

February 6, 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 Committee Meeting February 6, 2019 for GMP Recommendation***
  - ***Town Council GMP Approval 2/19/19.***

IV.) Exhibit A

Construction Base Bid	\$ 25,580,229 (action required)
Alternate #2 – Basement	\$ 768,838 (action required)
Alternate #7 – Parks &Rec Kitchen	\$ 171,176 (action required)
Accepted Value Management (allowance)	<u>(\$ 1,149,075)</u> (action required)
Total Construction GMP	\$ 25,371,168* (action required)

***\*Execution of the Final GMP is contingent on the acceptance of Alternate #'s 9, 10, 11, 12, See Exhibit D***

Owner's Contingency	\$ 870,190
Owner's Soft Cost	\$ 2,577,000
Anticipated Total Project Budget	\$ 28,818,358

Budget **\$ 28,818,358**

(Over)/Under **\$ 0**

V.) Value Management Process

- See Exhibit I Value Management Log.
- The total value of this GMP is based on the execution of proposed value engineering items noted within Exhibit I. The actual cost of each value engineering item has not been finalized. As the reconciliation of all value engineering takes place, all credits and / or additional funding that is required will be funded from or credited to the Owner's Contingency.

VI.)	Alternate Pricing	
	• Alternate#1 – Gymnasium Expansion	\$413,422
	• Alternate#2 – Basement	w/Above
	• Alternate#3 – Generator	\$231,471
	• Alternate#4 – Kitchenettes	\$138,158
	• Alternate#5 – Spray Foam Insulation Exterior Wall	\$120,409
	• Alternate#6 – Gymnasium Equipment	\$174,325
	• Alternate#7 – Kitchen (Parks & Rec)	w/Above
	• Alternate#8 – Roof Screen	\$388,509
	• Alternate#9 – Police Department	\$503,233*
	• Alternate#10 – Remove Cont. Soil and Jr. Fdnt	\$270,294*
	• Alternate#11 – Temp Heat/Winter Conditions/Enclosures	\$146,976*
	• Alternate#12 – Addendum#5 (allowance)	\$157,484*

**Total Alternates: \$2,544,281**

*\*Execution of the Final GMP is contingent on the acceptance of Alternate #'s 9, 10, 11, 12, See Exhibit D*

VII.) Next Steps

- Approval by Town Council
- Downes Finalizes and Submits AIA Amendment based on Town Council Approval, in addition to items noted above: AIA Amendment complete with list of project documents, specification and drawing logs, clarifications, assumptions, exclusions, and schedule.
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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

NEWINGTON MUNICIPAL CENTER					
Transition Academy SPN: 094-107N					
Board of Ed Office SPN: 094-108N					
GMP Amendment #1.0					
Exhibit A – A.1.1.2 Itemized Statement of the GMP					
February 6, 2019					

