

February 12, 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>\$ 374,267.70</u>
Total Revised GMP		\$28,135,256.70
Pending/Approximate Change Order Requests		<u>\$ 300,515.58</u>
Total Anticipated Final GMP		\$28,435,772.28
Construction Manager's Construction Contingency	\$ 831,809.00	
Approved COPs	\$ 95,799.20	
Pending COPs	<u>\$ 163,984.20</u>	
Remaining CM Contingency	\$ 572,025.60 w/GMP Above	
Owner's Contingency	\$ 868,405.00 (reconciled w/town 1/28/20)	
Approved	\$ 413,267.70 (reconciled w/town 1/28/20)	
Pending Construction COPs	\$ 155,109.68	
Approx. Cost	\$ 145,405.90	
Pending Soft Cost COPs	<u>\$ TBD</u>	
Remaining Owner Contingency	\$ 154,621.72	
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		\$30,297,204
Current Budget in Place		\$28,818,358

B. Schedule Update

I.) Work Completed

- Community Center steel/decking
- Gym CMU (minor infills only)
- Gym roof joists
- Set rooftop equipment (substantially complete)
- Brick veneer, west & north elevation (Town Hall)
- 2nd floor drywall (Town Hall & Connector)
- 1st floor wall framing, in-wall rough-in (Town Hall & Connector)
- 3rd floor wall framing, in-wall rough-in

II.) Work In Progress

- Above ceiling rough-in all floors (MEP)
- 2nd floor, taping drywall (Town Hall & Connector)
- 1st floor, drywall (Town Hall & Connector)
- Main switchgear
- Brick veneer, finish east (Town Hall)
- Install windows, west side (Town Hall)
- Exterior framing sheathing / AVB (Community Center)
- MEP underground Community Center
- Gym roof decking

III.) Work to Start

- 2nd floor, prime walls (Town Hall & Connector)
- 2nd floor, acoustical ceiling grid (Town Hall & Connector)
- Porcelain tile (bathrooms)
- Set countertops / coiling grills (Town Hall)
- Install roofing system (Community Center & Gym)
- Prep / place slab on grade (Community Center & Gym)
- Interior framing layout / framing (Community Center)
- Establish permanent power (set meter)

IV.) Other Critical Items/Milestones

- MEP coordination process with equipment/systems throughout building
- Power / data changes (all floors)

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 #48 – Eliminate secondary drain pans, (\$3,115.00)
- COP #59 – Expedite gym expansion / south exterior , \$3,919.08
- COP #62 – Weld exposed channels for canopies, \$13,859.18
- COP #83 – 3rd floor office wall layout changes (\$965.00)
- COP #84 - Winter weather impacts for gym, \$163,745.74
- COP #91 - Gym stair adjustments, \$14,844.45
- COP #92 - Fire alarm devices no longer required, (\$330.59)
- COP #103 – Art room sink, \$0 (CM Contingency)
- COP #106 – Credit asphalt shingle work phase I demo, (\$21,150)
- COP #111 – Credit portion of unspent contingency, (\$150,000)
- COP #117 – Temp generator, \$67,220.90
- COP #123 – Plumbing for kitchenette, \$3,933.88
- COP #126 – Expedite electrical rough-in, \$0 (CM Contingency)
- COP #128 – Bypass relays / emergency circuits, \$36,514.00
- COP #129 - Blocking / changing stations, 1st floor, \$889.01
- COP #130 - Extend dedicated circuits to kitchenettes, \$11,762.52
- COP #131 – New circuits / power relocations, 2nd / 3rd floor, \$25,372.91
- COP #137 – Vinyl tile in lieu of porcelain 1st / 2nd floor excludes main entries (\$23,176.59)
- COP #138 – Sawcut openings for ductwork at gym, \$0 (CM Contingency)
- COP #140 – Temp heating equipment for gym wall placement, \$0 (GMP allowance)
- COP #141 - Credit For Countertops At NCTV, (\$3,903.00)
- COP #143 - Furnish electrified hardware for opening 1200E, \$978.00
- COP #146 – Pre-fab shower pans, \$0 (CM Contingency)
- COP #150 – Enclose exposed piping / drywall on 3rd floor, \$1,749.00
- COP #151 – Thermostatic mixing valves for daycare, \$466.59
- COP #152 – Seal concrete floor in lieu of carpet for room 1101C, (\$154.61)
- COP #153 – Inverted channel to support stone at canopies, \$9,577.25
- COP #155 - Enclose piping / ductwork on 1st floor, \$1,749.18
- COP #156 - CMU in lieu of framing/plywood at gym parapet, \$0 (CM Contingency)
- COP #157 – Custom stain sample for wood doors 3rd floor, \$1,322

Total: \$155,109.68

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 #34 - General trades potential savings, (\$39,682)
- COP #82 – Child size toilet for daycare, \$0 (CM Contingency)
- COP #95 – Additional sidewalk along gym east side, \$32,482.90
- COP #96 – Ductwork modifications for RTU #1, \$32,794 ROM
- COP #101 – Mazzicolti Way improvements, \$46,547 ROM (excludes DOT work)
- COP #107 – Credit unspent electrical allowance, (\$16,000) ROM
- COP #118 – New standby power distribution / transformer, \$75,000 ROM
- COP #135 – Mail room revisions, (\$268) ROM
- COP #136 - Canopy drain modifications, \$1,058 ROM
- COP #139 – Backcharge to adjust columns at community center, \$0
- COP #144 – Control wiring for coiling grills, \$5,290
- COP #145 – Remote monitoring for generator, \$5,290
- COP #154 – Additional conduit & vault for fiber optic loop, \$TBD (need design)

Total: \$145,405.90

c. Rejected COP's

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

d. Requisitions:

- January 2020 requisition processed/paid. Breakdown as follows as of 1/31/20:
- Work in place through January 2020 is \$13,467,306.81 (excludes retainage)
- Balance to finish is \$14,667,949.89 (including retainage)
- Current retainage held is \$630,374.26

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

