



200 Stanley Street
 New Britain, CT 06051
 860.229.3755
 downesco.com

January 28, 2025

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

Subject: Progress Report

1. Project Update

A. Financial/Budget Updated as 1/14/25

	Previous	Current
Owner Expenses/Professional Services	\$ 8,930,297	\$ 8,930,297
FF&E/Technology/Shop Equipment	\$ 4,339,446	\$ 4,089,446
Construction	\$ 64,989,000	\$ 67,171,917
Contingency	\$ 6,741,257	\$ 4,808,340
Total Project Budget	\$ 85,000,000	\$ 85,000,000

• **State Reimbursement Summary**

Requests Made	Amount Requested	Less 5% Hold Back	Amount Rec'd	Amount Pending
5	\$3,002,288.12	\$150,114.41	\$2,380,105.71	\$472,068.01 as of 1/23
				39 day avg payment cycle
				43 day avg payment cycle

B. Schedule Update

- a. Phase 1 Construction On going
- b. PCT with the State for Phase 2 Construction is scheduled for 12/12/2024, Meetings complete, follow up documentation transmitted (pending approval to bid)
- c. Flood Management Certificate was approved **1/27/25**.
- d. FAA Permit submitted 11/13, currently pending and required for vibratory compaction equipment Application still in progress for building and drill rig. At the request of the reviewer, FIP is coordinating resubmission with the same coordinates as the building permit. TSKP in contact with FAA staff. Approval required prior to the week of Feb 3rd in order to maintain schedule.
- e. Look Ahead Schedule
 - i. Phase 1
 - Mobilized
 - Removal of existing storm drainage
 - Removal of existing bituminous parking lot in preparation of working pad for the ground improvements.
 - Continued progress is **pending** FAA Permit

- ii. Phase 2
 - CD Estimate & Reconciliation (Complete)
 - 12/12 to **1/21/25** – State PCT Approval to Bid Process. – Impact to schedule will be analyzed once we receive state approval. Currently tracking 7 calendar days past projected approval date.
 - 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

f. Critical Path Next Steps.

- i. Continue with weekly focused team meetings to primarily focused on local permitting, construction design and schedule.
- ii. Review and coordinate the Local Building Permit Process
- iii. State PCT Process – Meetings complete, follow up documentation transmitted (pending approval to bid)

C. Architect's Update

- a. No Update

D. Construction Manager's Update

- a. No Update

E. Action Items

- a. Recommendation for Additional Services for Special Inspections and Vibratory Probe Compaction Testing and Monitoring

Attachments:

- Additional Services for Special Inspections and Vibratory Probe Compaction Testing and Monitoring



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MEMORANDUM

DATE: January 28, 2025

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 Additional Services for Special Inspections and Vibratory Probe Compaction Testing and Monitoring

BACKGROUND

As part of the on-site construction activities there are required engineering services required for monitoring and testing in order to ensure compliance with the design documents. These services are as follows:

Coordination of Special Inspections: e2, the structural engineer of record, will provide coordination services for the special inspections required to satisfy the building code. Included in this service will be a pre-construction meeting, up to ten (10) site visits during construction and a close-out meeting. They will maintain a log of nonconformities and execute the final Statement of Special Inspections.

Vibratory Probe Compaction Testing and Monitoring: Welti Geotechnical, the geotechnical engineering on the project, will provide monitoring during the ground improvement phase of the project. This will include initial borings, test borings after completion to verify criteria, monitoring of subgrades and proof-rolling, and vibration monitoring (performed by subcontractor DRS) for the duration of the ground improvements.

RECOMMENDATION

Special Inspections for the project was identified in the Architect's RFP and current contract as the Owner's responsibility. Pricing was requested and received by Materials Testing Labs with a \$24,320 order of magnitude value. Based on e2's proposal of \$11,500 and being the Structural Engineer of record provides a greater value from a design perspective as well as financially to the project.

The vibratory probe compaction testing and monitoring requirements is a result of the final design specification requirements for the ground improvements which identifies these services be overseen independently from the installing trade contractor. Therefore, the Geotechnical Engineer of record provides the best value, design expertise and oversight for \$31,500.

