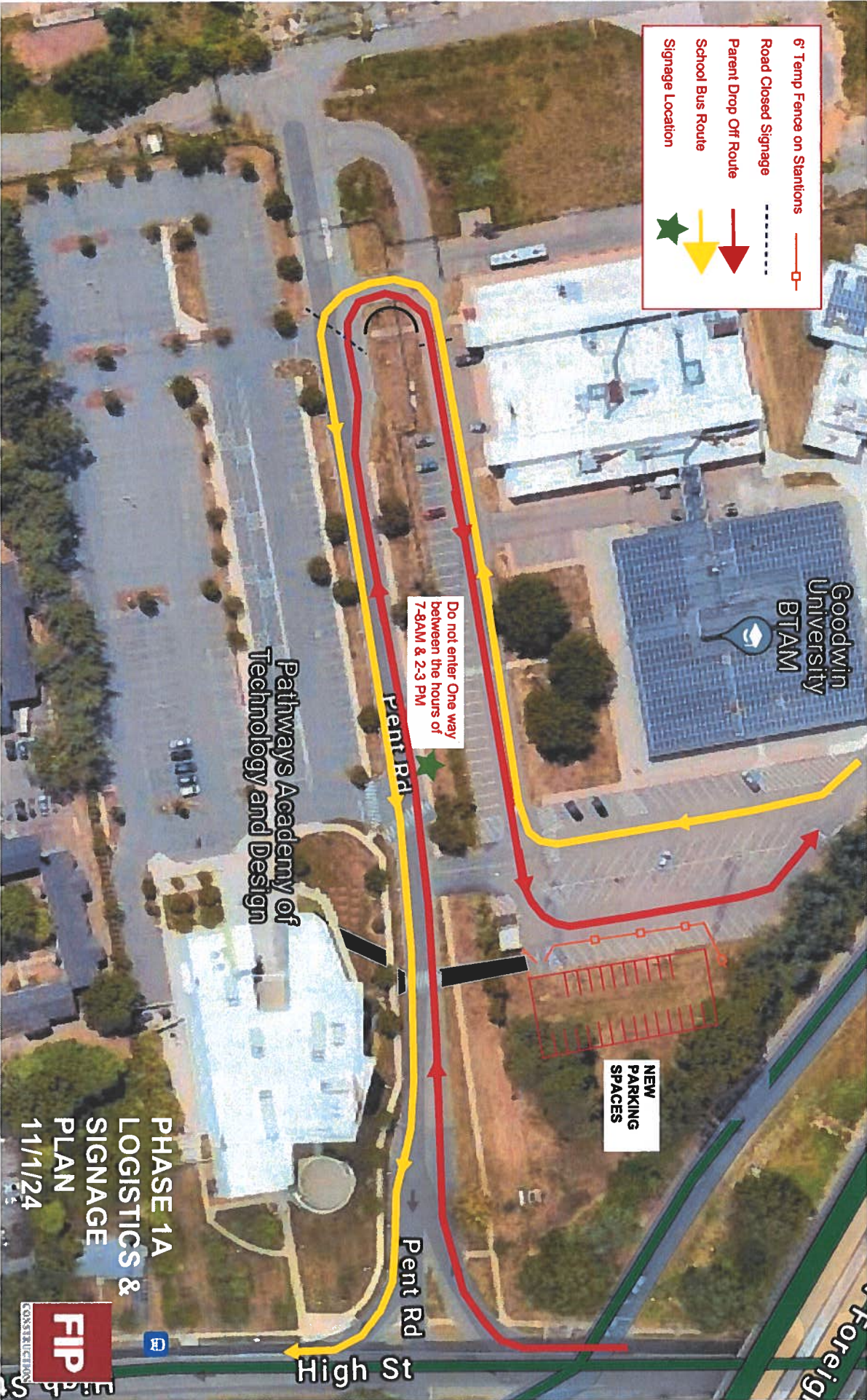
6' Temp Fence on Stantions

Road Closed Signage

Parent Drop Off Route

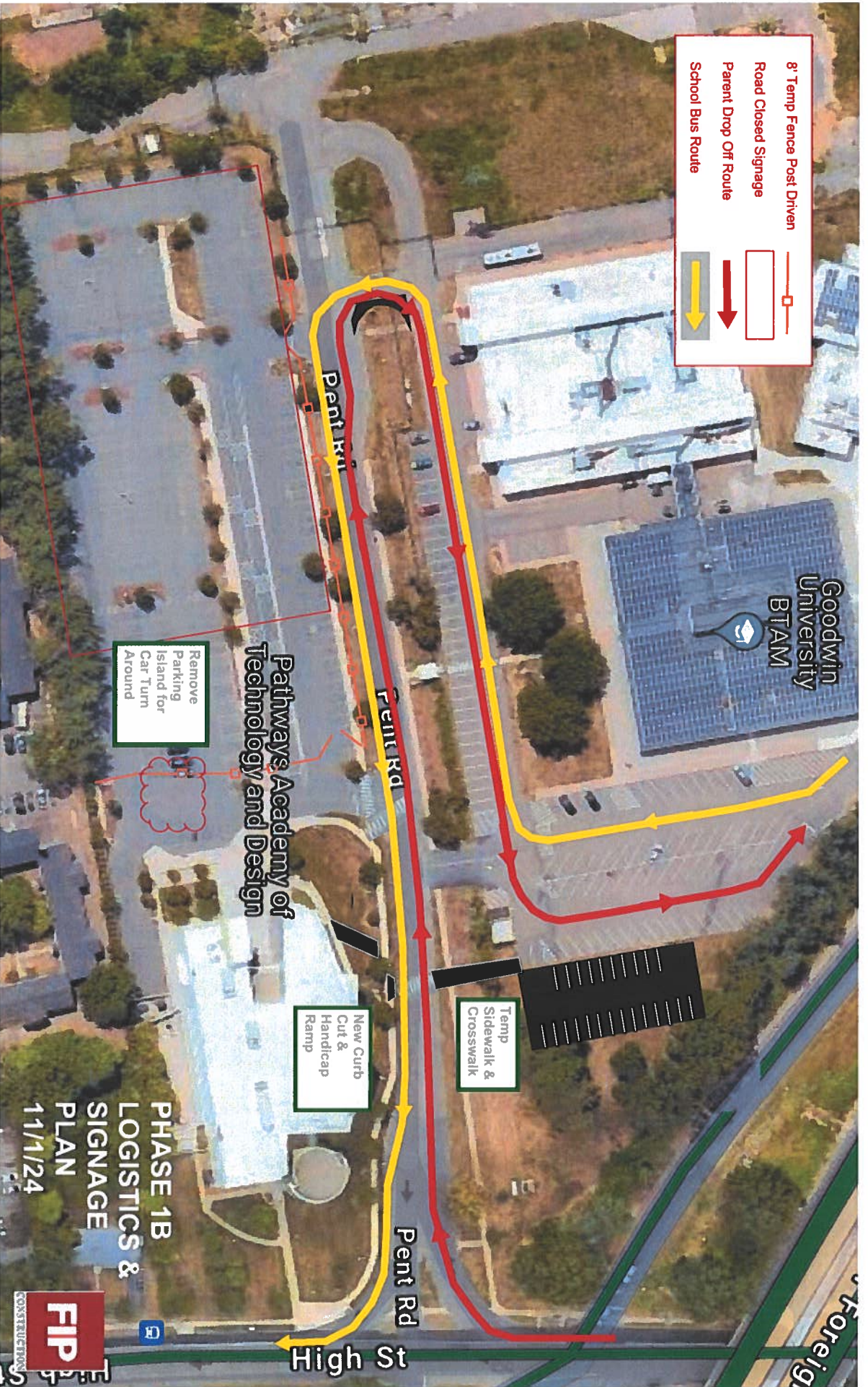
School Bus Route

Signage Location



PHASE 1A  
LOGISTICS &  
SIGNAGE  
PLAN  
11/1/24





8' Temp Fence Post Driven	
Road Closed Signage	
Parent Drop Off Route	
School Bus Route	

Remove Parking Island for Car Turn Around








Pathways Academy of Technology and Design

Temp Sidewalk & Crosswalk

New Curb Cut & Handicap Ramp

PHASE 1B  
LOGISTICS &  
SIGNAGE  
PLAN  
11/1/24

**FIP**  
CONSTRUCTION

Signage - Safetysign.com		Item #	Spec	Quantity
Yield Pedestrian Crosswalk Sign		X5638-B9K	(18"x24") .080" Fluorescent Yellow-Green Diamond Grade Reflective Aluminum	6
Student Drop-Off & Pick-Up Area Sign		D6852-B9H	(18"x24") .080" Engineering Grade Reflective Aluminum	2
Student Drop-Off & Pick-Up Area Sign		D6853-A8D	(18"x24") .080" Engineering Grade Reflective Aluminum	2
Custom Vertical Panel Signs One Way Traffic		F4611-VP	DO NOT ENTER / ONE WAY TRAFFIC 7-9 AM & 2-3PM / DO NOT ENTER	1
Accessible Drop-Off and Pick-Up Sign		T5644-A8D	.063" Engineering Grade Reflective Aluminum	2
In-Street Pedestrian Crossing Sign with 28lb. Rubber Base		X5652	(12"x36") Fluorescent Diamond Grade Reflective Sheeting Mounted to Double-Sided Plastic Frame	2
Blue / White Arrow Sign		T4530-A3D	.063" Engineering Grade Reflective Aluminum	4
U-Channel Posts for all signage as required			8" Green Enamel	
Hardware as required for all signage				

**SECTION 3  
QUALIFICATIONS &  
ASSUMPTIONS**



# QUALIFICATIONS & ASSUMPTIONS

The following information relates to scope of work items that are a) included, b) excluded, or c) modified in this **Phase 1 - Enabling Guaranteed Maximum Price Report** for the Goodwin University Technical High School. The costs contained in other sections of this report reflect the Construction Documents dated September 9, 2024, provided by TSKP Studio and their respective consultants.

