

April 8, 2020

Town of Newington
New Town Hall & Community CenterSubject: **Downes Building Committee Agenda**

1. Project Update

A. Project Financial Summary

Original GMP	\$27,760,989.00
Approved Change Order Requests	<u>\$ 638,676.55</u>
Total Revised GMP	\$28,399,665.55
Pending/Approximate Change Order Requests	<u>\$ 51,704.55</u>
Total Anticipated Final GMP	\$28,451,370.10
Construction Manager's Construction Contingency	\$ 831,809.00
Approved COPs	\$ 261,622.30
Pending COPs	<u>\$ 35,867.09</u>
Remaining CM Contingency	\$ 534,319.61 w/GMP Above
Owner's Contingency	\$ 868,405.00 (reconciled w/town 1/28/20)
Approved	\$ 638,676.55 (reconciled w/town 1/28/20)
Pending Construction COPs	\$ 40,438.95
Approx. Cost	\$ 11,265.60
Pending Soft Cost COPs	<u>\$ TBD</u>
Remaining Owner Contingency	\$ 178,023.90
Owner's Soft Cost	\$1,706,810.00
Approved Change Order Requests	\$ 0.00
Pending/Approximate Change Order Requests	<u>\$ 0.00</u>
Revised Owner's Soft Cost	<u>\$1,706,810.00</u>

Total Project Budget **\$30,336,204**

Current Budget in Place \$28,818,358

B. Schedule Update

I.) Work Completed

- Switch over to permanent power
- Slab on grade gymnasium
- Interior framing at community center
- 1st & 3rd floor drywall / taping
- Prep / paint 1st & 2nd floor (excludes finish coat)
- Community Center sheathing / AVB / slab on grade
- 2nd floor light fixtures / wiring
- 2nd floor bathrooms, porcelain tile
- Acoustical ceiling grid, 1st & 2nd floor (substantially complete)
- Vault installation (substantially complete)
- Gym masonry veneer / windows (substantially complete)
- Generator set at temporary location

II.) Work In Progress

- Millwork, 2nd floor
- MEP rough-in, all floors including Community Center
- Prep / paint 3rd floor
- Acoustical ceiling grid, 3rd floor
- 1st floor bathrooms, porcelain tile
- In wall electrical rough-in, Community Center
- Install exterior door frames/doors, Community Center
- Install interior doors frames, Community Center
- Place concrete at main entries (Town Hall)
- Flexible ductwork / diffusers, 1st and 2nd floor
- Install ductwork serving gym

III.) Work to Start

- Furring walls inside vault
- Prime walls in gym CMU walls (interior)
- Millwork, 3rd floor
- 3rd floor bathrooms, porcelain tile
- Steel columns / beams at main vestibules
- Set flag poles (Town Hall west entry)
- Hang drywall, Community Center
- Mech. equipment startup
- Carpet install, 3rd floor
- Acoustical ceiling grid, grand lobby, 1st floor
- Sidewalk/curbing along Mazzocchi Way

IV.) Other Critical Items/Milestones

- MEP coordination process with equipment/systems throughout building
- Potential material / labor shortages due to COVID-19

2. Action Items

- a. Change Order Proposals for Approval
- b. Pending Revisions/Orders of Magnitude
- c. Rejected COP's
- d. Requisition Approvals

a. COP's for review and approval:

- COP #82 – Child size toilet for daycare, \$0 (CM Contingency)
- COP #135 – Mail room revisions, \$2,021.62
- COP #136 – Canopy drain modifications, \$2,688.00
- COP #144 – Control wiring for coiling grilles, \$0 (Orig. GMP)
- COP #145 – Monitoring for generator, \$12,903.00
- COP #160 – Assessor's Office layout changes, \$3,648.34
- COP #168 – Power for smoke dampers, 2nd / 3rd floor, \$4,618.83
- COP #169 – New feed for mechanical unit DOAS-1A, \$2,406.94
- COP #170 – VAV Wiring, \$0 (CM Contingency)
- COP #175 – Expedite framing / sheathing at Community Center (eaat), \$0 (CM Contingency)
- COP #176 – Eliminate ceilings in data rooms, \$3,914.34
- COP #177 – RFI #101 – Additional soffit, \$551.75
- COP #178 – Credit flag pole brackets / labor, (\$2,290.00)
- COP #185 – Remove / re-install door frames at 3rd floor bathrooms, \$2,390.16
- COP #186 – Expedite electrical rough-in at community ctr. on 3/30/20, \$0 (CM Contingency)
- COP #187 – Additional metal angle support for roof fascia, \$7,585.97
- COP #188 – Remove / replace damaged fence/scrim, \$0 (CM Contingency)

Total: \$40,438.95

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 #034 - General trade work potential savings, (\$33,956.50)
- COP #154 – Additional conduit & vault for fiber optic loop, \$TBD (need design)
- COP #158 – Power requirements for elevator, \$15,064.05
- COP #166 – Backcharge for SOFP in basement, \$0 (internal cost)
- COP #173 - Floor sleeves for badminton courts, \$6,876.00 ROM
- COP #179 – Expansion joint system for west/south side of Community Ctr, \$7,207.05
- COP #181 – Floor box power for council chambers, \$5,290.00 ROM
- COP #182 – Reconcile temp heat allowance, (\$5,000.00) ROM
- COP #183 – Weatherproof enclosures for gym duct detectors, \$7,406.00 ROM
- COP #184 – Back charge for roof screen post re-work, \$0 (internal cost)
- COP #189 – Sealed concrete floor finish in lieu of VCT within vault, \$1,789.00
- COP #190 – Bedpan cleaner for Transition Academy, \$2,645.00 ROM
- COP #191 – Remove / replace electrical panel NL-CC, \$2,676.00
- COP #192 – Expedite electrical rough-in, Community Ctr, \$0 (CM Contingency)
- COP #193 – Re-work plumbing rough-in for daycare sink, \$1,269.00 ROM

Total: \$11,265.60

c. Rejected COP's

- Parapet detail at gymnasium, \$1,721
- Additional framing for duct sock, \$3,703
- Additional sidewalk along east side of gym, \$32,482.90
- Extend Mazzocchi Way to Cedar w/right turn only, \$46,431.82
- Operable partition for daycare, \$28,245
- New AC unit / condensor / relocate existing AC for NCTV, \$25,000

d. Requisitions:

- March 2020 requisition processed. Breakdown as follows as of 3/31/20:
- Work in place through March 2020 is \$18,848,775.66 (excludes retainage)
- Balance to finish is \$10,411,419.06 (includes retainage)
- Current retainage held is \$850,821.82