

December 19, 2018

Town of Newington
New Municipal Center

Subject: **Downes Building Committee Agenda**

1. Project Update

A. Schedule Update

- I.) OSG&R Grant Process
 - Complete
- II.) Construction Documents, Completion, Estimating and Budgeting Process
 - Complete
- III.) Bidding Phase(in progress) Target Dates
 - 25 days – 11/12/18 to 12/17/18, **update complete 1/3/19**– Downes Bids Trades
 - ~~15~~ 11 days – 12/4/18 to 1/9/19, **update 1/4/19 to 1/18/19** – Downes Receives Bids, Scope Reviews and GMP Preparation
 - 5 days – 1/10/19 to **1/16/19**, **update 1/21/19 to 1/25/19** – Building Committee Review and Approval of GMP.
 - Bid Coverage for the 21 bid packages will range from approximately 90-105 different trade subcontractors
 - During the Bid and RFI process we have incorporated value management such as:
 - Revise the cold form metal stud framing mil thickness.
 - Revise the exterior parapet details to reduce the amount of framing and wood blocking while maintaining the height and detail.
 - Option to leave the existing building foundations 2 feet below pavement and 4 feet below landscape areas.
 - Clarifications to abuse resistant drywall.
 - Clarifications to foundation waterproofing.
 - Option for a holeless hydraulic elevator in lieu of electric traction.
 - Clarifications on lighting fixtures.
 - Option for demolition of existing building roof abatement during mass demolition in lieu of abatement prior to demolition.
 - Clarification of urban/contaminated soils and debris at the old Jr High School Foundation.
 - Final coordination of technology, security with electrical requirements.
 - Clarifications of glass types for the window package in coordination with current code requirements.

IV.) Anticipated Construction Schedule

- 1 days – 1/17/19, **update 1/28/19**- Downes GMP Signed and Issued Notice to Proceed
- 15 days – 1/18/19 to 2/7/19, **update 1/29/19 to 2/18/19** – Mobilization, Temporary Fence, Field Office
- 10 days – 1/18/19 to 1/30/19, **update 1/29/19 to 2/11/19** – Trade Contract Awards and Start up Submittals
- 10 days – 1/31/19 to 2/13/19, **update 2/4/19 to 2/15/19** – 10 Day State DPH Abatement Notice
- 15 days – 1/31/19 to 2/20/19, **update 2/4/19 to 2/22/19** – Abatement and Demolition Submittals
- 15 days – 2/21/19 to 3/13/19, **update 2/25/19 to 3/15/19** – Abate Transition Academy
- 20 days – 2/21/19 to 3/20/19, **update 2/25/19 to 3/22/19** – Demo Existing Abandon Foundations and **Remediate Soils**
- 20 days – 3/14/19 to 4/10/19, **update 3/18/19 to 4/12/19** – Transition Academy Make Safe, Demo Permit and Demo Transition Academy
- 98 days – 3/21/19 to 7/31/19, **update 3/25/19 to 8/7/19** – Excavate, Concrete Foundations and Load Bearing Masonry Walls
- 100 days – 2/7/19 to 3/6/19, **update 2/15/19 to 8/7/19** – Structural Steel/Joist and Decking Shop Drawings and Fabrication
- 45 days – 7/25/19 to 9/26/19, **update 7/31/19 to 10/1/19** – Erect Structural Steel/Joist and Decking
- 92 days – 9/27/19 to 2/5/20, **update 10/2/19 to 2/11/19** – Roofing and Building Envelop
- ~~165~~ **163** days – 10/18/19 to 6/10/20, **update 10/23/19 to 6/10/20** – Interior Partitions, Finishes, MEPs
- 15 days – **6/18/2020 to 7/8/2020** – Owner FFE, Technology, New Municipal Building Complete and Owner Moved In
- 105 days – 7/9/2020 to 12/3/2020 – Abate and Demo Existing and Complete Sitework