*Our qualifications and assumptions supersede the current documents. This information explains our understanding and interpretation of the documents, and we fully expect the consultants to review and comment if necessary.*

## DIVISION 01 - GENERAL REQUIREMENTS

1. A construction contingency has been allocated in this Cost Report.
2. Allowances are included for the following:
  - Contaminated soils disposal costs
3. The project is tax exempt. Tax is not included.
4. Independent testing fees shall be paid by Owner.
5. Subcontractor costs and input are based on "Prevailing Rate" wages.
6. The building permit fee for the City of East Hartford is included. A fire marshal review fee is assumed.
7. Performance & Payment Bond is included.
8. The work for this project is anticipated to be conducted on a one-shift per day, normal time schedule. Limited exceptions are included for utility shutdowns/tie-ins. Shutdowns for exams, study or other periods are not assumed at this time.
9. All RFIs, submittals, and shop drawings, except for physical samples, will be transmitted and returned electronically via FIP Construction's Procore software.
10. The schedule outlined in this estimate assumes all submittals will be returned within five (5) business days and all responses to RFIs will be responded to in three (3) business days. Time expended beyond these deadlines is subject to change in the project schedule. Time is of the essence.
11. Submittals: Project submittals are issued for confirmation of the products and systems designed on the contract documents. If the designers elect to use the submittals process/shop drawings for design changes/new product selections, they must be returned "approved as noted" and will not be resubmitted without possible added time to the project schedule and/or possible added cost increases from subcontractors/material suppliers due to the design changes.



12. Delegated design/engineering is included for selected building elements as indicated.
13. Phase One Retainage Release. Under this first phase the owner, Goodwin University, shall release all parties (FIP, vendors and subcontractors) 100% retainage within 30 days from substantial completion of Phase One. This enabling work has nothing to do with Amendment #1 and bidding for the full GMP. This phase of the project needs to have separate closeout with all parties separate from the main project. For any reason, should the State of CT decide not to reimburse Goodwin University for retainage in this first phase of work, Goodwin University will still pay full retainage for this initial phase of work to parties.

14. Items not included/assumed:

- Utility company and municipal assessment fees
- Design Contingency
- Owner Contingency
- OPL Insurance
- Builders Risk Insurance

#### DIVISION 02 - EXISTING CONDITIONS / DEMOLITION

1. Hazardous/environmentally unsuitable soil removal, management, transportation, off-site/out-of-state disposal, or replacement has been included based on the volumes and classifications provided by the Environmental Consultant.
2. All soil testing will be by others, and costs are not included in this GMP.

