

January 16, 2019

Town of Newington
New Municipal Center

Subject: **Downes Building Committee Agenda**

1. Project Update

A. Schedule Update

- I.) OSCG&R Grant Process
 - Complete
- II.) Construction Documents, Completion, Estimating and Budgeting Process
 - Complete
- III.) Bidding Phase(in progress)
 - Downes Bids Trades – Complete
 - Bid Coverage for the 21 bid packages will range from approximately 90-105 **110 bids received** different trade subcontractors
 - ~~15~~ **11** days – 12/4/18 to 1/9/19, **update 1/4/19 to 1/18/19** – Downes Receives Bids, Scope Reviews. **On track**
 - **Building Committee Meeting 1/16/19 – Provide schedule update and status of scope review process**
 - **Value Management Process – 1/7/19 to 1/29/19**
 - **Building Sub-Committee Meeting 1/30/19 to review proposed DRAFT GMP and value management process**
 - **Building Committee Meeting February 6, 2019 for GMP Approval**
 - **Town Council GMP Approval 2/19/19.**
- IV.) High Risk Items –
 - Removal of Contaminated Soils – Current Allowance quantity is 1,500 tons @ \$125/ton = \$187,500.
 - Acceptance of the Basement Alternate and potential water table issues. Water Table per the geotechnical report is elevation 67', Alternate#2 is at elevation 64'+/-.
 - Connections of Footing Drains to storm system (add ejector pump)
 - Winter Conditions/Enclosures (Concrete Slabs)
 - Finalize Owner Soft Cost and Contingency
- V.) Alternate Pricing (scoping in progress, values as they stand today)
 - Alternate#1 – Gymnasium Expansion \$413,437 (Concrete, Masonry, Steel, Roofing, Drywall, Painting, Telescoping Stands, Fire Protection, Electrical, Sitework)
 - Alternate#2 – Basement \$745,782 (Concrete, Masonry, Steel, Roofing, Flooring, Painting, Elevator, Fire Protection, Plumbing, HVAC, Electrical, Sitework)
 - Alternate#3 – Generator \$228,332 (Sitework, Electrical)
 - Alternate#4 – Kitchenettes \$138,164 (Millwork, Plumbing, Electrical)
 - Alternate#5 – Spray Foam Insulation Exterior Wall \$120,409 (Drywall)

- Alternate#6 – Gymnasium Equipment \$174,330 (Gym Equip – 8 hoops, 2 stationary mat hoists, Gym Partition, Electrical)
- Alternate#7 – Kitchen (Parks & Rec) \$155,757 (Millwork, Foodservice, Plumbing, HVAC, Electrical)
- Alterante#8 – Roof Screen \$388,525 (Roof Screen, Roofing, Steel)

VI.) Value Management Process

- Delete Portions of the Removal of the Existing Building Foundations and Slabs
- Removal of Existing Roof Shingles with Mass Demo
- Revise Cast Stone Veneer to Ground Face Block
- Review potential EIFS Revisions for Finishes and Insulation
- Revise Structural Steel Primer to Shop Standard (or eliminate except at Gym)
- Review Potential elimination of 3rd Floor Structural Steel Kickers
- Revise Roof Parapet Details to Fascia in lieu of Coping
- Revise Copings/Fascia to 2-cost standard Aluminum Finish in lieu of Zinc Coated Copper
- Revise Coverboard to mechanical fastening in lieu of adhering
- Revise Window Gaskets to Black in lieu of Gray
- Revise Window Finish to Manufacturers Standard in lieu of Custom Color
- Revise Interior CFMF Mil Thickness
- Reduce Size of Acoustical Wall Panels, and/or Substitute Product
- Revise Elevator to Holeless Hydraulic in lieu of Electric Traction
- Revise Water Heater Manufacturers
- Revise Underground Storm and Sanitary Piping from Cast Iron to Sch40PVC
- Revise Aboveground Sanitary Vent Piping from Cast Iron to Sch40PVC
- Remove 100% Duct Leakage Testing - Standard (test 1 section of supply, return and exhaust)
- Deduct Vibration and Sound Packages for RTU Curbs (Units Internally Isolated)
- Eliminate Air-Flow Stations @ ERU's
- Revise Gym Ductwork to Duct Sock w/ (no branches or runouts) in lieu of Spiral Duct System
- Revise Registers Grills and Diffusers (RGDs) from Aluminum to Steel

VII.) Anticipated Construction Schedule –

- 1 days – 1/17/19, **update 1/28/19, 2/20/19** - Downes GMP Signed and Issued Notice to Proceed
- **New Item** - DEEP Permit Process – 1/28/19 – 3/29/19
- Transition Academy Abatement – 3/27/19
- Transition Academy Demolition – 5/2/19
- Removal of Jr High Foundations and Contaminated Soil – 4/1/19
- Building Substantially Complete – 6/19/20
- Owner Move – 6/22/20 to 7/3/20
- Demo, Abate and Site Improvements Existing Building – 7/6/19 to 12/10/2020