Total Additional services with TSKP admin and coordination for Special Inspections and Vibratory Probe Compaction Testing and Monitoring, in the amount of **\$44,500**.

Attachments:

- TSKP Studios, letter dated, 1/24/25;
- e2 Engineers proposal, dated 1/6/25;
- Welti Geotechnical letter dated 1/13/25;

Submitted by:
Downes Construction



Thomas Romagnoli
Owner's Project Manager

Date: 1/28/25

Owner:
Goodwin University

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

Date: 1/28/25

January 24, 2025

Bryant Harrell
Senior Vice President
Goodwin University
1 Riverside Drive
East Hartford, CT 06118

Re: Goodwin University Magnet Technical High School
Additional Service proposal – Special Inspection Services
Vibratory Probe Compaction Testing and Monitoring

Sent via email

Dear Mr. Harrell:

As the project moves into construction, the on-site activity requires monitoring to help ensure compliance with the design parameters and contract documents. TSKP is pleased to present a proposal for the below services per your request to support the monitoring of structural elements and the vibratory ground improvements.

Coordination of Special Inspections: e2, the structural engineer of record, will provide coordination services for the special inspections required to satisfy the building code. Included in this service will be a pre-construction meeting, up to ten (10) site visits during construction and a close-out meeting. They will maintain a log of non-conformities and execute the final Statement of Special Inspections.

Vibratory Probe Compaction Testing and Monitoring: Welti Geotechnical, the geotechnical engineering on the project, will provide monitoring during the ground improvement phase of the project. This will include initial borings, test borings after completion to verify criteria, monitoring of subgrades and proof-rolling, and vibration monitoring (performed by subcontractor DRS) for the duration of the ground improvements.

See the attached proposals for additional detail of these services. The fee for the above services is as follows:

Coordination of Special Inspections:	\$7,500.00
Four (4) additional site visits for a total of ten (10)	\$4,000.00
SPT testing (borings) pre- and post- compaction	\$5,500.00
Coordination of vibration monitoring	\$1,000.00
<u>Vibration monitoring services - (see attached unit pricing)</u>	<u>\$25,000.00</u>
Subtotal	\$43,000.00
TSKP administration and coordination of these services	\$1,500.00

The total fee for this effort is **\$44,500.00**.

I am happy to discuss this further with you and with members of the Building Committee.

Sincerely,

A handwritten signature in black ink that reads "Michael C. Scott". The signature is written in a cursive, flowing style with some stylized flourishes.

Michael C Scott, AIA, WELL AP
Senior Associate

cc: Tom Romagnoli

PROPOSAL FOR
SPECIAL INSPECTIONS SERVICES

**GOODWIN TECHNICAL
HIGH SCHOOL**

4 PENT ROAD
EAST HARTFORD, CONNECTICUT

JANUARY 6, 2025
PREPARED FOR: DOWNES CONSTRUCTION

PROPOSAL

Thomas Romagnoli
Executive Vice President
Downes Construction
200 Stanley Street
New Britain, Connecticut

Re: Proposal for Special Inspections Services
Goodwin Technical High School
4 Pent Road
East Hartford, Connecticut

Dear Tom,

Per your request, **e2 engineers (Engineer)** is pleased to submit ~~Downes Construction~~ **TSKP Studio** **(Client)** the following proposal for the Special Inspections Services required for the Goodwin Technical High School project.

Based on the Engineer's understanding, the scope of basic Special Inspections Services are as follows:

- ❖ One (1) pre-construction meeting.
- ❖ Six (6) site visits during construction. Each site visit shall be accompanied by an Interim Report.
- ❖ One (1) final meeting.
- ❖ Maintain a log of non-conforming items and include the log with every interim report. The log shall contain issues noted during site visits as well as items noted within the third-party inspection and testing reports.
- ❖ Sign and seal the Final Statement of Special Inspections.

Inspections shall be scheduled and coordinated by the Contractor.

Scope of Services

The Client and the Engineer have agreed to a list of services the Engineer will provide to the Client, set forth on the appended Scope of Services, Exhibit A.