Description	Base Bid	Basement	Alternate#2	Alternate#7	Amount	Comments
General Requirements	\$ 614,785				\$ 614,785	Exclude Police Department, See Alternate#10
Temporary Fence	\$ 65,915				\$ 65,915	
Demolition and Abatement	\$ 2,999,845				\$ 2,999,845	
Cast-In-Place Concrete	\$ 1,408,000	\$ 424,000			\$ 1,832,000	Exclude Police Department, See Alternate#10
Masonry	\$ 1,796,800	\$ 2,000			\$ 1,798,800	Exclude Police Department, See Alternate#10
Structural Steel & Misc. Metals	\$ 1,619,000	\$ 88,000			\$ 1,707,000	Exclude Police Department, See Alternate#10
Architectural Millwork	\$ 176,795			\$ 5,579	\$ 182,374	
Carpentry	\$ 648,297			\$ 2,790	\$ 651,087	Exclude Police Department, See Alternate#10
Roofing	\$ 590,000	\$ 3,500			\$ 593,500	Exclude Police Department, See Alternate#10
Applied Fireproofing	\$ 20,000	\$ 10,000			\$ 30,000	
Joint Sealants	\$ 15,000				\$ 15,000	
Doors, Frames and Hardware	\$ 269,370	\$ 1,455			\$ 270,825	
Overhead Coiling/Counter Grilles	\$ 53,354				\$ 53,354	No Bond
Glass & Glazing	\$ 577,550				\$ 577,550	Exclude Police Department, See Alterante #10
Gypsum Drywall	\$ 1,357,851	\$ 250	\$ 4,892		\$ 1,362,993	Exclude Police Department, See Alterante #10
Flooring	\$ 1,064,749	\$ 5,200	\$ 6,603		\$ 1,076,552	Exclude Police Department, See Alterante #10
Acoustical Ceilings	\$ 303,360				\$ 303,360	
Painting	\$ 190,415	\$ 8,999			\$ 199,414	Exclude Police Department, See Alterante #10
Signage	\$ 53,410				\$ 53,410	No Bond - Alternate Product Vivid Carried
Toilet Compartments & Accessories	\$ 37,320				\$ 37,320	No Bond
Wire Mesh Partitions	Excluded				Excluded	
Operable Partitions	\$ 90,195				\$ 90,195	No Bond
Metal Lockers	\$ 4,000				\$ 4,000	No Bond
Wall Mounted Flag Poles	\$ 9,311				\$ 9,311	No Bond
Residential Appliances	\$ 10,000				\$ 10,000	No Bond
Food Service Equipment	\$ -		\$ 34,910		\$ 34,910	Exclude Police Department, See Alterante #10
Gym Equipment	\$ 82,760				\$ 82,760	No Bond
Telescoping Bleachers	\$ 65,195				\$ 65,195	No Bond
Roller Shades	\$ 22,900				\$ 22,900	
Vault	\$ 219,114				\$ 219,114	No Bond
Elevator	\$ 97,800	\$ 8,500			\$ 106,300	
Fire Suppression	\$ 348,000	\$ 11,000	\$ 400		\$ 359,400	
Plumbing	\$ 940,750	\$ 25,500	\$ 48,000		\$ 1,014,250	Exclude Police Department, See Alternate #10
HVAC	\$ 2,337,000	\$ 18,000	\$ 49,690		\$ 2,404,690	Hood and Ansul? Exhaust fan? Duct
Electrical	\$ 1,632,500	\$ 38,000	\$ 10,200		\$ 1,680,700	Exclude Police Department, See Alternate #10
Tele-Data	\$ 305,903	\$ 2,000			\$ 307,903	Exclude Police Department, See Alternate #10
Fire Alarm	\$ 131,800	\$ 9,000			\$ 140,800	
Sitework	\$ 2,305,673	\$ 77,000			\$ 2,382,673	Exclude Police Department & Contaminated Soil/Jr Hig Fndt, See Alternate #10 &11
Landscape	\$ 86,294				\$ 86,294	
<b>ALLOWANCES</b>						
Phase 1 Demolition Exterior Infill	\$ 38,000				\$ 38,000	
Utility Consumption		By Owner			By Owner	
Materials Testing & Inspections		By Owner			By Owner	
Construction Waste Management	\$ 70,200				\$ 70,200	

NEWINGTON MUNICIPAL CENTER					
Transition Academy SPN: 094-107N					
Board of Ed Office SPN: 094-108N					
GMP Amendment #1.0					
Exhibit A – A.1.1.2 Itemized Statement of the GMP					
February 6, 2019					

