

September 18, 2019

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		<u>\$ 116,732.72</u>
Total Revised GMP		\$27,877,721.72
Pending/Approximate Change Order Requests		<u>\$ 89,701.89</u>
Total Anticipated Final GMP		\$27,967,423.61
Construction Manager's Construction Contingency	\$ 831,809.00	
Approved COPs	\$ 14,013.01	
Pending COPs	<u>\$ 14,400.00</u>	
Remaining CM Contingency	\$ 803,395.99 w/GMP Above	
Owner's Contingency	\$ 909,031.46	
Approved	\$ 116,732.72	
Pending Construction COPs	\$ 16,892.89	
Approx. Cost	\$ 72,809.00	
Pending Soft Cost COPs	<u>\$ 0.00</u>	
Remaining Owner Contingency	\$ 702,596.85	
Owner's Soft Cost		\$2,577,000.00
Approved Change Order Requests		\$ 0.00
Pending/Approximate Change Order Requests		<u>\$ 0.00</u>
Revised Owner's Soft Cost		<u>\$2,577,000.00</u>
Total Project Budget		\$31,247,020
Current Budget In Place		\$28,818,358

B. Schedule Update

I.) Work Completed

- Shoring basement walls
- Backfill around basement & up to column line N (start of gym)
- Footings/foundations place aside from gym bump-out & portion of west/south gym walls
- Anchor bolt survey (for all concrete placed at this point)

II.) Work In Progress

- Temp power to building
- Structural Steel (sequence 1 – 3)
- Utility coordination, 2nd & 3rd floor
- New water main installed (On Garfield)

III.) Work to Start

- Continue steel erection up to gym & portion of community center
- Place foundation footings / wall (interior gym walls)
- Concrete floor slab placement 2nd, 3rd, 1st floor respectively
- Pull temp electrical into building (temp lights)

IV.) Other Critical Items/Milestones

- MEP coordination process throughout building – 2nd & 3rd floor (Town Hall)
- Winter weather / other potential cost impacts due to water main delay
- Waterproofing vs. damp-proofing along entire east side of building

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 #04 – Reconcile fire alarm allowance, (\$350.00)
- COP #12 - Setup fence for laydown area, \$0 (funds part of original GMP)
- COP #20 – Setup fence for temp handicap ramp, \$0 (funds part original GMP)
- COP #24 – Excavate for test pits, additional protection for existing water main, \$7,284.51
- COP #28 - Remove ACM soil, approx. 29 tons SW corner of basement, \$3,862.35
- COP #31 – Operable panel partition finish changes, \$0 (part of CM contingency)
- COP #33 – Add video cables, patch panels, \$0 (funds part of original GMP)
- COP #35 – Delete abuse resistant sheetrock no longer required, (\$15,000)
- COP #37 – Material upcharge only for fusible panels, \$21,096.03

Total: \$16,892.89

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.

- Premium time for concrete / sitework, \$25,829
- New condensate piping for single fan coil unit, \$2,000 (ROM)
- General trades potential savings, (\$61,831) holding till scope is complete
- Credit gas piping due to actual size needed, (\$2,000) ROM
- Additional walkway pads for VR-3, \$1,587 ROM
- Credit for steel no longer required per shop dwg. Review, (1,398)
- Fuel contaminated soil (just beyond SW corner of basement), \$58,000 ROM
- West wall CMU grouting, \$3,110
- Mods to storefront head/jambs, \$4,171
- Addendum 5 in excess of allowance, \$28,593 ROM
- Reconcile partially unspent allowance for phase 1 exterior demo, (\$22,185) ROM
- Add steel beam for new roof hatch, \$459
- New waterproofing at east elevation instead of damp proofing, \$35,965
- Increase width of duct chase, \$1,269 (ROM)
- Remove portions of concrete for anchor bolt access, \$0 (CM contingency)

Total: \$181,654.39

c. Rejected COP's

- Parapet detail at gymnasium, \$1,721
- Additional framing for duct sock, \$3,703

d. Requisitions:

- August 2019 requisition paid
- September 2019 pencil requisition due from subcontractors on Fri, 9/20

Change Order Approval Summary To Date:

ITEM NO.	APPROVED ADDITIONS	APPROVED DELETIONS
1	COP#5 Gas Main, \$3,173.50	COP#7, Credit VAT Removal Not Req'd, (\$103,500)
2	COP#6, Junior High Soils, \$83,409.19	COP#15, Bid Reconciliation (\$140,000)
3	COP#10, Fuel Contaminated Soil, \$23,357.23	COP#3, Credit For Not Taping Joints (\$11,855)
4	COP#8, Retaining Wall Not Shown, \$3,856.80	
5	COP#18, Junior High Soils, \$91,216.14	
6	COP#19, Fuel Contaminated Soil, \$3,388.16	
7	Add'l Process For Laydown, \$8,821.16	
8	New Water Main, \$154,865.54	
Total	\$372,087.72	\$255,355

Please take note of the following:

-Net add for all changes noted above = \$116,732.72

-Approved changes applied to owner contingency (adds only) = 42% of owner's contingency

-Net changes applied to owner contingency (adds/deducts) = 13% of owner's contingency

-Approved changes applied to original GMP = 1.3% of the total GMP

-Net changes applied to original GMP = 0.4% of the total GMP