

Town of North Stonington

School Modernization Building Committee Special Meeting and  
SMBC Finance Special Committee Meeting

Monday, May 3, 2021

5:30 PM

Via ZOOM

Public will be able to attend the meeting via Zoom with the following meeting ID: 898 1501 2939 and passcode: 434346 or dial (646) 558-8656 and enter meeting ID 898 1501 2939. Public will be able to listen to the meeting and will be able to comment at the end of the meeting under public comments and questions.

<https://us02web.zoom.us/j/89815012939?pwd=ZEJ2ZjY2b2tmUU5wQUVzTm5pQ2dCZz09>

AGENDA

1. Call to Order
2. Invoice Finance Review Downes
3. Budget Line Item Transfer Approval
4. Approval of Minutes – February 22, 2021
5. Public Comments and Questions
6. Adjournment

Project Summary 4/22/21

	<b>MHS</b>	<b>ELEM</b>	<b>BOE</b>	<b>Total</b>
Final DCC Contract Value	\$19,361,732.44	\$14,850,820.77	\$443,255.00	\$34,655,808.21
Soft Costs Value Paid	\$2,023,290.90	\$1,536,821.96	\$53,960.67	\$3,614,073.53
<b>Total</b>	<b>\$21,385,023.34</b>	<b>\$16,387,642.73</b>	<b>\$497,215.67</b>	<b>\$38,269,881.74</b>
State Budget Value	\$21,321,179.00	\$16,706,821.00	\$522,000.00	\$38,550,000.00
Over/(Under) State Budget	\$63,844.34	(\$319,178.27)	(\$24,784.33)	(\$280,118.26)
General Conditions Reallocation Adjustment	-\$66,000.00	\$66,000.00	\$0.00	\$0.00
New DCC Contract Value	\$19,295,732.44	\$14,916,820.77	\$443,255.00	\$34,655,808.21
Soft Costs Value Paid	\$2,023,290.90	\$1,536,821.96	\$53,960.67	\$3,614,073.53
<b>New Total</b>	<b>\$21,319,023.34</b>	<b>\$16,453,642.73</b>	<b>\$497,215.67</b>	<b>\$38,269,881.74</b>
Over/(Under) State Budget	(\$2,155.66)	(\$253,178.27)	(\$24,784.33)	(\$280,118.26)

# APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER: Town of North Stonington  
40 Main Street  
North Stonington, CT 06359

PROJECT: North Stonington Middle High  
LOCATION: Town of North Stonington  
297 Norwich-Westerly Road  
North Stonington, CT 06359

APPLICATION NO: 32  
PERIOD TO: 8/31/2020  
PROJECT/PO NO.:  
JOB NO: 25-01-0371

Distribution to:  
 OWNER  
 ARCHITECT  
 CONTRACTOR

FROM CONTRACTOR: Downes Construction Co., LLC  
200 Stanley Street  
New Britain, CT 06050

VIA ARCHITECT:

DATED: 4/30/2021 11:46:27AM

CONTRACT DATE:

## CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the contract.  
Continuation Sheet is attached.

<b>1. ORIGINAL CONTRACT SUM</b>	.....	<u>\$18,873,576.00</u>
<b>2. Net change by Change Orders</b>	.....	<u>\$422,156.44</u>
<b>3. CONTRACT SUM TO DATE</b> (Line 1 +/- 2)	.....	<u>\$19,295,732.44</u>
<b>4. TOTAL COMPLETED &amp; STORED TO DATE</b>	.....	<u>\$19,295,732.44</u>
(Column G on Continuation Sheet)		
<b>5. RETAINAGE:</b>		
a. 0.00% of Completed Work	<u>\$0.00</u>	
(Column D + E on Continuation Sheet)		
b. 0.00% of Stored Material	<u>\$0.00</u>	
(Column F on Continuation Sheet)		
Total Retainage (Lines 5a + 5b or Total in Columns I on Continuation Sheet)	.....	<u>\$0.00</u>
<b>6. TOTAL EARNED LESS RETAINAGE</b>	.....	<u>\$19,295,732.44</u>
(Line 4 Less Line 5 Total)		
<b>7. LESS PREVIOUS CERTIFICATES FOR PAYMENT</b>		
(Line 6 from prior Certificate)	.....	<u>\$19,075,732.00</u>
<b>8. CURRENT PAYMENT DUE</b>	.....	<u>\$220,000.44</u>
<b>9. BALANCE TO FINISH, INCLUDING RETAINAGE</b>		
(Line 3 Less Line 6)	<u>\$0.00</u>	