#### DIVISION 31 - SITE WORK

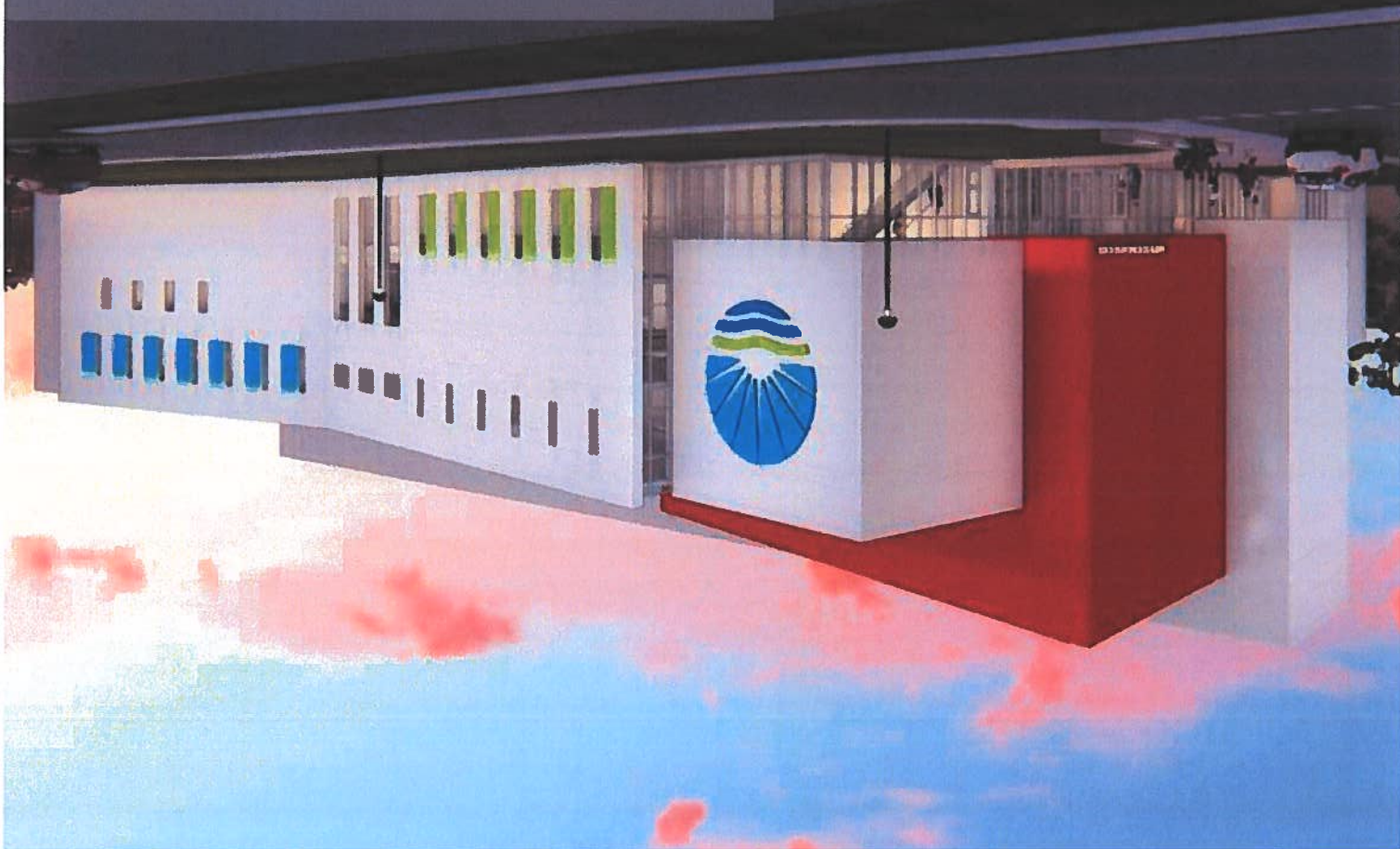
1. Items not included/assumed:

- Rock blasting or removal
- Shoring of existing utilities
- Relocation of any existing electrical raceways, feeders or structures.
- Frost removal
- Removal or excavation to remove impediments to vibrocompaction will be considered additional work.





**SECTION 4  
BID RFI'S &  
QUESTIONNAIRE**





FIP Construction Inc.  
 Goodwin University Phase 1  
 Pre-Construction RFI Log

November 1, 2024



Item	Date Noted	Date Addressed	Status	Comments
<b>General</b>				
1	10/17/24	10/18/24	Closed	Reference attached Revision to C.2. Fencing and turnstile structure are to be removed. The turnstile itself is not longer in place. Reference C3, which indicates light duty bit pavement
2	10/17/24	10/18/24	Closed	Reference C3, which indicates light duty bit pavement
3	10/17/24	10/18/24	Closed	Confirmed with clarification that a "gate" is not necessary at phase 1A. It would be anticipated that a fence section would be opened/closed on a daily basis for access to the construction area.
4	10/17/24	10/18/24	Closed	An alternate method can be submitted for consideration, but Vibro Compaction must be included as Base Bid.
5	10/18/24	10/18/24	Closed	Structural fill is required as indicated
<b>Stework</b>				
1	10/17/24	10/18/24	Closed	Reference attached WQ1 submittal and drainage As-Built information
2	10/17/24	10.24.24	Closed	Cut and cap and remove the line
3	10/17/24	10/18/24	Closed	New drainage line location is above the existing sanitary line.
4	10/17/24	10/18/24	Closed	New line is required
5	10/17/24	10/18/24	Closed	Not applicable
6	10/17/24	10/18/24	Closed	See updated logistics plan
7	10/17/24	10/18/24	Closed	See updated logistics plan
8	10/17/24	10/18/24	Closed	See updated logistics plan
9	10/17/24	10/18/24	Closed	See updated logistics plan
10	10/17/24	10/18/24	Closed	4
11	10/18/24	10/18/24	Closed	Basin location will be adjusted to be outside the island