If agreed to in writing by the Client and the Engineer, the Engineer shall provide Additional Services, which shall be labeled as Exhibit B, appended hereto. Additional Services are not included as part of the Scope of Services and shall be paid for by the Client in addition to payment for the services listed in Exhibit A. Payment for Additional Services will be made by the Client, in accordance with the Engineer's prevailing Fee Schedule.

Exhibit A

Based on the information supplied to the Engineer, below is a schedule of costs for this project:

Special Inspections Services: Items 1-3 **\$7,500.00**

Additional Site Visits (with Interim Reports, Upon Written Request by Client) assume a total of four (4) additional visits for a total of ten(10). **\$1,000.00**

Exhibit B - General Exclusions

Unless stated otherwise in the Scope, the following are general exclusions from the BASIC SERVICES to be provided as a part of this work. Should these or other tasks be requested by the Client, costs will be invoiced as ADDITIONAL SERVICES at the rates provided herein or otherwise agreed upon under a SUPPLEMENTAL AGREEMENT.

1. Geotechnical engineering/inspections (see Statement of Special Inspections).
2. Services associated with inspection of site and earthwork.
3. Services associated with that of the field inspector.
4. Services associated with that of an independent testing laboratory. A testing lab will be hired by the Owner.
5. Structural Engineer of Record (SER) services.
6. SI Coordinator services for delegated design items.

Fee Schedule

Principal	\$295/hour
Associate Principal	\$265/hour
Senior Engineer II	\$245/hour
Senior Engineer I	\$225/hour
Project Engineer II	\$190/hour
Project Engineer I	\$170/hour
Administrative	\$70/hour

Engineer shall notify Client of coming change in rates 30 days prior to rate change effect.

Risk Allowance

The Engineer's total liability to the Client, for any and all injuries, claims, losses, expenses, damages or claim expenses arising out of this agreement, from any cause or causes shall not exceed the total amount of \$1,000,000.

Unconditional Payment

Payment to the Engineer is expressly not conditioned upon the Client receiving any payment from third parties who are not a party to this contract, such as property owners, developers, funding agencies, etc. Payment to the Engineer is due upon phase completion and delivery of drawings will be held by Engineer until Client pays all outstanding invoices to date.

Invoices for professional services shall be submitted, at the option of the Engineer, either upon completion of such services or on a monthly basis. However, invoices shall be payable within thirty (30) days after the date of the invoice. All billings over thirty (30) days past due will be subject to interest charges of 2.0% per month on the unpaid balance. In the event that part or all of the account remains unpaid in full, ninety (90) days after initial billing, the Client shall be responsible for all costs of collection including, without limitation, reasonable attorney's fees. This Agreement is notice, where required, that the Engineer shall file a lien whenever necessary to collect past due amounts.

All time and materials invoices and all ADDITIONAL Services shall be invoiced at the rate for the professional services indicated. Rates are subject to change at the beginning of each calendar year.

Suspension of Services

If the Project or the Engineer's services are suspended by the Client for more than thirty (30) calendar days, consecutive or in the aggregate, over the term of this Agreement, the Engineer shall be compensated for all services performed and reimbursable expenses incurred prior to the receipt of notice of suspension. In addition, upon resumption of services, the Client shall compensate the Engineer for expenses incurred as a result of the suspension and resumption of its services, and the Engineer's schedule and fees for the remainder of the Project shall be equitably adjusted.

If the Engineer's services are suspended for more than ninety (90) days, consecutive or in the aggregate, the Engineer may terminate this Agreement upon giving not less than five (5) calendar days' written notice to the Client.

If the Client is in breach of the payment terms or otherwise is in material breach of this Agreement, the Engineer may suspend performance of services upon five (5) calendar days' notice to the Client. The Engineer shall have no liability to the Client, and the Client agrees to make no claim for any delay or damage as a result of such suspension caused by any breach of this Agreement by the Client. Upon receipt of payment in full of all outstanding sums due from the Client, or curing of such other breach that caused the Engineer to suspend services, the Engineer shall resume services, and there shall be an equitable adjustment to the remaining project schedule and fees as a result of the suspension.