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$1,655,300.01	\$-1,267,610.28
Total approved this Month	\$37,810.25	\$0.00
TOTALS	\$1,689,766.72	\$-1,267,610.28
NET CHANGES by Change Order		\$422,156.44

The undersigned contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and the current payment shown herein is now due.

CONTRACTOR: Downes Construction Co., LLC

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

State of: **Connecticut**

County of: **Hartford**

Subscribed and sworn to before  
me this **30** day of **April 2021**

Notary Public: *Evelyn Gaidis* EVELYN GAIDIS  
NOTARY PUBLIC  
My Commission expires:: MY COMMISSION EXPIRES JULY 31, 2023

## ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

**AMOUNT CERTIFIED** \$220,000.44

(Attach explanation if amount differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

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

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

# CONTINUATION SHEET

APPLICATION AND CERTIFICATE FOR PAYMENT,  
containing Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 2501037132

APPLICATION DATE: 4/30/2021

PERIOD TO: 8/31/2020

ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D E		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
			WORK COMPLETED			TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G/C)		
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
0100	BP#2.1 Sel Demo & Abatement	\$241,294.77	\$241,294.77	\$0.00	\$0.00	\$241,294.77	100.00	\$0.00	\$0.00
0105	BP#3.1 Concrete	\$759,574.58	\$759,574.58	\$0.00	\$0.00	\$759,574.58	100.00	\$0.00	\$0.00
0110	BP#4.1 Maonry	\$1,101,717.34	\$1,101,717.34	\$0.00	\$0.00	\$1,101,717.34	100.00	\$0.00	\$0.00
0115	BP#5.1 Structural Steel	\$992,235.19	\$992,235.19	\$0.00	\$0.00	\$992,235.19	100.00	\$0.00	\$0.00
0120	BP#5.2 Misc Metals	\$103,983.00	\$103,983.00	\$0.00	\$0.00	\$103,983.00	100.00	\$0.00	\$0.00
0125	BP#6.1 Architectual Millwork	\$387,165.61	\$387,165.61	\$0.00	\$0.00	\$387,165.61	100.00	\$0.00	\$0.00
0130	BP#7.1 Roofing	\$764,621.69	\$761,611.37	\$3,010.32	\$0.00	\$764,621.69	100.00	\$0.00	\$0.00
0135	BP#8.1 Doors/Frames/Hardware	\$176,366.30	\$176,366.30	\$0.00	\$0.00	\$176,366.30	100.00	\$0.00	\$0.00
0140	BP#8.2 Glass & Glazing	\$666,752.43	\$666,752.43	\$0.00	\$0.00	\$666,752.43	100.00	\$0.00	\$0.00
0145	BP#9.1 Gyp Drywall & Gen Trade	\$1,630,746.21	\$1,630,746.21	\$0.00	\$0.00	\$1,630,746.21	100.00	\$0.00	\$0.00
0150	BP#9.2 Tile	\$242,377.54	\$242,377.54	\$0.00	\$0.00	\$242,377.54	100.00	\$0.00	\$0.00
0155	BP#9.3 Acoustical Ceilings	\$241,193.04	\$241,193.04	\$0.00	\$0.00	\$241,193.04	100.00	\$0.00	\$0.00
0160	BP#9.4 Flooring	\$256,225.54	\$256,225.54	\$0.00	\$0.00	\$256,225.54	100.00	\$0.00	\$0.00
0165	BP#9.5 Painting	\$172,828.20	\$172,810.20	\$18.00	\$0.00	\$172,828.20	100.00	\$0.00	\$0.00
0170	BP#10.1 Specialties	\$361,181.31	\$361,181.31	\$0.00	\$0.00	\$361,181.31	100.00	\$0.00	\$0.00
0175	BP#11.1 Food Service	\$80,433.00	\$80,433.00	\$0.00	\$0.00	\$80,433.00	100.00	\$0.00	\$0.00
0180	BP#14.1 Elevators	\$84,000.00	\$84,000.00	\$0.00	\$0.00	\$84,000.00	100.00	\$0.00	\$0.00
0185	BP#21.1 Fire Suppression	\$353,509.01	\$353,509.01	\$0.00	\$0.00	\$353,509.01	100.00	\$0.00	\$0.00
0187	BP#221 Plumbing	\$887,553.88	\$712,612.88	\$174,941.00	\$0.00	\$887,553.88	100.00	\$0.00	\$0.00
0190	BP#23.1 HVAC	\$3,135,425.80	\$3,135,425.80	\$0.00	\$0.00	\$3,135,425.80	100.00	\$0.00	\$0.00
0195	BP#26.1 Electrical	\$1,906,547.72	\$1,906,547.72	\$0.00	\$0.00	\$1,906,547.72	100.00	\$0.00	\$0.00
0200	BP#27.1 Tele/Data	\$159,499.01	\$159,499.01	\$0.00	\$0.00	\$159,499.01	100.00	\$0.00	\$0.00
0205	BP#28.1 Fire Alarm	\$211,237.19	\$211,237.19	\$0.00	\$0.00	\$211,237.19	100.00	\$0.00	\$0.00
0210	BP#31.1 Site Work	\$2,631,445.04	\$2,631,445.04	\$0.00	\$0.00	\$2,631,445.04	100.00	\$0.00	\$0.00
0215	General Rquirements	\$147,469.27	\$142,917.17	\$4,552.10	\$0.00	\$147,469.27	100.00	\$0.00	\$0.00
0220	CM Contingency	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00
0225	GC - Staff	\$965,794.54	\$1,031,794.54	\$-66,000.00	\$0.00	\$965,794.54	100.00	\$0.00	\$0.00
0230	General Conditions	\$113,581.51	\$113,581.51	\$0.00	\$0.00	\$113,581.51	100.00	\$0.00	\$0.00
0235	Building Permit -Education Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00
0240	Insurance	\$121,011.30	\$120,970.88	\$40.42	\$0.00	\$121,011.30	100.00	\$0.00	\$0.00
0245	P & P Bonds	\$138,379.00	\$138,379.00	\$0.00	\$0.00	\$138,379.00	100.00	\$0.00	\$0.00
0250	FEE 1.25%	\$261,583.42	\$243,658.37	\$17,925.05	\$0.00	\$261,583.42	100.00	\$0.00	\$0.00
0255	Value Engineering	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00