**FIP Construction Inc.**  
**Goodwin University Phase 1**  
**Pre-Construction RFI Log**

November 1, 2024



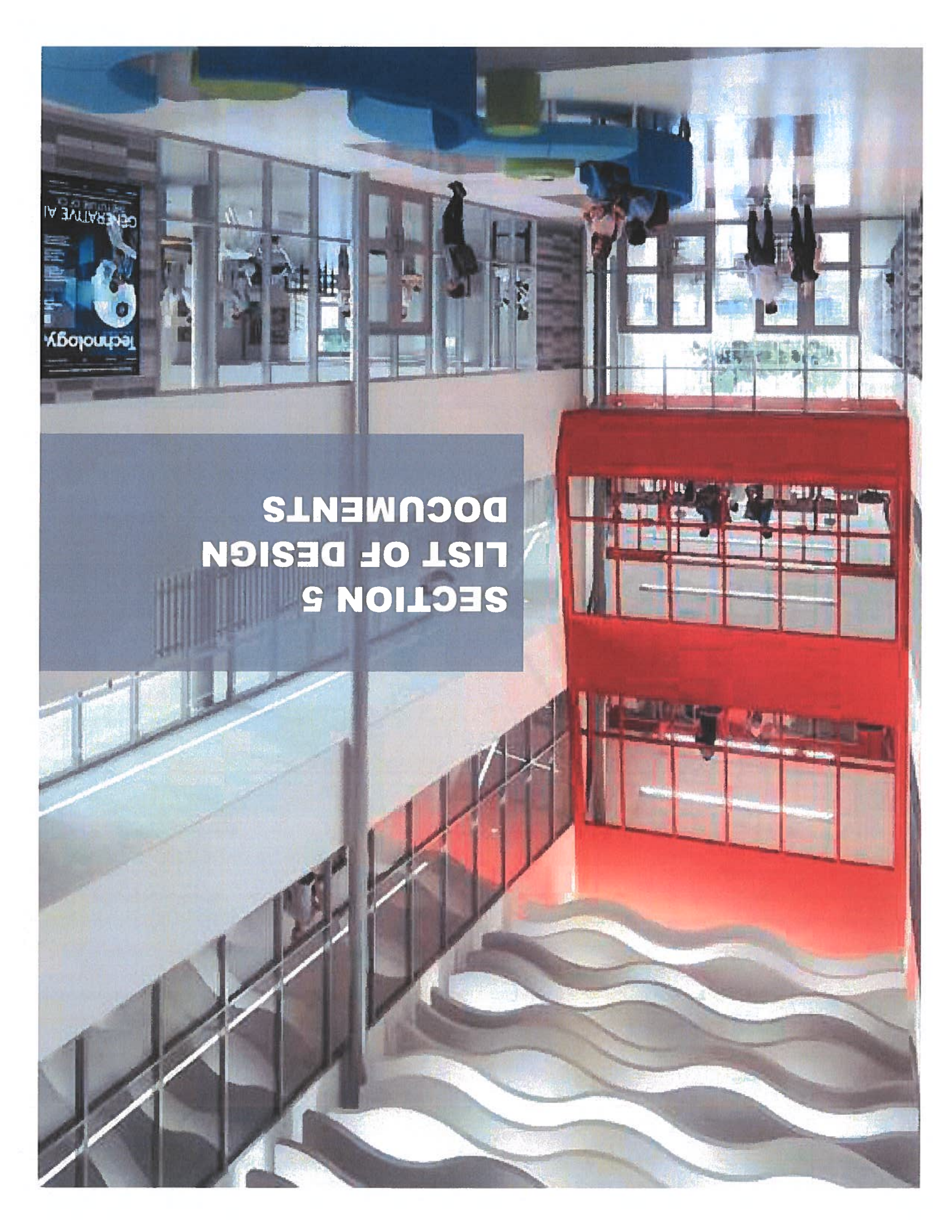
12	On Drawing C2.0 at the area of the configured bus turn there is a existing fence and post that will be impacted with the expansion. Please advise.	10/18/24	10/18/24	Closed	Fence to be removed
13	Can the approximate location of the trailer provided.	10/18/24	10/18/24	Closed	see updated logistics plan
14	On Drawing C.2.0 at the far right island to be removed there appears to be electrical and other components within the island. Please clarify what to do with these as this area is planned to have traffic on it?	10/18/24	10/18/24	Closed	Components to be lowered to new grade
15	The site logistic plan dated 10/18/24 indicates there is a distance of +/- 61 FT to the electrical room in the existing Annex Building. Is the intent to run the temp service under slab or overhead? Can more details and access times for this work be provided?	10/22/24	10/24/24	Closed	Overhead
16	Based on the Water Quality Unit shop drawing produced in addendum 2, the inverts will not work per the drawing C4.0 The unit shows the outlet invert 18" higher than the inlet invert per the shop drawing. If that is correct and accurate, then per C4.0 the outlet is proposed to be elev. 25.23 so the inlet will have to be 18" lower at 23.73. Please confirm if that will be acceptable to the designer or a new WQU may be necessary. Please confirm or clarify.	10/23/24	10.24.24	Closed	hold the outlet elevation and lower the inlet elevation accordingly. We showed a larger square structure so the length of pipe from the structure from the manhole downstream should remain, and the longer length of pipe should be on the inlet side (between the WQ structure and the catchasin) to accommodate the greater slope of the pipe.
17	Please clarify the extent of the light pole removals on sheet C.2 since they are not all designated or denoted regarding the future building area. Are we only removing the ones within the hatched area? There are others around the perimeter of the lot behind the curbing outside the hatched area also, do they get removed?	10/23/24	10/24/24	Closed	Remove all fixtures in the current bituminous lot and islands. Any fixtures East of the lot shall remain.
<b>Specification Section 314513 Vibratory Probe Compaction</b>					
18	Section 1.2, page 1, 1.0 General requirements, Item C – please clarify how the site contractor and VPC Specialty Contractor will be paid for Obstruction removal. There is no way to quantify this for bidding purposes unless handled by an Allowance or extra work.	10/23/24	10/24/24	Closed	Obstruction removal , if applicable will be considered extra work and be addressed via a change order.
19	Section 1.2, page 2, #2 – the site contractor is to provide a working pad at Elevation 34.0, wording states "Working Platform may include the placement and compaction of well-graded crushed aggregate (not uniformly graded crushed stone) and/or other means of stabilization. The final Working Platform design, preparation, and maintenance shall be based on the Site Contractor's local expertise and consultation with a professional geotechnical representative as needed" – Can you please provide scope clarification on what bidders should provide as aggregate for a working pad with thickness? This would also keep all bidders apples to apples for the same scope requirements.	10/23/24	10/24/24	Closed	The working pad will consist of the existing process that remains after the bituminous pavement is removed.
20	Section 1.2, page 2, #9- after roller compaction it states bringing in any additional fill required to bring the site back to the bottom of the new slab base course. Can you clarify what elevation is the bottom of the new slab base course? We have no Finished Floor elevation or slab make-up information. Or, is working pad elevation 34.0 the elevation to be left at?	10/23/24	10/24/24	Closed	There is no requirement to bring the elevation back to bottom of slab base course. This will be part of Phase 2. Site elevation shall be left as is after proof compaction requirements.