Termination

In the event of termination of this Agreement by either party, the Client shall within fifteen (15) calendar days of termination pay the Engineer for all services rendered and all reimbursable costs incurred by the Engineer up to the date of termination, in accordance with the payment provisions of this Agreement.

The Client may terminate this Agreement for the Client's convenience and without cause upon giving the Engineer not less than seven (7) calendar days' written notice.

Either party may terminate this Agreement for cause upon giving the other party not less than seven (7) calendar day's written notice for any of the following reasons:

- Substantial failure by the other party to perform in accordance with the terms of this Agreement and through no fault of the terminating party;
- Assignment of this Agreement or transfer of the Project by either party to any other entity without the prior written consent of the other party;
- Suspension of the Project or the Engineer's services by the Client for more than ninety (90) calendar days, consecutive or in the aggregate;
- Material changes in the conditions under which this Agreement was entered into, the Scope of Services or the nature of the Project, and the failure of the parties to reach agreement on the compensation and schedule adjustments necessitated by such changes.

In the event of any termination that is not the fault of the Engineer, the Client shall pay the Engineer, in addition to payment for services rendered and reimbursable costs incurred, for all expenses reasonably incurred by the Engineer in connection with the orderly termination of this Agreement, including but not limited to demobilization, reassignment of personnel, associated overhead costs and all other expenses directly resulting from the termination.

Client Provided Information

The Engineer shall be entitled to generally rely on the accuracy and completeness of information and documents furnished by Client and by other Engineers such as surveys, soil boring logs, geotechnical reports, and working drawings of existing structures. Any substantial inaccuracies in the quality or completeness of information provided which requires a substantial effort to change or correct our work that is based on Client provided information shall constitute a change in the Scope of Services and be subject to the provisions which pertain to Additional Services.

This proposal is valid for sixty (60) days upon the date of the proposal. Thank you for contacting the Engineer to provide structural engineering services. The Engineer looks forward to our association with you on this project.



Very truly yours,

A handwritten signature in blue ink, appearing to read 'R. Scott Erricson'.

R. Scott Erricson, P.E.
Principal
e2 engineers

Accepted By: _____

Title: _____

Company: _____

Date: _____

WELTI GEOTECHNICAL, P.C.

227 Williams Street · P.O. Box 397
Glastonbury, CT 06033-0397

(860) 633-4623 / FAX (860) 657-2514

January 13, 2025

Mr. Mehmet Sahin, AIA
Project Manager
TSKP Studio
146 Wyllys Street, Bldg 1-203
Hartford, CT 06106

Re: Vibratory Probe Compaction Ground Improvement, Goodwin Technical School, Pent Road, East Hartford, CT

Dear Mehmet:

Our proposed services during the Vibratory Probe Compaction (VPC) Ground Improvement are as follows:

1. Perform initial test borings with Standard Penetration Tests (SPT) in pre-production test areas. This would include 3 locations to a depth of 25±feet.
2. Perform test borings with SPT after pre-production Vibratory Probe Compaction has been completed. These would be taken in same areas as the initial SPT testing.
3. After the SPT testing has been completed we would meet with Helical Drilling (HDI) to confirm or modify the production guidelines for the production piles.
4. Observed subgrades after the site has been cut down to bottom of VPC impressions and during proof compaction.
5. Provide Vibration Monitoring (by DRS Seismic Consultants, LLC) during the VPC Gound Improvement.

Our charges for the above services would be as follows:

1. SPT testing Pre and Post VPC – maximum charge of \$12,000 based on a daily rate of \$3,000 for the drilling rig and crew
2. Monitor test borings with SPT testing, Review results of Pre and Post SPT tests with HDI and modify/confirm production VPC guidelines, review subgrade preparation after completion of VPC – lump sum of \$2,500
3. Coordinate services of vibration consultant, review monitoring test reports and provide recommendations for modification of the VPC program if vibration exceed acceptable criteria – lump sum of \$1,000
4. Vibration Monitoring: the charges for these services would be as cited in the attached

schedule from DRS Seismic, with a mark-up of 15%.