	\$19,295,732.44	\$19,161,245.55	\$134,486.89	\$0.00	\$19,295,732.44	100.00	\$0.00	\$0.00
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# APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER: Town of North Stonington  
40 Main Street  
North Stonington, CT 06359

PROJECT: North Stonington Elementary  
LOCATION: Town of North Stonington  
297 Norwich-Westerly Road  
North Stonington, CT 06359

APPLICATION NO: \*DRAFT\*  
PERIOD TO: 2/19/2021  
PROJECT/PO NO.:  
JOB NO: 25-01-0369

Distribution to:  
 OWNER  
 ARCHITECT  
 CONTRACTOR

FROM CONTRACTOR: Downes Construction Co., LLC  
200 Stanley Street  
New Britain, CT 06050

VIA ARCHITECT:

DATED: 4/22/2021 3:13:16PM

CONTRACT DATE:

## CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the contract.  
Continuation Sheet is attached.

1. ORIGINAL CONTRACT SUM .....	\$14,951,083.00
2. Net change by Change Orders .....	\$-34,262.23
3. CONTRACT SUM TO DATE (Line 1 +/- 2).....	\$14,916,820.77
4. TOTAL COMPLETED & STORED TO DATE..... (Column G on Continuation Sheet)	\$14,916,820.77
<b>5. RETAINAGE:</b>	
a. 0.00% of Completed Work .....	\$0.00
(Column D + E on Continuation Sheet)	
b. 0.00% of Stored Material .....	\$0.00
(Column F on Continuation Sheet)	
Total Retainage (Lines 5a + 5b or .....	\$0.00
Total in Columns I on Continuation Sheet)	
6. TOTAL EARNED LESS RETAINAGE .....	\$14,916,820.77
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT .....	\$14,761,178.78
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE .....	\$155,641.99
9. BALANCE TO FINISH, INCLUDING RETAINAGE .....	\$0.00
(Line 3 Less Line 6)	

