

January 22, 2020

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>\$ 329,488.59</u>
Total Revised GMP		\$28,090,477.59
Pending/Approximate Change Order Requests		<u>\$ 243,249.00</u>
Total Anticipated Final GMP		\$28,333,726.59
Construction Manager's Construction Contingency	\$ 831,809.00	
Approved COPs	\$ 95,114.20	
Pending COPs	<u>\$ 160,885.00</u>	
Remaining CM Contingency	\$ 575,809.80 w/GMP Above	
Owner's Contingency	\$ 870,190.00	
Approved	\$ 329,488.59	
Pending Construction COPs	\$ 44,779.11	
Approx. Cost	\$ 198,469.89	
Pending Soft Cost COPs	<u>\$ TBD</u>	
Remaining Owner Contingency	\$ 297,452.41	
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

- Temp heat setup (Town Hall & Connector)
- Stairwell #2 (access to basement)
- Spray foam insulation (Town Hall & Connector)
- Interior framing substantially complete (Town Hall & Connector)
- Door frames substantially (Town Hall, Connector, Gym)
- AVB (Town Hall & Connector)
- CMU At Gym Bump-out (East Elevation)
- Concrete foundation / walls including gym & community center
- Waterproofing / backfill along east side of gym
- Community Center steel (up col. X.2)

II.) Work In Progress

- Above ceiling rough-in all floors (MEP)
- In wall electrical / plumbing rough-in, 1st & 3rd floor (Town Hall)
- Drywall installation, 2nd floor
- Main switchgear
- Brick veneer (Town Hall)
- Exterior framing sheathing / AVB (Community Center)
- Complete Gym CMU (South portion only)

III.) Work to Start

- Balance of community center steel (south side)
- Gym roof joists & metal deck
- Framing / MEP Rough-in inspection, 1st floor
- Drywall taping, 2nd floor
- Set rooftop equipment
- Brick veneer north side (Town Hall)
- Glass / glazing (Town Hall)
- MEP underground Community Center / Gym

IV.) Other Critical Items/Milestones

- MEP coordination process with equipment/systems throughout building
- 3rd floor power / data changes
- 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 #60 – Additional conduit feeds for generator, \$13,320.56
- COP #97 – Re-route condensate piping, \$11,546.62
- COP #109 – Credit ext. stair nosing (material only), (\$485.00)
- COP #110 – Furr out walls to accommodate water fountains, \$462.05

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

- COP #114 – PR#26 – Power / data changes, 1st & 2nd floor, \$10,630.35
- COP #115 – Power for water fountains, \$833.22
- COP #119 – Enclose exposed piping with framing / drywall, 2nd floor, \$2,766.88
- COP #122 – Exterior post mount for ADA push button device, \$1,575.74
- COP #124 – Re-fabricate HM frames, 2 locations, \$0 (CM Contingency)
- COP #132 – Temp gas piping for heating equipment at Town Hall, \$0 (Allowance)
- COP #133 – Temp gas piping for heating equipment at Gym, \$0 (Allowance)
- COP #134 – Add conduit/wiring for card readers at 1st/2nd floor of Town Hall, \$4,128.69

Total: \$44,779.11

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, (\$39,682)
- COP #48 – Eliminate secondary drain pans, (\$3,115)
- COP #49 – Reconcile HVAC contract, \$0 (internal change)
- COP #59 – Expedite gym expansion/south exterior, \$7,978 ROM
- COP #62 – Weld exposed channels for canopies, \$6,347 ROM
- COP #82 – Child size toilet for daycare, \$635 ROM
- COP #83 – 3rd floor office wall layout changes, (\$815)
- COP #84 – Winter weather impacts for gym, \$227,443 ROM, NOTE: \$243,311 CCD Issued
- COP #91 – Gym stair adjustments, \$6,347 ROM
- COP #92 – Fire alarm devices no longer required, (\$500) ROM
- COP #95 – Additional sidewalk along gym east side, \$31,736 ROM
- COP #96 – Ductwork modifications for RTU #1, \$32,794 ROM
- COP #101 – Mazzicolli Way improvements, TBD (Need more design info)
- COP #103 – Art room sink / base cabinet, \$0 (CM Contingency)
- COP #106 – Credit asphalt shingle work phase 1 demo, (\$21,150)
- COP #107 - Credit unspent electrical allowance (\$16,000) ROM
- COP #111 – Credit portion of unspent contingency (\$150,000)
- COP #117 – Temp generator, \$71,407
- COP #118 – Dedicated & standby power, \$21,158 ROM
- COP #123 – Plumbing for kitchenette 2107B, \$4,232 ROM
- COP #126 – Expedite gym electrical, \$0 (CM Contingency)
- COP #128 – Lighting relays / emergency circuits, \$26,447 ROM
- COP #129 – Baby changing stations, 1st floor only, \$3,174 ROM
- COP #130 – Kitchenette circuits, typical 2 per kitchenette, \$12,695 ROM
- COP #131 – Misc. power & data revisions, \$TBD (assume no cost based on adjustments only)
- COP #135 – Mail room revisions, (\$268)
- COP #136 – Canopy drain modifications, \$1,058 ROM
- COP #137 – Provide vinyl tile in lieu of porcelain tile, excludes grand hall, (\$26,000) ROM
- COP #138 – Sawcut openings for ductwork at gym, \$0 (CM Contingency)

Total: \$198,469.89

c. Rejected COP's

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

d. Requisitions:

- December 2019 requisition processed/paid. Breakdown as follows as of 12/31/19:**
- Work in place through December 2019 is \$11,349,804.61 (excludes retainage)**
- Balance to finish is \$16,740,672.98 (including retainage)**
- Current retainage held is \$521,185.30**