FIP Construction Inc.  
 Goodwin University Phase 1  
 Pre-Construction RFI Log

November 1, 2024



21	Regarding question #5 above, can a unit price for additional structural fill be established to pay for whatever fill material is necessary after VPC to get back to the proposed grade to be clarified above?	10/23/24	10/24/24		Not applicable per response above.
22	Section 1.2, page 3, #12-states "The Site Contractor shall protect the improved ground from ponding, freezing, or any disturbance prior to foundation and footing construction." - This work is to begin 12/27/24 and conclude 2/6/25. Will the sitework contractor be paid to perform winter protection for the VPC Specialty Contractor? Can an allowance be included for this work since it is almost impossible to know what will be required to protect the footprint of this building or for how long (probably the entire winter). This is an enabling phase 1 package so we have no idea of when building foundation or footing construction will begin.	10/23/24	10/24/24	Closed	The intent is for the site contractor to establish positive grade or a crown prior to the start of Vibro Compaction using existing materials, and ensure there is no ponding throughout the duration of Vibro Compaction. Frost protection upon the completion of Vibro Compaction is not applicable.
23	Section 3.1 General Description, page 6, Section D Vibrations, item #3. - If after testing it is determined isolation trenches are required, will the sitework contractor be compensated for this work? There is no way to know if it would be required or the extent.	10/23/24	10/24/24	Closed	Any isolation trenches, if required will be considered extra work and be addressed by a change order.
24	Please confirm the Geotechnical Engineer is hired and paid for by the owner.	10/23/24	10/24/24	Closed	Confirmed
25	Are all laboratory or field soil, concrete, or asphalt testing services provided by the Owner?	10/23/24	10/24/24	Closed	Yes, All testing is by the owner
	<b>Structural</b>				
1					
2					
3					
4					
5					
6					
7					
8					
9					
	<b>MEP</b>				
1					
2					
3					
4					
5					
6					
7					
8					



**SECTION 5  
LIST OF DESIGN  
DOCUMENTS**

**GOODWIN UNIVERSITY  
TECHNICAL HIGH SCHOOL  
PHASE 1 - ENABLING**

**LIST OF DESIGN DOCUMENTS**

**NOVEMBER 1, 2024**

DOCUMENTS PREPARED BY:

ARCHITECT: TSKP Studio  
MEP/FP ENGINEER: Bemis Associates LLC  
STRUCTURAL ENGINEER: E2 Engineers, LLC  
SITE & CIVIL ENGINEER: East-West Engineering, PLLC

