

May 1, 2024

RE: Bethel Police Department
Firearms Training Range Fit Out
Bethel, CT 06081
COP #018 - Conduits for Makeup Air Unit Sensors and Controls

Dear Daniel Carter,

Our Electrical Contractor, Lin R. Rogers Electrical Contractors (Rogers Electric) qualified which low voltage systems were included and excluded in their bid proposal, based on the information provided in the Contract Bid Documents for the Bethel Police Department Firearms Training Range Fit Out project.

Conduit and cabling for telecommunications/data, per the schedule on Action Target (ATI) Drawing Z703.2, is the extent of what was included in their bid, related to low voltage systems. (See Exhibit A and bid drawings Z701 and Z703.2 attached)

ATI drawing ZM502 included with the bid documents **did not include** a conduit schedule nor equipment locations, which would have been required for the bidders to determine cost. Because of this, Rogers Electric specifically excluded security and temperature control systems (see Exhibit A attached). After bid and contract award, Downes received an email from David Johnson, ATI project manager, requesting conduit runs for their MAU temperature controls. At that time, he provided us with two (2) documents that had not been included in the contract bid documents. The first one being a revision to drawing ZM502, which differs from the one included with the bid set; and the other being a revision to drawing ZM101 which shows device locations and conduit quantities, that had been **manually added by ATI after the time of bid**.

Based on our review of the change order proposal #018 and all of the supporting documentation, it is Downes Construction Company's position that the additional conduit work for to the MAU temperature controls is valid and should be approved.

Downes Construction is looks forward to resolving this matter in way that's agreeable to all parties involved.

Respectfully,



DOWNES CONSTRUCTION COMPANY, LLC

Kevin Guite, Project Manager

Cell: (860) 214-1525

**BETHEL POLICE DEPARTMENT
FIREARMS TRAINING RANGE FIT OUT
12 JUDD AVENUE – BETHEL, CT**

**DOWNES CONSTRUCTION COMPANY, LLC
CONSTRUCTION MANAGER**

- 5. This trade is responsible to furnish and install temporary protection at all locations at which this trades work may affect existing or new finishes. Upon completion of this trades scope, this subcontractor is to remove and dispose of the temporary protection.

YES NO

Comments: None

- 6. Furnish all labor, material and equipment necessary to complete all work that is described in the Drawings and Specifications.

YES NO

Comments: None

Access Control/Security wiring not included. Fire Alarm Vendor and equipment allowance provided.

- 7. This Subcontractor is responsible for a complete and operational electrical system regardless of details. This Subcontractor is responsible for all Contract Drawing Notes, Key Notes and General Notes, as they relate to this Subcontractors scope of work.

YES NO

Comments: None

- 8. This Subcontractor is responsible for removal and disposal of all debris generated during the performance of this scope of work into dumpsters, provided by others.

YES NO

Comments: None

- 9. This Subcontractor is responsible for the excavation and backfill of trenches required for the installation of underground conduits as shown on the Contract documents. This subcontractor is responsible for coordinating the location of equipment with other trades.

YES NO

Comments: None

- 10. This Subcontractor is responsible for the installation of equipment furnished by the specialty range equipment vendor as listed on the Contract documents and Exhibit A – Breakdown of HVAC Responsibilities. This Subcontractor shall coordinate exact locations of equipment mounting with the specialty range equipment vendor.

YES NO

Comments: None

Breakdown of HVAC Responsibilities *Action Target Install*



Owner / General Contractor Responsibilities

- Internet access from customer's internet modem to Ventilation Control Panel for remote accessing of control system. (Must be done before we arrive for startup)
- Provide air-tight range envelope for each shooting bay.
- Provide T-Bar ceiling from range safety ceiling to radial diffusers
- Based on equipment submittal data, provide appropriately sized gas piping, meters, regulators, and final gas hookups to range HVAC equipment
- Provide all required plumbing connections to range HVAC equipment
- Provide all penetrations, patching, and roofing
- Acquire all and pay for all permits and other required approvals
- Based on equipment submittal data, provide all concrete pads (if applicable) for range HVAC equipment.

