

AIA Document A133-2019, Standard Form of Agreement Between Owner and Contractor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price

Exhibit B – Insurance and Bonds

Franconia Welcome Center

Conneston Construction, Inc. agrees to carry to the following minimum coverage:

Insurance:

Commercial General Liability

- \$1,000,000 Each occurrence
- \$2,000,000 General aggregate with per project aggregate endorsement
- \$2,000,000 Products/completed operations
- \$1,000,000 Personal injury
- \$ 50,000 Damage to rented premises
- \$ 5,000 Medical expense

Automobile Liability

- \$1,000,000 Combined Single Limit for Bodily Injury and Property Damage
- For owned, non-owned and hired vehicles

Workers Compensation Statutory Limits including Employers

Liability

- 3A – State of Work, listed on certificate

Commercial Umbrella

- \$10,000,000 Each occurrence
- \$10,000,000 General aggregate
- \$10,000,000 Products/completed operations aggregate

On work completed by the Contractor for the Owner, the Contractor shall name as additional insureds any and all parties designated by the project owner. Additional insured status shall apply to both ongoing and completed operations. Additional Insured forms shall be **CG2010 10 01** and **CG 2037 10 01** or carrier equivalent. The coverage provided by the Contractor shall be written on a primary, non-contributory basis and will not seek contribution from any other insurance available to an additional insured, with the exception of workers' compensation coverage. Completed operations coverage with additional insured status shall be maintained for a minimum of Five (5) years, of which evidence of such insurance shall be provided to Owner at final payment and one year from final payment. Waiver of subrogation in favor of the Owner and all other parties designated by the Owner in writing must be provided on all policies including Workers Compensation except where prohibited by state statute. All policies shall provide a minimum of a 30-day notice of cancellation or non-renewal to the Owner, except for 10 days for nonpayment of premium. The Contractor shall furnish to Owner satisfactory evidence of compliance with the above requirements on the "Acord" Form of Certificate of Insurance coverages, to include copies of the Additional Insured forms/endorsements. Contractor is obligated to provide notice of cancellation or non-renewal to Owner. The Certificate of Insurance provided shall state the project location and type of work being provided by the Contractor. Contractor's policies for Commercial General Liability Insurance (CGL) and other liability insurance may be arranged under either a single policy for the full limits set forth above or by a combination of underlying and excess or umbrella policies satisfying the required coverage limits.

The Contractor shall require that any contractors, subcontractors, vendors, material men or other third-party service providers hired by Contractor with respect to services benefitting Owner, also purchase and maintain insurance of the type and amount specified in this Agreement.

By requiring the above limits, Owner does not represent that such coverage or limits will necessarily be adequate to protect the Contractor from all risks, and such coverage and limits shall not be construed to limit Contractor's indemnification obligations under this Agreement. The insurance requirements set forth in this Section are independent from all other obligations of Contractor under this Agreement.

Bonds required:

Bond type

Bond amount

Conneston Construction, Inc.
Franconia Welcome Center
Contract Document List – “Attachment A”
March 24, 2022

- RFP and Specifications dated February 14,2022
- Architectural Sheet A1 dated January 28, 2022

Franconia Welcome Center

ID	Task Mode	Task Name	Duration	Start	Finish	Calendar											
						E	B	M	E	B	M	E	B	M	E		
1																	
2		Franconia Welcome	78 days	Wed 3/23/22	Fri 7/8/22												
3		Projected awarded	1 day	Wed 3/23/22	Wed 3/23/22												
4		mobile and demo	3 days	Mon 4/18/22	Wed 4/20/22												
5		excavate footings	3 days	Thu 4/21/22	Mon 4/25/22												
6		concrete footings/walls	7 days	Tue 4/26/22	Wed 5/4/22												
7		backfill	3 days	Thu 5/5/22	Mon 5/9/22												
8		slab prep	5 days	Tue 5/10/22	Mon 5/16/22												
9		slab pour	3 days	Tue 5/17/22	Thu 5/19/22												
10		building erection	12 days	Fri 5/20/22	Mon 6/6/22												
11		shingle	3 days	Tue 6/7/22	Thu 6/9/22												
12		Window and doors	3 days	Tue 6/7/22	Thu 6/9/22												
13		weather tight	0 days	Thu 6/9/22	Thu 6/9/22												
14		MEP rough	5 days	Fri 6/10/22	Thu 6/16/22												
15		interior wall finishes	7 days	Fri 6/17/22	Mon 6/27/22												
16		exterior siding	13 days	Fri 6/10/22	Tue 6/28/22												
17		interior and exterior painting	6 days	Wed 6/29/22	Wed 7/6/22												
18		site clean up	2 days	Thu 7/7/22	Fri 7/8/22												

