



January 13, 2021

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	\$ 992,302.80
Total Revised GMP	\$ 28,753,291.80
Pending/Approximate Change Order Requests	\$ 5,920.92
Total Anticipated Final GMP	\$ 28,759,212.72
Construction Manager's Construction Contingency	\$ 831,809.00
Approved COPs	\$ 638,721.85
Pending COPs	\$ 191,387.15
Remaining CM Contingency	\$ 1,700.00 w/GMP Above
Owner's Contingency	\$ 868,405.00 (reconciled w/town 1/28/20)
Approved	\$ 854,744.72 (reconciled w/town 7/16/20)
Pending Construction COPs	\$ 5,920.92
Approx. Cost	\$ 0.00
Pending Soft Cost COPs	\$ TBD
Remaining Owner Contingency	\$ 7,739.36 (Excludes Day 2 Work)
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	\$ 326,556.88
Approved	\$ 176,556.88 (COP #154)
Pending COP's	\$ 40,565.66
Approx. Cost	\$ 60,090.00
Remaining CIP Funds	\$ 49,344.34
 Total Project Budget	\$30,473,762.80
 Current Budget in Place	\$28,818,358.00



B. Schedule Update

I.) Work Completed

- Underground electrical for new generator location
- Storm drainage piping for new parking lot
- Underground electrical for new parking lot lights
- Foundation / footings for PD
- Damp proofing at PD
- Structural Reinforcements at PD
- Change order work (locksets, NCTV power, camera relo's)

II.) Work In Progress

- Parking lot subgrade, 18" layer, 12" compacted fill, 6" processed aggregate w/3" pavement
- Green areas subgrade
- Fiber optic run into PD
- Exterior framing at PD
- Prep / placement of Concrete Sidewalks along new town hall
- Remaining Owner/Architect's punch list items

III.) Work to Start

- Masonry veneer
- Relocate generator to permanent location
- Parking lot light fixtures
- Roof removal / replacement at PD
- Approved change order work

IV.) Other Critical Items/Milestones

- "Day 2 Work", see list of items included
- Demobilize site (laydown, trailer)

2. Action Items

- Change Order Proposals for Approval
- Pending Revisions/Orders of Magnitude (owner's contingency)
- Pending Revisions/Orders of Magnitude (CIP funds)
- Rejected COP's
- Requisition Approvals
- Day 2 Work Review / Discussion

a. COP's for review and approval:

- COP #354 – Masonry Infills At PD, \$0 (CM Contingency)
- COP #356 – Modular Retaining Wall At PD, (\$539.59)
- COP #359 – Add Steel Pier For Dispatch At PD, \$5,613.51
- COP #360 – Modify Bleacher Curtains, \$0 (CM Contingency)
- COP #361 – Misc. Flooring Work, \$0 (CM Contingency)
- COP #362 - Reconcile Bond Cost For Communications Subcontractor, \$847.00

Total: \$5,920.92 (Owner's contingency)



b. COP's for review and approval:

- COP #328 – Permanent Lighting At PD, \$15,385.83
- COP #338 – New HVAC Setup For Human Services Fridges, \$16,982.83
- COP #358 – Modify pilaster at PD for new fiber loop, \$8,197.00

Total: \$40,565.66 (CIP funds)

c. 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 #251 – Additional signage for exterior/interior, \$11,205 ROM
- COP #266 – Flagpole installations, \$10,233.00, ROM
- COP #307 – Reconcile temp toilets allowance, (\$15,000.00) ROM
- COP #308 – Reconcile dumpster allowance, (\$35,000.00) ROM
- COP #327 – Reconcile balance of trade allowances (\$17,200.00) ROM
- COP #339 – Phase 2 winter conditions/extend GC's, \$0 (CM contingency)
- COP #342 – Parks & Rec cleanout corrective work, \$0 (CM contingency)
- COP #346 – Polluted soil removal/structural fill, \$87,979.00, ROM
- COP #347 – Excess clean soils removal, \$0 (CM contingency)
- COP #353 – Site work premium time, \$0 (CM contingency)
- COP #355 – Bond reconciliation for various trades, \$8,463.00 ROM
- COP #357 - Lower level parking lot lights replacement, \$10,010 ROM

Total: \$60,690.00

d. Rejected COP's

- Parapet detail at gymnasium, \$1,721.00
- Additional framing for duct sock, \$3,703.00
- 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, \$28,245.00
- New AC unit /condensor /relocate existing AC for NCTV, \$25,000.00
- Credit modular retaining wall, \$0 (CM contingency)

e. Requisitions:

- December 2020 requisition processed. Breakdown as follows as of 12/31/20:
- Work in place through December 2020 is \$26,957,588.01 (less retainage)
- Balance to finish is \$2,860,776.31 (includes retainage)
- Current retainage held is \$1,065,072.52

f. "DAY 2" Work Items For Discussion (Excluded from current project budget)

- COP #331 - Irrigation system, \$35,000.00 ROM
- COP #333 - Cx Clarifications, \$2,116.00 ROM
- COP #343 – Isolators for RTU compressor, \$TBD (Need design info)
- COP #349 - Dry chem system for data rooms, \$60,000.00 ROM
- COP #350 - Privacy screen inside men's room, \$2,200.00, ROM
- COP #351 - FRP in custodial closets, \$2,200.00 ROM

Total: \$101,431.00