

November 13, 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>\$ 234,484.79</u>
Total Revised GMP		\$27,995,473.79
Pending/Approximate Change Order Requests		<u>\$ 147,813.00</u>
Total Anticipated Final GMP		\$28,143,286.79
Construction Manager's Construction Contingency	\$ 831,809.00	
Approved COPs	\$ 34,655.44	
Pending COPs	<u>\$ 11,533.00</u>	
Remaining CM Contingency	\$ 785,620.56 w/GMP Above	
Owner's Contingency	\$ 870,190.00	
Approved	\$ 234,484.79	
Pending Construction COPs	\$ 79,406.48	
Approx. Cost	\$ 68,406.52	
Pending Soft Cost COPs	<u>\$ 0.00</u>	
Remaining Owner Contingency	\$ 487,892.21	
Owner's Soft Cost		\$1,706,810.00
Approved Change Order Requests		\$ 0.00
Pending/Approximate Change Order Requests		<u>\$ 0.00</u>
Revised Owner's Soft Cost		<u>\$1,706,810.00</u>

Total Project Budget **\$30,337,989**

Current Budget In Place \$28,818,358

B. Schedule Update

I.) Work Completed

- Underground utilities, 1st floor (up to portion of community center)
- Roof decking (town hall / connector)
- Utility coordination, 3rd floor
- Blocking for roof curbs & roof screen supports
- Footing for gym bump out including gym stair
- Stair 1 & elevator masonry walls
- Elevated slabs (2nd & 3rd floor)
- Exterior framing, 2nd & 3rd floor
- Waterproof / damp-proof / backfill town hall, east side
- Slab on grade (up to col. I just beyond basement)

II.) Work In Progress

- Balance of exterior framing, 1st floor
- Exterior sheathing
- Above ceiling rough-in (MEP)
- Interior framing
- Stair 2 masonry
- Spray-on fireproofing
- Prep for slab on grade placement (beyond basement going south)
- Balance of gym foundation wall

III.) Work to Start

- Town hall roofing
- Window blocking
- Masonry walls for gymnasium
- Air vapor barrier system (AVB)
- Stone / brick placement
- Footings / foundation (balance of gym and south exterior)

IV.) Other Critical Items/Milestones

- MEP coordination process with equipment/systems throughout building
- Winter weather / other potential cost impacts due to water main delay

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 #01 – Value management in excess of original GMP, \$9,448.00
- COP #14 – Reduce gas piping diameter inside bldg., (\$7,241.00)
- COP #17 - Walkway pads for unit VR-3, town hall roof, \$1,067.00
- COP #30 – Adjust framing for storefront system, \$4,172.00
- COP #42 – Add windows at gym, west side only, \$32,217.00
- COP #43 – Adjustable basketball hoops (14) locations, \$7,035.00
- COP #53 – Addendum #5 in excess of allowance, \$28,859.28
- COP #54 – Adjust joist spacing for gym ductwork, \$243.20

a. -COP's for review and approval (continued):

- COP #58 – Credit for divider curtain no longer required, (\$7,277.00)
- COP #63 – Premium time for 3rd floor slab placement, \$0 (CM Contingency)
- COP #66 - Hardware changes, \$3,762.00
- COP #74 – Expedite door frames for gymnasium, \$0 (CM Contingency)
- COP #77 – Expedite balance of door frames for project, \$7,141

Total: \$79,406.48

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 #13 - New condensate piping for single fan coil unit, \$2,548
- COP #34 - General trades potential savings, (\$61,831)
- COP #36 – Reconcile allowance for phase I demo, (\$18,633)
- COP #44 – Main electrical room HVAC revisions, (\$200) ROM
- COP #48 – Eliminate secondary drain pans, (\$300) ROM
- COP #49 – Reconcile HVAC contract, \$0 (internal change)
- COP #56 – Flagpole brackets, \$5,289
- COP #57 – Additional beams for gym equipment, \$6,347 ROM
- COP #59 – Expedite gym expansion/south exterior, \$9,098 ROM
- COP #60 – Additional conduit / power for generator, \$5,289 ROM
- COP #61 – Additional floor opening for ductwork, \$3,174 ROM
- COP #62 – Weld exposed channels for canopies, \$6,347 ROM
- COP #64 – Operable partition wiring revisions, \$2,645 ROM
- COP #65 – Eliminate portion of SOFP at basement, (\$1,000) ROM
- COP #67 – Stairwell lighting revisions, \$5,289 ROM
- COP #69 – Vault revisions per state meeting, \$5,289 ROM
- COP #70 – ASI#12 Rating revisions for main electrical room, \$4,760 ROM
- COP #71 – Premium time to install conduit at stairwells, \$0 (CM Contingency)
- COP #72 – Additional beam for field access into gym, \$0 (CM Contingency)
- COP #73 – Provide dual feeds for RTU #1, \$2,645 ROM
- COP #75 – Additional deck supports for canopies, \$7,405 ROM
- COP #76 – Additional kicker support for roof screens, \$1,587 ROM
- COP #78 – Standby power for sump pump, \$2,116 ROM
- COP #79 – Standby power for elevator, \$2,116 ROM
- COP #80 – HM frame & cased opening 3rd floor, \$1,798
- COP #81 – Credit toilet accessories no longer required, (\$200) ROM
- COP #82 – Child size toilet for daycare, \$635 ROM
- COP #83 – 3rd floor office layout changes, \$2,116 ROM
- COP #84 – Winter weather impacts for gym, \$74,051 ROM

Total: \$147,813.00

c. Rejected COP's

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

d. Requisitions:

- October 2019 requisition processed. Breakdown as follows as of 10/31/19:**
- Work in place through October 2019 is \$7,258,942.84 (excludes retainage)**
- Balance to finish is \$21,046,670.45 (including retainage)**
- Current retainage held is \$302,153.48**