Project: Franconia Welcome Ce
Date: 02.18.22

Task		Inactive Summary		External Tasks	
Split		Manual Task		External Milestone	
Milestone		Duration-only		Deadline	
Summary		Manual Summary Rollup		Progress	
Project Summary		Manual Summary		Manual Progress	
Inactive Task		Start-only			
Inactive Milestone		Finish-only			

Franconia Welcome Center

GMP Budget

OWNER:		SQUARE FOOTAGE CALCULATION:		CONSTRUCTION MANAGER:		ARCHITECT:		
Town of Franconia, NH		Main Floor	1,560	Conneston Construction, Inc.				
PO Box 900		Covered Entries	120	P.O. Box 7546				
421 Main Street (Route 18)				Gilford, NH 03247		NA		
Franconia, NH								
DATE:	updated 3/24/2022	TOTAL SQUARE FOOTAGE:		1,680		FILE:	Franconia Welcome	
ESTIMATOR:	Mark Bolstridge							
ITEM NO.	LINE ITEM DESCRIPTION	LABOR COST	MATERIAL COST	EQUIPMENT COST	SUBCONTRACTOR COST	LINE ITEM TOTAL	DIVISION TOTAL	COST PER SF
1	GENERAL CONDITIONS (12 weeks)							
2	Bond		\$3,855.00			\$3,855.00		\$2.29
3	Job phone/data expense			\$220.00		\$220.00		\$0.13
4	Project manager	\$5,832.00				\$5,832.00		\$3.47
5	Project supervisor	\$19,440.00				\$19,440.00		\$11.57
6	Temp. sanitation facilities			\$495.00		\$495.00		\$0.29
7	Building layout	\$648.00				\$648.00		\$0.39
8	Safety & Security				\$450.00	\$450.00		\$0.27
9	Staging and platforms			\$1,455.00		\$1,455.00		\$0.87
10	Small tools and rental equipment			\$1,500.00		\$1,500.00		\$0.89
11	Trash removal and clean up			\$850.00		\$850.00		\$0.51
12	Mileage and trucking			\$3,074.40		\$3,074.40		\$1.83
13	As- built/O&M manuals	\$648.00	\$155.00			\$803.00		\$0.48
14	Temp. utilities			\$850.00		\$850.00		\$0.51
15							\$39,472.40	
16	SITE WORK/DEMOLITION							
17	Demo existing building by Owner				\$0.00	\$0.00		\$0.00
18	Utilities disconnet allowance By Owner				\$0.00	\$0.00		\$0.00
19	Sitework				\$23,250.00	\$23,250.00		\$13.84
20							\$23,250.00	
21	CONCRETE							
22	Structural formwork and slab allowance				\$25,410.00	\$25,410.00		\$15.13
23	Misc. site concrete				\$1,250.00	\$1,250.00		\$0.74
24	Concrete sealer		\$425.00			\$425.00		\$0.25
25	Foundation insulation				\$1,920.00	\$1,920.00		\$1.14
26	Under slab insulation (Barrior XT 3/4")	\$472.00	\$1,867.00			\$2,339.00		\$1.39
27							\$31,344.00	
28	METALS							
29	Simpson hanger		\$400.00			\$400.00		\$0.24
30	Aluminum diamond plate		\$3,025.00			\$3,025.00		\$1.80
31	Nails and fasteners		\$340.00			\$340.00		\$0.20
32							\$3,765.00	
33	CARPENTRY							
34	Framing materials and general carpentry	\$4,560.00	\$12,945.00		\$17,300.00	\$34,805.00		\$20.72
35	Roof trusses		\$9,364.00			\$9,364.00		\$5.57
36	Building panels		\$19,722.00			\$19,722.00		\$11.74
37	Exterior siding and trim	\$2,736.00	\$1,850.00		\$52,257.00	\$56,843.00		\$33.84
38	Finish trim and 1x pine	\$9,440.00	\$3,496.00			\$12,936.00		\$7.70
39							\$133,670.00	