DWG. No.	Time	Latest Date
<b>DRAWINGS</b>		
	COVER PAGE – SITE ENABLING PACKAGE	9/09/2024
C.1	CIVIL GENERAL NOTES & LEGEND	9/09/2024
C.2	CIVIL SITE REMOVAL PLAN	9/09/2024
C.3	CIVIL SITE LAYOUT PLAN	9/09/2024
C.4	CIVIL SITE GRADING PLAN	9/09/2024
C.5	CIVIL SITE UTILITY PLAN	9/09/2024
C.6	CIVIL DETAILS	9/09/2024
S.1	SITE SURVEY PLAN	9/09/2024
S101	FOUNDATION PLAN	9/09/2024

**SPECIFICATIONS (all dated 9/09/2024)**

Section No.	Title
00 – PROCUREMENT AND CONTRACTING REQUIREMENTS	Invitation to Bid
003119	Instructions to Bidders / General Requirements for All Trades
008000	Bid Package and Supplemental Forms
000110	Table of Contents
01 – GENERAL REQUIREMENTS	Summary
012200	Unit Prices
012900	Payment Procedures
013100	Project Management and Coordination
013300	Submittal Procedures
014000	Quality Requirements
015000	Temporary Facilities and Controls
016000	Product Requirements
017300	Execution
017419	Construction Waste Management Plan
017700	Closeout Procedures



SPECIFICATIONS (all dated 9/09/2024)	
Section No.	Title
02 – EXISTING CONDITIONS	
028100	Excavation, Handling, Transportation, and Disposal of Excavated Material
26 – ELECTRICAL	
260000	General Electrical
31 – EARTHWORK	
311000	Site Clearing
312005	Erosion and Sedimentation Control
312316	Excavation
32 – EXTERIOR IMPROVEMENTS	
321216	Asphalt Paving
321723	Pavement Markups
33 – UTILITIES	
330513	Manholes
334413	Catch Basins





**RESOLUTION AUTHORIZING EXECUTION OF CONTRACT AMENDMENT  
#1 FOR CONSTRUCTION MANAGEMENT AT RISK FOR A NEW MAGNET  
TECHNICAL HIGH SCHOOL (STATE PROJECT # 542-0007 MAG/N)**

The Undersigned Chairman certifies that the following resolution was duly adopted by the School Building Committee on November 12, 2024, and that such resolution has not been modified or rescinded as of the date hereof:

**WHEREAS**, a School Building Committee is required to oversee, coordinate and make recommendations to the Board of Directors on matters concerning the construction of new State of Connecticut funded magnet schools, in accordance with Connecticut General Statutes, Chapter 173, and

**WHEREAS**, the services of a professional construction management firm is required to build the new Magnet Technical High School (State Project # 542-0007 MAG/N) on the Goodwin University campus, and

**WHEREAS**, following a public solicitation process, interviews and consideration of price proposals, the School Building Committee authorized a contract with FIP Construction, Inc. on October 23, 2023 to serve as Construction Manager at Risk for the new Magnet Technical High School, and

**NOW THEREFORE, BE IT**

**RESOLVED**, that the School Building Committee of the Goodwin University Educational Services Board, authorizes Bryant L. Harrell, Senior Vice President, to execute GMP Amendment #1 to increase FIP Construction's contract and purchase orders in the amount of One Million Four Hundred Seventeen Thousand Six Hundred Dollars and No Cents (\$1,417,600.00).

Signed: \_\_\_\_\_

Frank Amodio, Chairman

Date: \_\_\_\_\_

### ACTION ITEM

**DATE:** November 12, 2024

**TO:** Members of the Goodwin University Educational Services School Building Committee

**FROM:** Thomas Romagnoli  
Downes Construction

**SUBJECT:** State Project #542-0007 MAG/N – Technical Magnet High School Architectural Amendment #2

#### BACKGROUND

In accordance with Contract Article 11.4 and Exhibit A of the RFP response, an incremental percentage increase of 6.1% is allowable to adjust the base fee due to an adjustment of the total project budget.

Total Project Budget was \$28,986,700 at the time of the RFP submission and currently \$85,000,000, based on 2024 State Legislation, which is an increase of an additional \$10 million dollars from the \$75 million dollar 2023 legislation. Additional fee will not be retroactive to completed phases as noted on TSKP's request.

Please note the below fee adjustment also includes master plan additional services valued at \$11,400 and a 3<sup>rd</sup> Party Peer review valued at \$15,000. Total value of additional services included below is \$26,400.