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$1,049,598.42	\$-1,083,860.65
Total approved this Month		\$0.00
TOTALS	\$1,049,598.42	\$-1,083,860.65
NET CHANGES by Change Order		\$-34,262.23

The undersigned contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and the current payment shown herein is now due.

CONTRACTOR: Downes Construction Co., LLC

By: [Signature]

Date: 4/22/21

State of: Connecticut

County of: Hartford

Subscribed and sworn to before me this 22 day of April 2021

Notary Public: [Signature]  
My Commission expires:

**EVELYN GAIDIS**  
NOTARY PUBLIC  
MY COMMISSION EXPIRES JUL. 31, 2023

## ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$155,641.99

(Attach explanation if amount differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By: \_\_\_\_\_

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

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

# CONTINUATION SHEET

APPLICATION AND CERTIFICATE FOR PAYMENT ,

containing Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply .

APPLICATION NO : \*DRAFT\*

APPLICATION DATE : 4/22/2021

PERIOD TO : 2/19/2021

ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D E WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G/C)		
0100	BP#2.1 Sel Demo Abatement	\$1,690,332.12	\$1,667,972.06	\$22,360.06	\$0.00	\$1,690,332.12	100.00	\$0.00	\$0.00
0101	BP#2.2 Steel PCB removal	\$381,986.00	\$381,986.00	\$0.00	\$0.00	\$381,986.00	100.00	\$0.00	\$0.00
0105	BP#3.1 Concrete	\$151,073.00	\$144,573.00	\$6,500.00	\$0.00	\$151,073.00	100.00	\$0.00	\$0.00
0110	BP#4.1 Masonry	\$611,968.56	\$555,951.00	\$56,017.56	\$0.00	\$611,968.56	100.00	\$0.00	\$0.00
0115	BP#5.1 Structural Steel	\$190,637.22	\$190,637.22	\$0.00	\$0.00	\$190,637.22	100.00	\$0.00	\$0.00
0120	BP#5.2 Misc Metals	\$94,908.99	\$94,908.99	\$0.00	\$0.00	\$94,908.99	100.00	\$0.00	\$0.00
0125	BP#6.1 Architectural Millwork	\$206,500.00	\$206,500.00	\$0.00	\$0.00	\$206,500.00	100.00	\$0.00	\$0.00
0130	BP#7.1 Roofing	\$595,093.77	\$594,525.31	\$568.46	\$0.00	\$595,093.77	100.00	\$0.00	\$0.00
0135	BP#8.1 Doors/Frames/Hardware	\$159,009.40	\$159,009.40	\$0.00	\$0.00	\$159,009.40	100.00	\$0.00	\$0.00
0140	BP#8.2 Glass & Glazing	\$563,855.13	\$576,391.28	\$-12,536.15	\$0.00	\$563,855.13	100.00	\$0.00	\$0.00
0145	BP#9.1 Gyp Drywall & Gen Trade	\$1,212,915.20	\$1,204,088.09	\$8,827.11	\$0.00	\$1,212,915.20	100.00	\$0.00	\$0.00
0150	BP#9.2 Tile	\$159,172.84	\$175,672.84	\$-16,500.00	\$0.00	\$159,172.84	100.00	\$0.00	\$0.00
0155	BP#9.3 Acoustical Ceilings	\$272,004.67	\$302,342.11	\$-30,337.44	\$0.00	\$272,004.67	100.00	\$0.00	\$0.00
0160	BP#9.4 Flooring	\$551,793.63	\$535,293.63	\$16,500.00	\$0.00	\$551,793.63	100.00	\$0.00	\$0.00
0165	BP#9.5 Painting	\$127,585.63	\$130,730.97	\$-3,145.34	\$0.00	\$127,585.63	100.00	\$0.00	\$0.00
0170	BP#10.1 Specialties	\$170,515.42	\$170,515.42	\$0.00	\$0.00	\$170,515.42	100.00	\$0.00	\$0.00
0175	BP#11.1 Food Service	\$179,840.67	\$209,808.67	\$-29,968.00	\$0.00	\$179,840.67	100.00	\$0.00	\$0.00
0180	BP#21.1 Fire Suppression	\$195,869.50	\$195,869.50	\$0.00	\$0.00	\$195,869.50	100.00	\$0.00	\$0.00
0185	BP#22.1 Plumbing	\$671,233.60	\$645,333.06	\$25,900.54	\$0.00	\$671,233.60	100.00	\$0.00	\$0.00
0190	BP#23.1 HVAC	\$2,715,699.20	\$2,715,699.20	\$0.00	\$0.00	\$2,715,699.20	100.00	\$0.00	\$0.00
0195	BP#26.1 Electrical	\$1,461,635.12	\$1,455,780.06	\$5,855.06	\$0.00	\$1,461,635.12	100.00	\$0.00	\$0.00
0200	BP#27.1 Tele/Data	\$147,004.69	\$147,004.69	\$0.00	\$0.00	\$147,004.69	100.00	\$0.00	\$0.00
0205	BP#28.1 Fire Alarm	\$183,054.77	\$177,955.00	\$5,099.77	\$0.00	\$183,054.77	100.00	\$0.00	\$0.00
0210	BP#31.1 Site Work	\$1,009,208.89	\$984,675.01	\$24,533.88	\$0.00	\$1,009,208.89	100.00	\$0.00	\$0.00
0212	Gen Requirements	\$73,437.18	\$73,437.18	\$0.00	\$0.00	\$73,437.18	100.00	\$0.00	\$0.00
0215	CM Contingency	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00
0220	GC Staff	\$676,719.46	\$610,719.46	\$66,000.00	\$0.00	\$676,719.46	100.00	\$0.00	\$0.00
0225	Gen Conditions	\$74,255.10	\$71,827.42	\$2,427.68	\$0.00	\$74,255.10	100.00	\$0.00	\$0.00
0230	Building Permit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00
0235	Insurance	\$92,367.53	\$92,030.68	\$336.85	\$0.00	\$92,367.53	100.00	\$0.00	\$0.00
0240	P & P Bonds	\$105,725.00	\$105,725.00	\$0.00	\$0.00	\$105,725.00	100.00	\$0.00	\$0.00
0245	FEE 1.25%	\$191,418.48	\$184,216.53	\$7,201.95	\$0.00	\$191,418.48	100.00	\$0.00	\$0.00
0250	Value Engineering	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00

