DOWNES

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

July 22,2025

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

Subject: Progress Report

1. **Project Update**
   - **A. Financial/Budget Updated as 7/10/25**

	Current	For Approval	Pending	Proposed	
Owner Expenses/Professional Services	$ 8,930,297	$ -	$ -	$ 8,930,297	
FF&E/Technology/Shop Equipment	$ 4,089,446	$ -	$ -	$ 4,089,446	
Construction	$ 61,979,677	$ 46,537	$ 230,000	$ 62,256,214	
Contingency	$ 10,000,580	$ (46,537)	$ (230,000)	$ 9,724,043	11.44%
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
7	$4,926,303.02	$246,765.15	$3,587,343.18	$1,092,644.69 submitted on 5/28/25
Pending Submission #8	$2,354,633.23			

   - **B. Architect's Update**
     - a. General Update of Current Activities and Processes
   - **C. Construction Manager's Update**
     - a. **Schedule Update**
       - i. Site Excavations — June – August 2025
       - ii. MEPFP Coordination — June – September 2025
       - iii. Concrete Foundations — June – August 2025
       - iv. Underslab MEPs — July – December 2025
       - v. Removal of Phase 2 Excess Soils — July – August 2025
       - vi. Structural Steel Erection — August – November 2025
   - **D. Action Items**
     - a. Attached for formal review and approval, please see the following Construction PCOs:
       - i. PCO#2 –PR05 Credit for Reduction of Compaction Points (VCP) – (**$23,839**) – Out of Scope, this change will decrease the GMP.
         1. Responsibility: Field Condition — **Eligible** / Ineligible
       - ii. PCO#3 – PR02 Phase 1 Dewatering & Disposal - **$97,617** – In Scope, Request Approval to draw down from Environmental Remediation & Imported Structural Fill Allowance, therefore no increase in the GMP.
         1. Responsibility: Allowance — **Eligible** / Ineligible

iii. PCO#4 – RFI 23 Tree Pruning & Structure Removal - **$7,538** – Out of Scope, Request Approval time and materials work to remove existing tree and existing storm drainage in conflict with vibratory compaction equipment, this change will increase the GMP.
   1. Responsibility: Field Condition & Unforeseen Condition **Eligible** / Ineligible

iv. PCO#6 – RFI 26 Sidewalk Removal - **$5,987** – Out of Scope, Request Approval time and materials work to remove existing concrete sidewalk not show to be removed, this change will increase the GMP.
   1. Responsibility: Design **Eligible** / Ineligible

v. PCO#7 – PR 03 Fire Line Modifications - **$56,851** – Out of Scope, Request Approval to relocate the existing fire line previous assumed to be abandon, incorporate MDC requirements and relocate existing electrical duct bank servicing the hot box outside of the building footprint, this change will increase the GMP.
   1. Responsibility: Field Condition **Eligible** / Ineligible

vi. PCO#8 – PR 04 Phase 1 Soil Disposal - **$49,200** – In Scope, Request Approval to draw down from Environmental Remediation & Imported Structural Fill Allowance, to dispose of 417.42 tons of Phase 1 excess materials to an offsite facility, therefore no increase in the GMP.
   1. Responsibility: Allowance **Eligible** / Ineligible

Total GMP Change Order #1

PCO#2	($23,839)
PCO#3	$0
PCO#4	$7,538
PCO#6	$5,987
PCO#7	$56,851
PCO#8	$0
Total	**$46,537**

E. Reporting Items
   ii. Construction Manager's Contingency expenses $5,000 or less.
   iii. Future Budget/Pending PCOs
      1. Disposal of Phase 2 excess materials to an offsite facility

Attachments:
- FIP PCOs