If you have any questions, please call me.

Very truly yours,

Max Welte

Max Welte, P. E.
President, Welte Geotechnical, P.C.

Accepted by: _____ date: _____



Assume \$25,000 for these services in aggregate inclusive of Welti's 15% mark-up

Quote #	24-1223-01	Date:	12/23/2024
Attention:	Max C. Welti Clarence Welti Associates, Inc. 227 Williams St, Glastonbury CT	Regarding:	Vibration Monitoring East Hartford
Service			Price
<u>Pre-Construction Survey:</u>			N/A
<u>Manned Vibration Monitoring:</u> Includes a technician on site and up to 3 seismographs, for up to 8 hours, between the hours of 6:00 AM and 7:00 PM.			\$1,000/day
<u>*Remote Vibration Monitoring:</u> Includes two (2) remote seismographs capable of continuous monitoring and instantaneous vibration overage reporting. This price does not include a tech onsite during work but does include maintenance. One-time \$1,000 setup fee as stipulated below			\$2,000 / week
<u>Remote Seismograph Set-up OR Relocation Fee:</u> This fee is charged for first time installation as well as any required relocation of remote seismographs. THIS ONLY APPLIES TO REMOTE UNITS			\$500 / Occurrence
<u>Technician Onsite:</u> If a technician is requested onsite during remote monitoring operations for the purpose of enhanced vibration monitoring, the hourly rate will be charged portal to portal.			\$90 / hour portal to portal
<u>Overtime Hours:</u> This per hour price applies to any weekday technician hours exceeding 8 onsite.			\$135 / hour
<u>Overnight/Weekend/Holiday Hours:</u> This price includes any additional hours, immediately charged to the next hour, at any time after 7:00 PM, and before 6:00 AM. This also includes any work to be done over weekends or holidays.			\$135 / hour
<u>Dedicated Overnight/Weekend/Holiday Hours:</u> This price will be charged for any dedicated overnight, holiday, or weekend hours.			Flat Rate: \$1,500
<u>Additional Seismographs:</u> This price is charged for each additional manned seismograph unit over 5.			\$250 / day
<u>Additional Remote Seismographs:</u> This price is charged for every additional remote capable seismograph over 4.			\$1,000 / week
<u>Water Quality Tests:</u> Potable water sample collected for CT-certified lab testing.			N/A
<u>Crack Gauge Installation:</u>			N/A

***remote monitoring prices based on 2 week monitoring timeframe. DRS will apply 10% discount on weeks after original 2, dropping weekly rate from \$2,000 to \$1800 per week**



Please note:

1. A \$1,000 retainer will be required to begin work, to be credited on the first invoice.
2. Quote is valid for 6 months.
3. Consider this form a contract, work will not begin until this quote has been signed.
4. Structures over 3,500 sq. ft. may incur an additional fee.
5. Water quality test pricing is subject to tests requested and distances required.
6. Invoices will be sent out weekly.
7. Invoice payments due upon receipt. 60 days overdue will incur interest.
8. Property documentation files will only be sent to the property owner.
9. Properties will not be documented without the property owner permission.
10. No other person/entity will be given copies without the property owner's consent.
11. Projects required to be completed in a truncated time schedule will incur a rush fee.
12. Other services are available, please contact DRS for more information.
13. All prices are negotiable on a per project basis.
14. Remote vibration seismographs are recommended to be onsite during the full length of the project, allowing for more accurate results.
15. Remote seismographs will be maintained properly, according to the manufacturer's recommendations.
16. Remote seismographs are required to have minimum onsite time of one month.
17. The price is based on anticipated duration, may be discounted for longer duration.
18. Signing this document constitutes a binding agreement regarding payment for services rendered at the noted prices above.

DRS Seismic Consultants, LLC. looks forward to providing you with the best service possible.

Respectfully yours,

Robert VanEgghen
DRS Seismic Consultants, LLC

Signature: _____
Print Name: _____
Title: _____
Company: _____
Date: _____