

January 30, 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
  - Scope Reviews - Complete
  - ***Value Management Process – On-Going***
  - ***Building Sub-Committee Meeting 1/30/19 to review proposed DRAFT GMP and value management process.***
  - ***Building Committee Meeting February 6, 2019 for GMP Recommendation***
  - ***Town Council GMP Approval 2/19/19.***

IV.)	Draft/Progress Construction GMP	\$26,526,993	No Alternates
	Owner's Contingency	\$ 868,405	
	Owner's Soft Cost	\$ 2,577,000	
	Reviewed Value Management	(\$1,099,038)	
	<b><i>Pending Value Management</i></b>	<b><u>(\$ 97,037)</u></b>	
	Anticipated Total Project Budget	\$28,776,323	
	 Budget	 <b>\$28,818,358</b>	
	 (Over)/ <u>Under</u>	 <u>\$ 42,035</u>	

- V.) Value Management Process
  - Pending Items
    - Revise Exterior Masonry from Cast Stone to EIFS or Brick or Combination = Budget (\$50,000)
    - Delete 3rd Floor Steel Brick Relieving Angle – (\$2,900) Quote
    - Revise Roof Coverboard to Mechanical Fastening in lieu of Adhering – (\$8,000) Quote
    - Add High Abuse Drywall to Transition Academy – ADD Budget \$15,000
    - Revise Linear Metal Ceilings from Armstrong to Rockfon – (\$15,110) Quote
    - Deduct Vibration and Sound Packages for RTU Curbs (Units Internally Isolated) – (\$10,429) Quote
    - Eliminate Air-Flow Stations @ ERU's – (\$13,598) Quote
    - Reduce STC Rating from STC 55 to STC54 - – (\$8,000) Quote

- Delete 12 ea Metal Lockers – (\$4,000) Quote

VI.) 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 \$764,154 (Concrete, Masonry, Steel, Roofing, Flooring, Painting, Elevator, Fire Protection, Plumbing, HVAC, Electrical, Sitework)
- Alternate#3 – Generator \$231,481(Sitework, Electrical)
- Alternate#4 – Kitchenettes \$131,610 (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)

**Total Alternates: \$2,379,703**

VII.) High Risk Items –

- Removal of Contaminated Soils – Current Allowance quantity is 1,500 tons @ \$125/ton = \$187,500, in above anticipated GMP.
- 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) and Addendum#5, included \$50K in above anticipated GMP.
- Winter Conditions/Enclosures (Concrete Slabs and Masonry), included \$50K in above anticipated GMP.
- Finalize Owner Soft Cost and Contingency

VIII.) 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- In Process with Submission
- **New Item** – Building Permit Submitted
- 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