Franconia Welcome Center

GMP Budget

OWNER:		SQUARE FOOTAGE CALCULATION:		CONSTRUCTION MANAGER:		ARCHITECT:			
Town of Franconia, NH		Main Floor 1,560		Conneston Construction, Inc.					
PO Box 900		Covered Entries 120		P.O. Box 7546					
421 Main Street (Route 18)				Gilford, NH 03247		NA			
Franconia, NH									
DATE:	updated 3/24/2022		TOTAL SQUARE FOOTAGE:		1,680		FILE:	Franconia Welcome	
ITEM	LINE ITEM		LABOR	MATERIAL	EQUIPMENT	SUBCONTRACTOR	ESTIMATOR:	Mark Bolstridge	
NO.	DESCRIPTION		COST	COST	COST	COST	LINE ITEM	DIVISION	COST
							TOTAL	TOTAL	PER SF
General notes & clarifications:									
* Budget is based on a shared supervisor and shared general conditions.									
* Any items noted as "allowances" require additional information from the owner before a firm price can be established for the work (see itemized list in budget above).									
* No sprinkler system or cistern is assumed or included.									
* Utilities and phone service fees by owner.									
* Budget based on 01/28/22 drawings and 02/14/22 specification provided by Town of Franconia									
* The owner should budget the following items not included in our budget:									
- Ledge removal or "Pay rocks" over 1.5 cubic feet.									
- Final clean.									
- Removal & reinstallation of existing furnishings in work areas as required.									
- Building permit.									
- Utilities and phone service fees									
- All architectural & engineering fees.									
- Hazardous waste testing & abatement.									
- Testing									
- Interior & exterior signage									
- Furnishings, wall coverings & window treatments.									
- Card lock system for doors, power wiring & electronic strikes.									
- Security, data, media, card locks, cameras & phone systems.									
- All local approvals.									
- Contingency funds for changes in assumed scope.									
- Appliances									
Deduct Option #1 Use steel overhead door vs fiberglass.			Deduct \$7,470.00 Accepted and adjust above.						

Conneston Construction, Inc.
Franconia Welcome Center
Construction Management Fee Proposal

March 7, 2022

For providing Construction Management services on this project, a fee will be determined based on the following rates and conditions:

LABOR:

In-house labor forces utilized on this project will be billed at the following rates:

- Project Superintendent \$81.00 per hour plus a (06%) percent fee
- Project Manager \$81.00 per hour plus a (06%) percent fee
- Construction Workers \$59.00 per hour plus a (06%) percent fee

MATERIALS:

All materials purchased by CCI will be billed at the cost of the invoice plus a (06%) percent fee.

EQUIPMENT:

Any equipment not supplied by subcontractors required for the construction effort will be billed at the cost of rental invoice plus a (06%) percent fee.

SUBCONTRACTORS:

All work subcontracted by CCI will be billed at the cost of the invoice plus a (06%) percent fee.

JOB RELATED MILEAGE:

Job related mileage for the project manager and superintendent will be invoiced at a rate of \$.70 per mile plus a (06%) percent fee.

CHANGE ORDERS:

Any change orders on this project will be priced and processed according to this fee proposal.

SAVINGS UNDER THE ESTIMATED CONTRACT FIGURE:

CCI will track and invoice the project on a time and material basis based on the above fee proposal. Any savings under the estimated contract figure, as adjusted by approved change order, **shall accrue to the owner one hundred percent (100%) after final billing and accounting on the project.**

GENERAL CONDITIONS and PROJECT SCHEDULING:

General conditions estimate and overall schedule was established by this project being completed in conjunction with another CCI project intown. A full timed Superintendent is NOT included with the General Conditions estimate.