Electrical Contractor Scope of Work (Contracted by Owner / GC)

- Install/mount Action Target provided VFD variable frequency drive(s)
- Install/mount Range Ventilation Control Box(s)
- Install/mount Range Ventilation Display(s)
- Install and terminate all high voltage wiring for exhaust fan(s)
- Install and terminate all high voltage wiring for make-up air fan(s)
- Provide and install needed disconnects (non-fused) for make-up air units, exhaust fans, and VFDs
- Install and terminate high voltage for all Range Ventilation Control Box(s), make-up air control(s), and Variable Frequency Drives (VFDs)
- **Install low voltage conduits for Action Target installed controls per LV conduit locations and sizes**
- Pull ATI provided low voltage control wires per pull chart on range ventilation drawings
- Provide and install CAT6 cable from customer's network modem to Range Ventilation Control Box(s)
- Coordinate with Mechanical Contractor

Parts and Materials Provided by Action Target

- Variable Frequency Drive(s) VFD's
- Range Ventilation Control Box(s)
- Range Ventilation Display(s)
- Low Voltage Wire
- Controls (Field Devices)

Conduit was installed for low voltage devices that were shown in the documents.

Controls Work by Action Target

- Install all temperature sensors
- Install all filter transducers
- Install carbon monoxide sensor (if applicable)
- Land all low voltage wiring for system control components
- Official startup process of all range ventilation system(s)
- Controls programming and system balancing.
- Final commissioning and training.



Rogers Electric

ATTN: Anthony DiMauro
Downes Construction Company
Phone 860-229-3755
Cell 860-681-1933
Email adimauro@downesco.com

August 14, 2023

Project Bethel Police Department Firearms Training Range Fitout
Subject Proposal No. 23-1273 R-1

For your consideration, we offer the following proposal for the above referenced project.

We propose to furnish all labor, materials, supervision, and inspection fees necessary to provide the installation required by the following electrical drawings and specifications.

- A) Drawings by: Jacunski Humes Architect & Action Target
Sheets: E Drawings
Date: Jacunski Humes 5/10/2023 Action Target 10/5/2022
- B) Specifications: Per Drawings
- C) Addenda: N/A

BASE BID: \$105,700.00

Rogers Electric reserves the right to adjust pricing based on rising commodities costs at time of award. Pricing adjustments would be based on costs from the date of bid to date of award.

Lead times for equipment are unavailable until order is placed.

INCLUDED in the above price:

- Permit
- Prevailing Wage
- Light fixtures.
- Devices and branch wiring. EMT Conduit with compression fittings
- Connections to mechanical equipment.
- Based on normal working hours.
- Fire Alarm Allowance for devices and programming \$5,000
- Security Backboxes and conduit
- **Data Conduit and Wire per schedule on Action Target Drawing Z703.2.** Deduct \$1,050 if cabling is by others.
- Replacement of circuit breakers as stated on drawing E-1.1

45 Peter Court, New Britain, Connecticut 06051
Phone 203.648.9305 * www.rogersservices.com * CT License No. ELC.0191315-E1



EXCLUDED from the above price:

- Bond—add 1%, if required.
- Tax
- Permit Fees
- Utility company charges for temporary or permanent power.
- Generator and fuel if utility is unable to supply temp power for construction.
- Generator and fuel for shut-downs if needed.
- Energy management or BMS system, wiring, terminations, VFD, etc.
- Saw-cutting, trenching, backfill.
- Concrete equipment pads, bases, encasement, bollards, etc.
- Dewatering.
- **Low voltage systems, wiring, terminations, etc. (Security and Temperature Control)**
- Lightning protection.
- Engineering, stamped drawings, design fees.
- Painting conduits.
- Lighting control system.

Market conditions have resulted in unpredictable and unprecedented lead times for equipment orders. At this time Lin R. Rogers Electrical Contractors, Inc. (Rogers) cannot guarantee that equipment manufacturers will deliver equipment within a specific time frame. Accordingly, Rogers cannot agree to be held accountable for delay when the cause of the delay is undelivered equipment. Rogers will, at all times, communicate the status of its equipment orders and commits to working with you to find the best solution for you and your customer.

Please note: The following Labor Rates are to be used for changes in scope work:

Average Labor Rate: \$125.00
Material & Equipment: Cost, plus 15%

This proposal is expressly conditioned upon mutual agreement of all applicable terms and conditions, general, specific and technical.

Rogers Electric is not responsible for existing conditions that do not meet National, State or Local codes which may need to be corrected in order to obtain final pass inspection. Such work will be billed on a T&M rate.

We appreciate the opportunity to bid this project and look forward to hearing from you in the near future. Should you have any questions or concerns, please do not hesitate to call.

Sincerely,

jim forsyth | project manager | ROGERS
Construction | Rollouts | Service | Lighting
c: 770.686.9807 | w: www.rogersservices.com
45 Peter Court, New Britain, CT 06051

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CHANGE ORDER PROPOSAL NO.: 18

TO: Daniel E. Carter
Town of Bethel
1 School Street
Bethel, CT 06801

DATE: 04/19/2024

PROJECT: Bethel PD Training Range

JOB NUMBER: 25-01-0502

DESCRIPTION:

COP #018 - Conduits for Makeup Air Unit Sensors and Controls

This COP includes all labor, materials, and equipment to install pathways for various sensors and controls associated with the MAU, which was furnished and installed under a separate contract. **The contract documents did not show locations for these devices;** it was only after receiving an email and marked up drawing from Action Target, on 1/29/2024, that informed Downes Construction and Rogers Electric that pathways were needed for the Owner's vendor to pull control wires.

