DOWNES CONSTRUCTION COMPANY

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July 22, 2020

Town of Newington
New Town Hall & Community Center

Subject: **Downes Building Committee Agenda**

1. Project Update

   A. Project Financial Summary

Original GMP		**$27,760,989.00**
Approved Change Order Requests		**$ 912,709.55**
Total Revised GMP		**$28,673,698.55**
Pending/Approximate Change Order Requests		**$ 49,140.00**
Total Anticipated Final GMP		**$28,722,838.55**
Construction Manager's Construction Contingency	**$ 831,809.00**	
Approved COPs	**$ 487,260.62**	
Pending COPs	**$ 55,915.00**	
Remaining CM Contingency	**$ 288,633.38 w/GMP Above**	
Owner's Contingency	**$ 868,405.00 (reconciled w/town 1/28/20)**	
Approved	**$ 775,152.12 (reconciled w/town 7/16/20)**	
Pending Construction COPs	**$ 21,292.80**	
Approx. Cost	**$ 27,847.50**	
Pending Soft Cost COPs	**$ TBD**	
Remaining Owner Contingency	**$ 44,112.58**	
Owner's Soft Cost		**$1,706,810.00**
Approved Change Order Requests		**$ 0.00**
Pending/Approximate Change Order Requests		**$ 0.00**
Revised Owner's Soft Cost		**$1,706,810.00**
CIP Funds Available	**$ 176,556.88**	
Approved	**$ 176,556.88 (COP #154)**	
Pending COP's	**$ 0.00**	
Remaining CIP Funds	**$ 0.00**	
Total Project Budget		**$30,473,761**
Current Budget in Place		$28,818,358

B. Schedule Update

I.) Work Completed

- Elevator (certified by state on 7/15)
- Final inspection, certificate of occupancy (received 7/15)
- Certificate of substantial completion (received 7/15)
- Balance of flooring within community center
- Balance of accessories (chair rail, toilet accessories, FE cabinets, int. signage)
- Systems testing (FA, plumbing, vault, lighting, standby power)
- Site improvements (final pave, signage, line striping, site furnishings)

II.) Work In Progress

- Complete taping/painting underside of canopies
- Complete work on PR Kitchen (hand sink relocation)
- Gym lighting
- Balance of change order work
- Balance of open punch-list items

III.) Work to Start

- Exterior signage
- Stair 2 rubber
- Town hall panel partitions (August)
- Gym floor finishing (August)
- Hydro-seed (End of August)
- Gym & community center panel partition (September)
- Phase II abatement / demo

IV.) Other Critical Items/Milestones

- Expedite balance of remaining work in phase I (parks & rec kitchen / gym)
- Post move-in work to remain & complete (including punch-list)

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 #228 – Additional support for wood canopies, $2,360.00
-COP #230 – Feeder repair, $0 (CM contingency)
-COP #245 – Expedite millwork & electrical within Comm. Ctr., 6/16, $0 (CM contingency)
-COP #247 – Credit 6" wall base orig. specified, ($793.00)
-COP #250 - Expedite hardware & fire alarm wiring, 6/25, $0 (CM contingency)
-COP #254 – Feed power to unit heater in main water room, $1,932.33
-COP #255 - Add traveler cable for camera and reader in elevator, $5,353.00
-COP #256 - Line striping for badminton courts, $7,198.00
-COP #257 – Provide (2) new whiteboards for 2nd fl. conf. rm., $635.00
-COP #260 – Credit wood door for 2nd floor storage room, ($538.75)
-COP #261 – Provide metal base for gym lockers, $1,269.00
-COP #262 – Relocate main fence gate for binder prep/placement, $0 (CM contingency)

-COP #264 – Provide speak throughs at human services lobby, $1,561.70
-COP #272 – Replace hardware at main switchgear rm. per AHJ, $2,315.52

Total: $21,292.80

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, ($20,755.50)
-COP #216 – Extend power to open offices, $1,587.00, ROM
-COP #233 – Power for range hood in transition academy, $1,587.00, ROM
-COP #240 – Heat trace for main entry canopies, $5,184.00, ROM
-COP #246 – Protect wood floor in gym for overhead work, $0 (CM Contingency)
-COP #248 – Additional exterior control joints at cast stone panels, $6,817.00
-COP #249 – Standby power for NCTV, $3,703.00, ROM
-COP #251 – Additional signage for exterior doors, $2,327.00, ROM
-COP #252 – Power for auto operators within NCTV, $2,962.00 ROM
-COP #258 – Relocate hand sink within PR kitchen, $2,962.00, ROM
-COP #259 – Additional power needs for PR kitchen, $TBD (need more info)
-COP #265 – Access panel for elevator equipment, 3rd floor, $741.00, ROM
-COP #266 – Flagpole installations, $4,232.00, ROM
-COP #267 – Storm cleanup, $0 (CM contingency)
-COP #268 – Add interior signage, $TBD (compiling list)
-COP #270 – Add fire extinguisher cab at 3rd floor for elevator, $741.00, ROM
-COP #271 – Relocate polk-through devices for bldg. dept. suite, $1,587.00, ROM
-COP #273 – Countertop for human services reception, $2,962.00, ROM
-COP #274 – Add power in mail room, $1,587.00, ROM
-COP #275 – Add covers for chief boxes, $2,116.00, ROM
-COP #276 – Door access power supply wiring, $6,000.00, ROM
-COP #277 – Repair damaged walls at misc. locations, $0 (CM contingency)
-COP #278 – Backcharge for door frame install in basement, $0
-COP #279 – Scaffold walkway for phase 2, $0 (CM contingency)
-COP #280 – Repair damaged doors & hardware, $0 (CM contingency)
-COP #281 – New exit push bars for stair 1 doors, $1,164.00, ROM
-COP #282 – Expedite door hardware & electrical, 6/27, $0 (CM contingency)
-COP #283 – Expedite cleanup, 7/11, $0 (CM contingency)

Total: $27,847.50

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 Mazzoccoli 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:
-June 2020 requisition processed. Breakdown as follows as of 6/30/20:
-Work in place through June 2020 is $22,049,620.51 (excludes retainage)
-Balance to finish is $6,624,078.04 (includes retainage)
-Current retainage held is $1,004,128.71