	\$28,986,700	\$75M	\$85M
	Original RFP	2023	2024
Ed Specifications, Site Assessment, Grant Submission	\$20,000	\$30,000	\$30,000
Program Development & Conceptual Design Phase	\$75,000	\$115,000	\$115,000
Schematic Design Phase	\$145,000	\$501,000	\$501,000
Design Development Phase	\$410,000	\$995,000	\$1,127,000
Construction Documents Phase	\$450,000	\$1,115,000	\$1,263,000
Bidding & Construction Admin Phase	\$340,000	\$890,000	\$1,008,000
Design, Procurement and CA for FF&E	\$180,000	\$394,000	\$446,000
Environmental Testing, Consulting & CA Services Allowance	\$150,000	\$360,000	\$360,000
Completion/Post Completion	\$15,000	\$25,000	\$28,000
Not to Exceed Reimburables	\$15,000	\$35,000	\$35,000
<b>Total Basic Compensation</b>	<b>\$1,800,000</b>	<b>\$4,460,000</b>	<b>\$4,913,000</b>
			Increase of
			\$453,000

#### RECOMMENDATION

The Goodwin University Educational Services School Building Committee, authorize the Senior Vice President for Facilities of said committee to execute the amendment to increase TSKP Studios' contract in the amount of FOUR HUNDRED AND FIFTY THREE THOUSAND DOLLARS AND NO CENTS (\$453,000.00)



Date: 11/12/24

Thomas Romagnoli  
Owner's Project Manager



Downes Construction  
Submitted by:

Date:

Bryant L. Harrell  
Senior Vice President for Facilities,  
IT & Security

Goodwin University  
Owner:

August 1, 2024

Bryant Harrell  
Senior Vice President

Goodwin University  
1 Riverside Drive  
East Hartford, CT 06118

Re: Goodwin University Magnet Technical High School  
Fee Adjustment

Dear Mr. Harrell:

Per the RFP and subsequent addenda issued during the solicitation for architectural services for the Technical High School, our design fee was to be based on a total project budget with the stipulation that should the project budget be increased, our fee would be adjusted. In September, we adjusted the fee from the RFP budget of \$28,986,700 to the \$75,000,000 budget. Per the recent legislative session, the project budget for the Technical High School was increased to \$85,000,000. We propose increasing our design fee for the phases which this new budget will be incorporated. In other words, we will not seek the fee increase retroactively. Accordingly, our fee per our agreement should be adjusted as follows:

Ed Spec/Grant Submission	\$30,000	\$30,000
Conceptual Design	\$115,000	\$115,000
SD	\$501,000	\$501,000
DD	\$995,000	\$995,000
CD	\$1,115,000	\$1,115,000
Bid/CA	\$890,000	\$890,000
FF&E	\$394,000	\$394,000
Environmental	\$360,000 (allowance)	\$360,000 (allowance)
Closeout	\$25,000	\$25,000
Reimbursables	\$35,000 (allowance)	\$35,000 (allowance)
<b>Revised Total</b>	<b>\$4,460,000</b>	<b>\$4,913,000</b>

We sincerely appreciate the opportunity to work with Goodwin University and look forward to delivering your new magnet High School.

c: Tom Romagnoli  
Partner  
Randall Luther, AIA



Sincerely,



**RESOLUTION AUTHORIZING EXECUTION OF CONTRACT AMENDMENT # 2 WITH TSKP STUDIO FOR ARCHITECTURAL AND ENGINEERING DESIGN SERVICES FOR A NEW MAGNET TECHNICAL HIGH SCHOOL (STATE PROJECT # 542-0007 MAG/N)**

The Undersigned member certifies that the following resolution was duly adopted by the School Building Committee on November 12, 2024, and that such resolution has not been modified or rescinded as of the date hereof:

**WHEREAS**, a School Building Committee is required to oversee, coordinate and make recommendations to the Board of Directors on matters concerning the construction of new State of Connecticut funded magnet schools, in accordance with Connecticut General Statutes, Chapter 173, and

**WHEREAS**, the services of professional architects, engineers and other consultants are required to design the new Magnet Technical High School (State Project # 542-0007 MAG/N) on the Goodwin University campus, and

**WHEREAS**, following a public solicitation process, interviews and consideration of price proposals, the School Building Committee has selected TSKP Studio to lead the design of a new Magnet Technical High School, and

**WHEREAS**, a contract for design services by TSKP Studio, LLC was authorized on March 7, 2023, and

**WHEREAS**, an amendment to said contract was authorized on October 10, 2023 as a result of legislation that authorized an increase in the project for the Magnet Technical High School, and

**WHEREAS**, a second amendment to the contract with TSKP Studio, increasing the fee to \$4,913,000 is necessary to reflect the June 2024 legislation that increased the project budget for the Magnet Technical High School.

**NOW THEREFORE, BE IT**

**RESOLVED**, that the School Building Committee of the Goodwin University Educational Services Board, authorizes Bryant L. Harrell, Senior Vice President, to execute amendment #2 to the contract for services with TSKP Studio.

Signed: \_\_\_\_\_  
Frank Amodio, Chair

Date: \_\_\_\_\_