Description	Base Bid	Alternate#2	Alternate#7	Parks and Rec Kitchen	Amount	Comments
Temporary Toilets	\$ 35,750				\$ 35,750	
Premium Time Winter Conditions/Enclosures for Concrete/Masonry	Excluded See Alt#11				\$ -	
Addendum#5- Power/Lighting Coordination, Sump Pump	Excluded See Alt#12				\$ -	
Temporary Heat Equipment (No Fuel)	Excluded See Alt#11				\$ -	
Security/Watchman	Excluded				Excluded	
<b>Subtotal</b>	<b>\$ 22,694,961</b>	<b>\$ 732,404</b>	<b>\$ 163,064</b>		<b>\$ 23,590,429</b>	
Preconstruction	\$ 176,430	NA	NA		\$ 176,430	
General Conditions	\$ 1,487,241	w/ Base	w/ Base		\$ 1,487,241	
Printing and Advertising	\$ 10,000	NA	NA		\$ 10,000	
State Education Fee - Allowance	\$ 5,901	\$ 190	\$ 42		\$ 6,134	
Building Permit	Waived	Waived	Waived		Waived	
Builders Risk Insurance	By Owner	By Owner	By Owner		By Owner	
General Liability Insurance	\$ 158,879.71	\$ 4,781	\$ 1,065		\$ 164,726	
Professional Liability Insurance	Excluded	Excluded	Excluded		Excluded	
P & P BONDS	Excluded	Excluded	Excluded		Excluded	
Construction Contingency -3.0%	\$ 736,002	\$ 22,121	\$ 4,925		\$ 763,049	
FEE - 1.23%	\$ 310,814	\$ 9,342	\$ 2,080		\$ 322,235	
<b>Subtotal</b>	<b>\$ 25,580,228</b>	<b>\$ 768,838</b>	<b>\$ 171,176</b>		<b>\$ 26,520,243</b>	
Value Engineering Allowance to be Reconciled Accordingly					\$ (1,149,075)	
<b>TOTAL</b>					<b>\$ 25,371,168</b>	
<b>FOR INFORMATION ONLY NOT PART OF GMP</b>						
TOTAL CONSTRUCTION COST					\$ 25,371,168	
OWNER'S CONTINGENCY					\$ 870,190	3.02%
OWNER SOFT COST					\$ 2,577,000	
<b>Total Project Budget</b>					<b>\$ 28,818,358</b>	
<b>Approved Budget</b>					<b>\$ 28,818,358</b>	
Total Projected Cost Amount (Over)/Under Budget					(\$0.00)	

