

January 30, 2019

Town of Newington
New Municipal Center

Subject: **Downes Building Committee Agenda**

1. Project Update

A. Schedule Update

- I.) OSCG&R Grant Process
 - Complete
- II.) Construction Documents, Completion, Estimating and Budgeting Process
 - Complete
- III.) Bidding Phase(in progress)
 - Downes Bids Trades – Complete
 - Scope Reviews - Complete
 - **Value Management Process – On-Going**
 - **Building Sub-Committee Meeting 1/30/19 to review proposed DRAFT GMP and value management process.**
 - **Building Committee Meeting February 6, 2019 for GMP Recommendation**
 - **Town Council GMP Approval 2/19/19.**

IV.) Draft/Progress Construction GMP	\$26,526,993	No Alternates
Owner's Contingency	\$ 868,405	
Owner's Soft Cost	\$ 2,577,000	
Reviewed Value Management	(\$1,099,038)	
Pending Value Management	<u>(\$ 97,037)</u>	
Anticipated Total Project Budget	\$28,776,323	
Budget	\$28,818,358	
(Over)/Under	<u>\$ 42,035</u>	

- V.) Value Management Process
 - Pending Items
 - Revise Exterior Masonry from Cast Stone to EIFS or Brick or Combination = Budget (\$50,000)
 - Delete 3rd Floor Steel Brick Relieving Angle – (\$2,900) Quote
 - Revise Roof Coverboard to Mechanical Fastening in lieu of Adhering – (\$8,000) Quote
 - Add High Abuse Drywall to Transition Academy – ADD Budget \$15,000
 - Revise Linear Metal Ceilings from Armstrong to Rockfon – (\$15,110) Quote
 - Deduct Vibration and Sound Packages for RTU Curbs (Units Internally Isolated) – (\$10,429) Quote
 - Eliminate Air-Flow Stations @ ERU's – (\$13,598) Quote
 - Reduce STC Rating from STC 55 to STC54 - – (\$8,000) Quote

- Delete 12 ea Metal Lockers – (\$4,000) Quote

VI.) Alternate Pricing (scoping in progress, values as they stand today)

- Alternate#1 – Gymnasium Expansion \$413,437 (Concrete, Masonry, Steel, Roofing, Drywall, Painting, Telescoping Stands, Fire Protection, Electrical, Sitework)
 - Alternate#2 – Basement \$764,154 (Concrete, Masonry, Steel, Roofing, Flooring, Painting, Elevator, Fire Protection, Plumbing, HVAC, Electrical, Sitework)
 - Alternate#3 – Generator \$231,481(Sitework, Electrical)
 - Alternate#4 – Kitchenettes \$131,610 (Millwork, Plumbing, Electrical)
 - Alternate#5 – Spray Foam Insulation Exterior Wall \$120,409 (Drywall)
 - Alternate#6 – Gymnasium Equipment \$174,330 (Gym Equip – 8 hoops, 2 stationary mat hoists, Gym Partition, Electrical)
 - Alternate#7 – Kitchen (Parks & Rec) \$155,757 (Millwork, Foodservice, Plumbing, HVAC, Electrical)
 - Alterante#8 – Roof Screen \$388,525 (Roof Screen, Roofing, Steel)
- Total Alternates: \$2,379,703**

VII.) High Risk Items –

- Removal of Contaminated Soils – Current Allowance quantity is 1,500 tons @\$125/ton = \$187,500, in above anticipated GMP.
- Acceptance of the Basement Alternate and potential water table issues. Water Table per the geotechnical report is elevation 67', Alternate#2 is at elevation 64'+/-.
- Connections of Footing Drains to storm system (add ejector pump) and Addendum#5, included \$50K in above anticipated GMP.
- Winter Conditions/Enclosures (Concrete Slabs and Masonry), included \$50K in above anticipated GMP.
- Finalize Owner Soft Cost and Contingency

VIII.) Anticipated Construction Schedule –

- 1 days – 1/17/19, **update 1/28/19, 2/20/19** - Downes GMP Signed and Issued Notice to Proceed
- **New Item** - DEEP Permit Process – 1/28/19 – 3/29/19- In Process with Submission
- **New Item** – Building Permit Submitted
- Transition Academy Abatement – 3/27/19
- Transition Academy Demolition – 5/2/19
- Removal of Jr High Foundations and Contaminated Soil – 4/1/19
- Building Substantially Complete – 6/19/20
- Owner Move – 6/22/20 to 7/3/20
- Demo, Abate and Site Improvements Existing Building – 7/6/19 to 12/10/2020