	\$14,916,820.77	\$14,761,178.78	\$155,641.99	\$0.00	\$14,916,820.77	100.00	\$0.00	\$0.00
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Town of North Stonington  
SCHOOL MODERNIZATION BUILDING COMMITTEE (SMBC) Joint Finance Subcommittee  
Meeting  
Special Zoom Conference  
Monday, February 22, 2021

Attendance: Pam Potemri, Dave Sellins, Sam Cherenzia, Dan Spring, and Walt Mathwich. Mike Anderson joined the meeting at 6:10pm.

Architect (Quisenberry/QA&M) was represented by Rusty Malik and Carson Collier

1. Call to Order: 5:47pm, Pam Potemri called meeting to order.

2. Invoice Finance Review Downes

Motion to approve Downes invoices with items previously approved was made by Pam Potemri and seconded by Dan Spring. Discussion followed. Pam Potemri updated the committee on the open item log. Motion passed 6-0-0

3. Soft Cost Proposal Approval: Motion by Sam Cherenzia to approve the cost for the replacement plaque for \$2150, seconded by Pam Potemri. Motion approved 6-0-0

4. Approval of Minutes – December 22, 2020: Sam Cherenzia motioned to approved minutes. Walt Mathwich Seconded. Motion passed 5-0-1 Mike Anderson abstained

5. Public Comments and Questions: None

6. Adjournment: Dan Spring motioned to adjourn, Pam Potemri seconded. Meeting adjourned at 6:30pm.

Respectfully submitted,

Christine Dias