				Accepted	Pending	Rejected							
				See Exhibit A	See Exhibit A								
						Pricing Status							
						Q = Actual							
						-222,670 B = Budget							
Total Construction Project Budget				See Exhibit A	See Exhibit A						Status Codes		
Amount of Accepted/Pending				\$ (1,149,075)							1 = Accepted		
Total Project Costs w/Adjust				See Exhibit A							2 = Pending further review		
Construction Budget				\$ 28,818,358	\$ 28,818,358						3 = Rejected		
Amount Needed to Meet Budget				(over)/under	See Exhibit A						4 = Alternate		
Item #	Div.	Description		Pricing Status	Subcontractor	Total	Status Code	Initial Value	Accepted	Pending	Alternates	Rejected	Comment
1	2	Delete Portions of the Removal of the Existing Building Foundations and Slabs		B	AAIS	(\$430,490)	1	(\$430,490)	(\$430,490)				
2	2	Removal of Existing Roof Shingles with Mass Demo		B	AAIS	(\$105,980)	1	(\$105,980)	(\$105,980)				
3	3	Use Concrete Moisture Additive in lieu of the Topical Moisture Mitigation System		Q	Carvalho/Urban	(\$287,797)	1	(\$287,797)	(\$287,797)				Warranty is with Concrete not flooring
4	3	Delete Rubber Finish for Interior Concrete Walls - <b>Alternate#2 ONLY</b>		B	Carvalho	(\$4,700)	1	(\$4,700)	(\$4,700)				
5	3	Delete Vapor Barrier at Alternate #2 where there is Waterproofing - <b>Alternate#2 ONLY</b>		B	Carvalho	(\$2,300)	1	(\$2,300)	(\$2,300)				
6	4	Revise Cast Stone Veneer to Ground Face Block EIFS in lieu of Rock Cast at 1 Story		B	MidState	(\$50,000)	3	(\$50,000)				(\$50,000)	
7	4	Review Potential EIFS Revisions for Finishes and Insulation (Milano Finish to Sto 1.0 or 1.4)		Q	MidState	(\$2,400)	3	(\$2,400)				(\$2,400)	
9	5	Review potential elimination of 3rd Floor Structural Steel Kickers		Q	Shepard	(\$2,900)	1	(\$2,900)	(\$2,900)				
8a	5	Revise Structural Steel Primer to Shop Standard		Q	Shepard	(\$12,500)	1	(\$12,500)	(\$12,500)				
8b	5	Delete Structural Steel Primer except at Gymnasium		Q	Shepard	(\$15,800)	3	(\$15,800)				(\$15,800)	
10	7	Change the Typical Parapet Coping to a Gravel Stop (material is copper)		Q	Greenwood	(\$15,000)	3	(\$15,000)				(\$15,000)	
11a	7	Change the Typical Parapet Coping to a Gravel Stop Fascia made of Kynar coated Aluminum in lieu of Copper Revise to .060		Q	Greenwood	(\$20,000)	1	(\$20,000)	(\$20,000)				
11b	7	Change Coping from Copper to .040 Kynar Aluminum		Q	Greenwood	(\$17,000)	3	(\$17,000)				(\$17,000)	
12	7	Revise coverboard to mechanical fastening in lieu of adhering		Q	Greenwood	(\$8,000)	1	(\$8,000)	(\$8,000)				
13	8	Revise Window Gaskets to Black in lieu of Gray		Q	Acorn	Not Available	3	Not Available	Not Available			Not Available	
14	8	Revise Window Finish to Manufacturers Standard in lieu of Custom Color		Q	Acorn	(\$1,000)	3	(\$1,000)				(\$1,000)	
15	9	Add Abuse Resistant Drywall at Transition Academy		B	Acoustics	\$15,000	1	\$15,000	\$15,000				
16	9	Revise Interior CFMF Mil Thickness - CM Alt I - Deduct CFMF Mil Thickness		Q	Acoustics	(\$28,000)	1	(\$28,000)	(\$28,000)				
17	9	Reduce Size of Acoustical Wall Panels, and/or Substitute Product		B	NT Oliva	(\$10,000)	1	(\$10,000)	(\$10,000)				
18a	9	Revise Linear Metal Ceilings from Armstrong to Rockfon		Q	NT Oliva	(\$15,110)	1	(\$15,110)	(\$15,110)				Make an alternate for add later
18b	9	Revise Metal Ceilings in Vestibule and Canopy - QAM to provide material		B	NT Oliva/Acoustics	(\$10,000)	1	(\$10,000)	(\$10,000)				
19	9	Acoustical Ceiling Circle/Square Accents (colored cloud in multi-purpose)		B	Various Trades	(\$10,780)	1	(\$10,780)	(\$10,780)				
20	26	Delete Conduit between Town Hall and PD through New Parking Lot		B	Shea/Gerber	(\$5,000)	1	(\$5,000)	(\$5,000)				
21	14	Revise Elevator to Holeless Hydraulic in lieu of Electric Traction - CM Alt J		B	Schindler	(\$7,800)	3	(\$7,800)					
22	22	Use Low Plumbing Bid		Q	Elite	(\$50,750)	1	(\$50,750)	(\$50,750)				
23	22	Revise Water Heater Manufacturers (Rinnai Tankless Rack System)		Q	Elite	(\$30,000)	1	(\$30,000)	(\$30,000)				
24	22	Revise other Plumbing Fixture Manufacturers		B	Elite	NA	NA	NA					
25	22	Revise Underground Storm, Waste, Vent Piping from Cast Iron to PVC		Q	Elite	(\$30,000)	1	(\$30,000)	(\$30,000)				
26	22	Revise Aboveground Sanitary Vent Piping from Cast Iron to Sch40PVC		B	Elite	w/#25	w/#25						
27	23	Remove 100% Duct Leakage Testing (test 1 section of supply, return and exhaust)		Q	Ferguson	(\$7,790)	1	(\$7,790)	(\$7,790)				
28	23	Deduct Vibration and Sound Packages for RTU Curbs (Units Internally Isolated)		Q	Ferguson	(\$10,429)	1	(\$10,429)	(\$10,429)				
28	23	Eliminate Air-Flow Stations @ ERU's		Q	Ferguson	(\$13,598)	1	(\$13,598)	(\$13,598)				
29	23	Revise Gym Ductwork to Duct Sock w/ (no branches or runouts) in lieu of Spiral Duct System		Q	Ferguson	(\$18,957)	1	(\$18,957)	(\$18,957)				
30	23	Revise Registers Grills and Diffusers (RGDs) from Aluminum to Steel		Q	Ferguson	(\$1,275)	3	(\$1,275)				(\$1,275)	
31	26	Delete One Site Light SL4 Adjacent to Library		B	Shea/Gerber	VOID	3	VOID				VOID	
32a	11	Reduce Operable Partitions from STC 55 to STC 54 (can't accept both a&b) Corbin is STC-52 or 54?		Q	CRF Interior	(\$8,000)	1	(\$8,000)	(\$8,000)				
32b	11	Reduce Operable Partitions from STC 55 to STC 50 (can't accept both a&b)		Q	CRF Interior	(\$11,000)	3	(\$11,000)				(\$11,000)	
33	22	CPVC and Pex in lieu of Copper Water Piping		Q	Elite	(\$15,000)	1	(\$15,000)	(\$15,000)				
34	4	Reduce Cast Stone Veneer scope in favor of Brick		Q	MidState	(\$15,000)	3	(\$15,000)				(\$15,000)	
35	26	Use Low Electrical Sub for Fire Alarm		Q	Shea	(\$5,475)	1	(\$5,475)	(\$5,475)				



