



Sept 2, 2020

P.O. Box 727
200 Stanley Street
New Britain, CT 06050
office 860.229.3755
fax 860.225.3617

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	\$ 934,002.35
Total Revised GMP	\$ 28,694,991.35
Pending/Approximate Change Order Requests	(\$ 38,133.00)
Total Anticipated Final GMP	\$ 28,656,858.35
Construction Manager's Construction Contingency	\$ 831,809.00
Approved COPs	\$ 497,325.13
Pending COPs	\$ 63,067.75
Remaining CM Contingency	\$ 271,414.12 w/GMP Above
Owner's Contingency	\$ 868,405.00 (reconciled w/town 1/28/20)
Approved	\$ 796,444.27 (reconciled w/town 7/16/20)
Pending Construction COPs	\$ 9,077.84
Approx. Cost	(\$ 29,055.16)
Pending Soft Cost COPs	\$ TBD
Remaining Owner Contingency	\$ 91,938.05
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	\$ 30,455,606.40
Current Budget in Place	\$ 28,818,358



B. Schedule Update

I.) Work Completed

- Taping / painting underside of exterior canopies (community center)
- Exterior signage (east entry)
- Panel partitions (all areas except gym)
- Parks & Rec. kitchen final cleaned / inspected by Health Dept.
- Gym lighting & equipment
- Punch list items substantially complete
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II.) Work In Progress

- Gym floor finishing (seal coats & line striping)
- Phase 2 abatement
- Phase 2 clean demo (interior)
- Work through balance of punch list items

III.) Work to Start

- Stair 2 rubber (production delayed)
- Gym bleachers
- Gym divider
- Gym wall padding / floor base
- Hydro-seed / plantings for phase 1 (Weather dependent)
- Phase 2 building demo

IV.) Other Critical Items/Milestones

- Expedite balance of remaining work in phase 1 (gym)
- Post move-in work to remain & complete (punch list & change order work)

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 #34 – Savings to owner for general trades (partial), (\$11,665.06)
- COP #216 – Extend power to new furniture layout, 3rd floor, \$4,569.71
- COP #233 – Provide power to range hood in transition academy, \$425.89
- COP #240 - Provide heat trace for roof drain piping east entry, \$4,632.50
- COP #248 – Install control joints at cast stone locations, \$4,717.25
- COP #252 – Power for auto operators within NCTV, \$2,708.93
- COP #258 – Extend new plumbing for hand sink relocation, \$4,526.53
- COP #267 – Repairs/cleanup following July 3rd storm, \$0 (CM Contingency)
- COP #270 – Provide FE cabinet & FE on 3rd floor, \$231.00
- COP #273 - Furnish & install countertop for human services, \$1,664.75
- COP #274 - Additional power for mailroom, 2nd floor, \$2,437.18
- COP #275 - Cover exposed chief boxes in council chambers, \$444.00
- COP #276 – Wiring for power supplies at various locations, \$7,934.00
- COP #277 – Drywall repairs throughout building, \$0 (CM Contingency)
- COP #280 – Field touch-up for various wood doors, \$0 (CM Contingency)
- COP #282 – Expedite hardware & millwork, \$0 (CM Contingency)
- COP #283 – Expedite basement wiring / lighting for TCO, \$0 (CM Contingency)

- COP #284 – Roof flashing for flag pole lights & AC wiring, \$0 (CM Contingency)
- COP #285 – Patch back roof at roof drain SW corner community center, \$0 (CM Contingency)
- COP #287 – Re-wiring for vault per state records review, \$1,343.41
- COP #291 – Wire mesh enclosure for gym data cabinet, \$6,868.00
- COP #293 – Anti-climb spikes for portion of community ctr., \$1,728.14
- COP #294 - Replace wall sconces at community ctr., \$3,417.32
- COP #295 – Credit power supplies no longer required, (\$1,989.91)
- COP #296 – Relocate splice connection to 1st floor, \$0 (CM Contingency)
- COP #297 – Credit portion of CM contingency, (\$20,000)
- COP #298 – Provide additional wiring to gym mat hoists, \$5,459.54
- COP #299 – Sanitize project prior to move-in, \$1,125.50
- COP #303 – Reconcile paint touch-up allowance, (\$600.00)
- COP #304 – Extend new plumbing for PR kitchen ice cream machine , \$1,085.16
- COP #305 – Credit back trees no longer required, (\$2,538.00)
- COP #306 – Reconcile joint sealant allowance, (\$15,000.00)
- COP #310 – Phase 2 – re-feed sprinkler piping to police station, \$5,552.00

Total: \$9,077.84

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 #249 – Standby power for NCTV, \$3,703.00, ROM (In Design)
- COP #251 – Additional signage for exterior doors, \$2,327.00, ROM (In Design)
- COP #266 – Flagpole installations, \$8,463.00, ROM (Re-evaluate Design)
- COP #286 - Provide new locksets for department suites, \$1,693.00 ROM (In Design)
- COP #288 – Credit back remaining gym equipment/bleachers, (\$7,090.00) ROM
- COP #292 – Camera / WAP adjustments, ext. locations, \$12,166.00 ROM (Design rec'd 8/27)
- COP #300 – Additional HVAC for human services refrigerators, \$3,174.00 ROM (In Design)
- COP #301 – Commemorative plaque, \$2,539.00 ROM (Design rec'd 8/28)
- COP #302 – Phase 2 – abate floor mastic, \$3,174.00 ROM
- COP #307 – Reconcile temp toilets allowance, (\$10,000.00) ROM
- COP #308 – Reconcile dumpster allowance, (\$20,000.00) ROM
- COP #309 – Reconcile balance of trade contractors phase 1, (\$56,880) ROM
- COP #311 – Phase 2 – relocate condensor for police station cooling, \$9,521.00 ROM

Total: (\$29,055.16)

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:

- August 2020 requisition processed. Breakdown as follows as of 8/31/20:
- Work in place through August 2020 is \$24,644,769.12 (excludes retainage)
- Balance to finish is \$5,012,029.51 (includes retainage)
- Current retainage held is \$961,807.28