Based on the drawings provided, and conversations between ATI, Downes and Rogers Electric, it was confirmed that (8) pathways are needed from the control panel, which is located inside the Control Room, to the following locations:

1. Exhaust Damper and Filters for Exhaust Fan (1 conduit)
2. Return Fan VFD (1 conduit)
3. Range Supply Duct (2 conduits)
4. MAU Low Voltage Cabinet (2 conduits)
5. Range Entrance Door Sensor (1 conduit)
6. CO Detector (1 conduit)

Action Target also required (2) additional 20a duplex outlets to be installed in the Control Room, which is included in this COP.

All interior and exterior pathways will be with EMT conduit, not RMC,

REASON: None

Description	Vendor	Comments	Amount
Electrical	Rogers ElectricConnecticut,LLC	Rogers Electric PCO #004	\$ 12,500.00
Trench & Backfill Allowance	Downes Construction Co., LLC	Balance of GMP Allowance	-\$1,000.00
Construction Contingency	Downes Construction Co., LLC	Balance of Construction Contingency	-\$1,440.00
TOTAL COST OF THIS CHANGE ORDER PROPOSAL IS:			10,060.00

STATUS:

This Change Order Proposal was reviewed by Downes Construction and found to be acceptable.

If you have any questions or concerns regarding this COP please advise us in writing within five (5) business days.

Submitted by:
Downes Construction Company, LLC

Owner:
Town of Bethel

Kevin Guite

Daniel E. Carter

4/19/2024

Date

Date

From: [David Johnson](#)
To: [Kevin Guite](#); [Pfenninger, Evan](#)
Cc: [Brian Sanders](#); [Tim Patchell](#); [Andrew Oliveira](#)
Subject: HVAC commissioning
Date: Monday, January 29, 2024 4:57:12 PM
Attachments: [image001.png](#)
[Bethel PD HVAC JOE EDITS-CONDUITS.pdf](#)
[Bethel PD HVAC JOE EDITS-CONDUITS-CALLOUTS-ON-PLANS PAGE.pdf](#)

Kevin,

For the commissioning of the HVAC we need conduit in place so we can have our team pull wires. Attached shows what is needed. The plan is to have commissioning of the system starting February 12. Please have your electrician run this conduit as shown and let me know if you have any questions. Thank you.

David Johnson | Project Manager | [Action Target](#) | O: 801-396-1223 | davidj@actiontarget.com



BETTER EQUIPPED. BETTER PREPARED.™



February 15, 2024

Bethel PD Firing Range
12 Judd Ave.
Bethel, CT 06801

Change Order Request Number 004

RE: Added Raceways & Power

- F&I new EMT raceways per the attached sketch.
- F&I (2) new 20A/120v receptacles for the control cabinet(s) as directed in the field by Target Action/township project manager.

NOTES: (As Applicable).

1. All work herein is figured at NORMAL time labor rates. If the work is required to be performed at PREMIUM time this proposal will have to be modified to reflect the additional expense.
2. Bond fee is not included.
3. Cutting, patching, and painting are by others.
4. Access panels are supplied by Rogers and installed by others.
5. Excavation, backfill, and restoration of surfaces are by others.
6. Roof and exterior wall penetrations are by Rogers. Sealing of penetrations is by others.
7. Clean up of electrical debris into an on-site DOWNES provided dumpster is by Rogers.
8. The above is our interpretation of the changes requested. However, we reserve the right to correct our quote for errors and omissions. We also reserve our right to revise our quote if it is not accepted within 15 days to reflect the current fluctuation of the commodity material market.
9. Upon receipt of a written change order or written Notice to Proceed we will proceed with this work. If a written request is issued it must guarantee that we may requisition and be paid against this change order on a monthly basis.
10. This additional work will require a time extension to our contract of 7 days.
11. This proposal is predicated on the building construction being open IE: no sheet rock, ceilings, or concrete having been installed prior to electrical installations.

Total Cost: \$12,500.00

Thank you for the opportunity to quote this work. Please contact us should you have any questions and advise if you would like to proceed.

DAVID OLIVEIRA

Project Manager at Rogers Electric

Phone: 770.713.7077

Email: doliveira@rogerselectric.com

Web: www.rogerselectric.com

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