NEWINGTON MUNICIPAL CENTER  
 Transition Academy SPN: 094-107N  
 Board of Ed Office SPN: 094-108N

GMP Amendment #1.0  
 Exhibit D – A.1.1.3 Alterantes

February 6, 2019

Description	Alternate#1	Alternate#2	Alternate#3	Alternate#4	Alternate#5	Alternate#6	Alternate#7	Alternate#8	Alternate#9	Alternate#10	Alternate#11	Alternate#12	Comments
Gym Expansion													
Basement													
Generator													
Kitchenettes													
Spray Foam Insulation													
Gymnasium Equipment													
Parks and Rec Kitchen													
Roof Screen													
Police Department													
Remove Contaminated Soils & Abandon Jr. High Fdtns													
Temp Heat/ Enclosures/ Winter Conditions													
Addendum#5													
General Requirements									\$ 45,000				
Temporary Fence													
Demolition and Abatement													
Cast-In-Place Concrete	\$ 27,000	\$ 424,000	\$ 3,500						\$ 70,000				
Masonry	\$ 38,250	\$ 2,000							\$ 150,000				
Structural Steel & Misc. Metals	\$ 173,000	\$ 88,000							\$ 4,500	\$ 21,000			
Architectural Millwork					\$ 49,249				\$ 5,579				
Carpentry					\$ 32,161				\$ 2,790				
Roofing	\$ 6,100	\$ 3,500							\$ 48,000	\$ 42,000			
Applied Fireproofing		\$ 10,000											
Joint Sealants													
Doors, Frames and Hardware		\$ 1,455											
Overhead Coiling/Counter Grilles													
Glass & Glazing										\$ 8,750			
Gypsum Drywall	\$ 1,000	\$ 250				\$ 114,697			\$ 4,892	\$ 317,594	\$ 33,149		
Flooring	\$ 20,200	\$ 5,200							\$ 6,603		\$ 5,000		
Acoustical Ceilings													
Painting	\$ 9,495	\$ 8,999									\$ 2,500		
Signage													
Toilet Compartments & Accessories													
Wire Mesh Partitions													
Operable Partitions													
Metal Lockers													
Wall Mounted Flag Poles													
Residential Appliances													
Food Service Equipment									\$ 34,910				
Gym Equipment									\$ 57,910				
Gymnasium Folding Partition									\$ 99,750				
Telescoping Bleachers	\$ 100,880												
Roller Shades													
Vault													
Elevator		\$ 8,500											
Fire Suppression	\$ 2,400	\$ 11,000							\$ 400				
Plumbing		\$ 25,500			\$ 45,000				\$ 48,000		\$ 5,000		
HVAC		\$ 18,000							\$ 49,690				
Electrical	\$ 4,500	\$ 38,000	\$ 212,000	\$ 5,200		\$ 8,400	\$ 10,200		\$ 7,000				
Tele-Data		\$ 2,000							\$ 2,000				
Fire Alarm		\$ 9,000											
Sitework	\$ 11,000	\$ 77,000	\$ 5,000						\$ 75,000	\$ 257,500			
Landscape													
<b>ALLOWANCES</b>													
Premium Time Winter Conditions/Enclosures for Concrete/Masonry										\$ 75,000			
Addendum#5- Power/Lighting Coordination, Sump Pump											\$ 150,000		
Temporary Heat Equipment (No Fuel)										\$ 65,000			
<b>Subtotal</b>	<b>\$ 393,825</b>	<b>\$ 732,404</b>	<b>\$ 220,500</b>	<b>\$ 131,610</b>	<b>\$ 114,697</b>	<b>\$ 166,060</b>	<b>\$ 163,064</b>	<b>\$ 370,094</b>	<b>\$ 479,399</b>	<b>\$ 257,500</b>	<b>\$ 140,000</b>	<b>\$ 150,000</b>	
State Education Fee	\$ 102	\$ 190	\$ 57	\$ 34	\$ 30	\$ 43	\$ 42	\$ 96	\$ 125	\$ 67	\$ 36	\$ 39	

