

October 16, 2019

 Town of Newington
 New Town Hall & Community Center

 Subject: **Downes Building Committee Agenda**

1. Project Update

A. Project Financial Summary

Original GMP	\$27,760,989.00
Approved Change Order Requests	\$ 133,625.61
Total Revised GMP	\$27,894,614.61
Pending/Approximate Change Order Requests	\$ 74,985.00
Total Anticipated Final GMP	\$27,969,599.61
Construction Manager's Construction Contingency	\$ 831,809.00
Approved COPs	\$ 28,413.01
Pending COPs	\$ 10,242.43
Remaining CM Contingency	\$ 793,153.56 w/GMP Above
Owner's Contingency	\$ 870,190.00
Approved	\$ 133,625.61
Pending Construction COPs	\$ 100,859.13
Approx. Cost	(\$ 25,874.00)
Pending Soft Cost COPs	\$ 0.00
Remaining Owner Contingency	\$ 661,579.26
Owner's Soft Cost	\$2,577,000.00
Approved Change Order Requests	\$ 0.00
Pending/Approximate Change Order Requests	\$ 0.00
Revised Owner's Soft Cost	<u>\$2,577,000.00</u>
Total Project Budget	\$31,208,179
Current Budget In Place	\$28,818,358

B. Schedule Update

I.) Work Completed

- Temp power to building
- Temp stair tower access
- Structural steel erection (town hall, connector, partial community center)
- Utility coordination 2nd floor
- Waterproofing (north / east side of town hall & connector)
- New water main per MDC
- 2nd floor concrete slab placement (town hall only)
- Cut / cap old water main piping

II.) Work In Progress

- Underground utilities/trenching, 1st floor
- Roof decking / misc. detailing
- Utility coordination, 3rd floor
- Set sleeves through 3rd floor deck
- Excavation for gym bump-out
- Prep for binder course (Mazzoccoli Way)

III.) Work to Start

- Balance of 2nd floor concrete slab placement (connector portion)
- 3rd floor concrete slab placement
- Masonry walls for stairwell #1, #2, and elevator
- Exterior light gauge framing
- Damp-proofing / backfill around building
- Footings / foundation (balance of gym and south exterior)

IV.) Other Critical Items/Milestones

- MEP coordination process throughout building – 2nd & 3rd floor (Town Hall)
- Winter weather / other potential cost impacts due to water main delay

2. Action Items

- Change Order Proposals for Approval
- Pending Revisions/Orders of Magnitude
- Rejected COP's
- Requisition Approvals

a. COP's for review and approval:

- COP #09 - Premium time (concrete / sitework over summer), \$16,055.00
- COP #25 - Credit portion of zone 2 steel no longer req'd, (\$1,398.00)
- COP #26 - Fuel contaminated soil, SW corner of basement, \$50,330.03
- COP #27 – Change west wall of elevator pit dimensions/grouting, \$2,261.23
- COP #32 – Perimeter footing drains at basement per add#5, \$0 (Part of orig. GMP)
- COP #38 – Add new beam at roof for roof hatch, \$459.00
- COP #39 – Waterproofing along east side in lieu of damp-proofing, \$29,078.00
- COP #41 – Chip away concrete for access to fasten steel columns, \$0 (CM Contingency)
- COP #46 – Weld new plate washers to beams in lieu of moment welds, \$0 (CM Contingency)

a. -COP's for review and approval (continued):

- COP #50 - New gate valve in Garfield St. per MDC, \$0 (CM Contingency)
- COP #51 - Remove/replace existing deteriorated storm main piping in Garfield, \$4,073.92
- COP #52 - Expedite masonry door frames for stairwells, \$0 (CM Contingency)

Total: \$100,859.13

b. Orders of Magnitude/Pending Revisions – Monthly Budget & Contingency Pending Reports will be included in the Monthly Report for all COP's that are pending.

- COP #13 - New condensate piping for single fan coil unit, \$2,548
- COP #14 - Credit gas piping due to actual size needed, (\$2,000) ROM
- COP #17 - Additional walkway pads for VR-3, \$1,587 ROM
- COP #30 - Mods to storefront head/jambs, \$4,171
- COP #34 - General trades potential savings, (\$61,831)
- COP #36 – Reconcile allowance for phase I demo, (\$18,633)
- COP #43 – Adjustable basketball hoops, \$6,347
- COP #44 – Main electrical room HVAC revisions, (\$200) ROM
- COP #47 – Crane access/laydown within bldg. footprint, \$0 (CM Contingency)
- COP #48 – Eliminate secondary drain pans, (\$300) ROM
- COP #49 – Reconcile HVAC contract, \$0 (internal change)
- COP #53 – Addendum #5 (Remaining trade costs), \$34,341
- COP #54 – Gym joist revisions, \$206
- COP #55 – Additional shears studs for basement decking, no cost (VOID)
- COP #56 – Flagpole brackets, \$5,289
- COP #57 – Additional beams for gym equipment, (under review)
- COP #58 – Credit for gym vinyl curtain (\$6,500)
- COP #59 – Expedite gym expansion/south exterior, \$9,098 ROM

Total: (\$25,874.00)

c. Rejected COP's

- Parapet detail at gymnasium, \$1,721
- Additional framing for duct sock, \$3,703

d. Requisitions:

- September 2019 requisition processed. Breakdown as follows:
- Work in place through September 2019 is \$5,917,776.37 (excludes retainage)
- Balance to finish is \$22,225,619.62 (including retainage)
- Current retainage held is \$248,781.38