

April 22, 2020

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

## 1. Project Update

## A. Project Financial Summary

<b>Original GMP</b>	<b>\$27,760,989.00</b>
<b>Approved Change Order Requests</b>	<b><u>\$ 696,855.55</u></b>
<b>Total Revised GMP</b>	<b>\$28,457,844.55</b>
<b>Pending/Approximate Change Order Requests</b>	<b><u>(\$ 104,105.09)</u></b>
<b>Total Anticipated Final GMP</b>	<b>\$28,353,739.36</b>
<b>Construction Manager's Construction Contingency</b>	<b>\$ 831,809.00</b>
<b>Approved COPs</b>	<b>\$ 295,289.39</b>
<b>Pending COPs</b>	<b><u>\$ 132,544.57</u></b>
<b>Remaining CM Contingency</b>	<b>\$ 403,975.04 w/GMP Above</b>
<b>Owner's Contingency</b>	<b>\$ 868,405.00 (reconciled w/town 1/28/20)</b>
<b>Approved</b>	<b>\$ 638,676.55 (reconciled w/town 1/28/20)</b>
<b>Pending Construction COPs</b>	<b>(\$ 20,538.59)</b>
<b>Approx. Cost</b>	<b>(\$ 83,566.50)</b>
<b>Pending Soft Cost COPs</b>	<b><u>\$ TBD</u></b>
<b>Remaining Owner Contingency</b>	<b>\$ 333,833.54</b>
<b>Owner's Soft Cost</b>	<b>\$1,706,810.00</b>
<b>Approved Change Order Requests</b>	<b>\$ 0.00</b>
<b>Pending/Approximate Change Order Requests</b>	<b><u>\$ 0.00</u></b>
<b>Revised Owner's Soft Cost</b>	<b><u>\$1,706,810.00</u></b>

**Total Project Budget** **\$30,394,383**Current Budget in Place **\$28,818,358**

## B. Schedule Update

### I.) Work Completed

- Masonry Veneer At Gym
- Footings/foundation for main entries, Town Hall
- Steel columns / beams for main entries, Town Hall
- Millwork, 2<sup>nd</sup> floor (substantially complete)
- Wire/cable terminations, 2<sup>nd</sup> floor
- 1<sup>st</sup> floor bathrooms, porcelain tile
- Prep/paint 3<sup>rd</sup> floor
- In-wall electrical / plumbing rough-in, Community Center
- Interior door frames, Community Center
- Interior wall prep, gymnasium
- Furring / sheetrock walls inside vault

### II.) Work In Progress

- Install exterior door frames/doors, Community Center
- Set remaining cornice at top of gym exterior walls (north, east, south)
- Install roofing system at Community Center canopy roofs
- Install ductwork serving gym
- Flexible ductwork / diffusers, 1<sup>st</sup> floor
- Acoustical ceiling grid, 3<sup>rd</sup> floor (enclosed offices complete)
- Millwork, 3<sup>rd</sup> floor
- 3<sup>rd</sup> floor porcelain tile
- Hang drywall, Community Center
- Mech. Equipment startup
- Set plumbing fixtures, Town Hall
- Pull backbone cabling to each data room

### III.) Work to Start

- Set flag poles (Town Hall west entry)
- Vinyl plank, carpet install, 3<sup>rd</sup> floor
- Above ceiling inspection for grand hall
- Acoustical ceiling grid, grand hall, 1<sup>st</sup> floor
- Elevator cab construction
- Relocate temp fencing for binder course
- Sidewalk/curbing along Mazzocchi Way
- Tracking delivery of general trade packages

### IV.) Other Critical Items/Milestones

- 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 #182 – Reconcile temp heat allowance, (\$5,373.99)
- COP #183 – Set / wire weatherproof enclosures for duct smoke detectors, \$5,271.26
- COP #189 – Sealed concrete in lieu of VCT orig. specified within vault, \$1,789.00
- COP #190 – Install bedpan cleanser for transition academy, \$0 (CM Contingency)
- COP #192 – Expedite electrical rough-in for Community Center, \$0 (CM Contingency)
- COP #194 – Pre-cautionary measures against COVID-19, \$0 (CM Contingency)
- COP #195 – Enclose 10" storm pipe with framing/drywall outside room 1210, \$863.09
- COP #196 – Reconcile winter weather concrete allowance, (\$23,087.95)
- COP #203 – Expedite electrical rough-in for gym, \$0 (CM Contingency)
- COP #204 – Remove / re-install temp fencing along east side of site, \$0 (CM Contingency)

Total: (\$20,538.59)

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 #173 - Floor sleeves for badminton courts, \$6,876.00 ROM
- COP #181 - Floor box power for council chambers, \$5,290.00 ROM
- COP #197 – Community Center canopy roof blocking, \$0 (CM Contingency)
- COP #198 – Signage by Signpro, \$0 (CM Contingency)
- COP #199 – Vault diffusers, \$0 (CM Contingency)
- COP #200 – Soffit vents for canopies, \$0 (CM Contingency)
- COP #202 – Credit portion of unspent contingency, (\$75,000.00)
- COP #205 – Relocate AC unit to NCTV engineering, \$13,323.00 ROM

Total: (\$83,566.50)

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:

- April 2020 requisition being prepared for processing.