NEWINGTON MUNICIPAL CENTER  
 Transition Academy SPN: 094-107N  
 Board of Ed Office SPN: 094-108N

GMP Amendment #1.0  
 Exhibit D – A.1.1.3 Alterantes

February 6, 2019

Description	Gym Expansion	Alternate#1	Alternate#2	Alternate#3	Alternate#4	Alternate#5	Alternate#6	Alternate#7	Alternate#8	Alternate#9	Alternate#10	Alternate#11	Alternate#12	Comments
Building Permit	Waived	Waived												
Builders Risk Insurance	By Owner	By Owner												
General Liability Insurance	\$ 2,576	\$ 4,781	\$ 1,441	\$ 860	\$ 755	\$ 1,088	\$ 1,065	\$ 2,420	\$ 3,116	\$ 1,666	\$ 925	\$ 1,000		
Professional Liability Insurance	Excluded	Excluded												
P & P BONDS	Excluded	Excluded												
Construction Contingency -3.0%	\$ 11,895	\$ 22,121	\$ 6,660	\$ 3,975	\$ 3,464	\$ 5,016	\$ 4,925	\$ 11,178	\$ 14,479	\$ 7,777	\$ 4,229	\$ 4,531		
FEE - 1.23%	\$ 5,023	\$ 9,342	\$ 2,812	\$ 1,679	\$ 1,463	\$ 2,118	\$ 2,080	\$ 4,721	\$ 6,115	\$ 3,284	\$ 1,786	\$ 1,914		
<b>Subtotal</b>	<b>\$ 19,597</b>	<b>\$ 36,435</b>	<b>\$ 10,971</b>	<b>\$ 6,548</b>	<b>\$ 5,712</b>	<b>\$ 8,265</b>	<b>\$ 8,112</b>	<b>\$ 18,415</b>	<b>\$ 23,834</b>	<b>\$ 12,794</b>	<b>\$ 6,976</b>	<b>\$ 7,484</b>		
<b>TOTAL</b>	<b>\$ 413,422</b>	<b>\$ 768,839</b>	<b>\$ 231,471</b>	<b>\$ 138,158</b>	<b>\$ 120,409</b>	<b>\$ 174,325</b>	<b>\$ 171,176</b>	<b>\$ 388,509</b>	<b>\$ 503,233</b>	<b>\$ 270,294</b>	<b>\$ 146,976</b>	<b>\$ 157,484</b>		

Approval Required by 3/4/2019 w/GMP April. 2019 April. 2019 Sept. 2019 Jan. 2020 w/GMP 3/4/2019 Required with GMP Signature