

March 16, 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>\$ 529,377.38</u>
Total Revised GMP		\$28,290,366.38
Pending/Approximate Change Order Requests		<u>\$ 157,763.08</u>
Total Anticipated Final GMP		\$28,448,129.46
Construction Manager's Construction Contingency	\$ 831,809.00	
Approved COPs	\$ 259,783.40	
Pending COPs	<u>\$ 10,838.90</u>	
Remaining CM Contingency	\$ 561,186.70 w/GMP Above	
Owner's Contingency	\$ 868,405.00 (reconciled w/town 1/28/20)	
Approved	\$ 529,377.38 (reconciled w/town 1/28/20)	
Pending Construction COPs	\$ 109,299.17	
Approx. Cost	\$ 48,463.91	
Pending Soft Cost COPs	<u>\$ TBD</u>	
Remaining Owner Contingency	\$ 181,264.54	
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 **\$30,336,204**

Current Budget in Place \$28,818,358

B. Schedule Update

I.) Work Completed

- Switchgear / Meter (Main Electrical Equipment)
- Town Hall brick veneer
- Town Hall cornice
- Town Hall Window (substantially complete)
- Community Center sheathing / AVB / slab on grade
- Community Center / Gym roof (substantially complete)
- Taping / priming / painting 1st coat, 2nd floor (substantially complete)
- Acoustical ceiling grid, 2nd floor (substantially complete)
- Electrical rough-in 3rd floor standby power
- MEP underground, Community Center / Gym
- Countertops/millwork at coiling grills 1st, 2nd floor (Town Hall)

II.) Work In Progress

- Energize building with permanent power
- MEP rough-in, all floors including Community Center
- 1st floor, drywall (Town Hall & Connector)
- Vault installation
- 2nd floor bathrooms, porcelain tile
- 2nd floor light fixtures / wiring
- 3rd floor drywall
- Gym brick walls
- Install windows, Community Center
- Interior framing, Community Center
- Prep / place slab on grade, Gymnasium
- Air vapor barrier system, Gymnasium

III.) Work to Start

- Place gym slab on grade
- Prep / paint gym CMU walls (interior)
- Install ductwork serving gym
- Prep sub-base for temporary generator pad
- Prep / place concrete at main vestibules
- Prep / paint 1st floor
- Acoustical ceiling grid 1st floor
- Millwork, 2nd floor
- Flex ductwork / diffusers

IV.) Other Critical Items/Milestones

- MEP coordination process with equipment/systems throughout building
- Power / data changes (revision #14 forthcoming per QA+M/DTC)

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 #96 – RTU #1 ductwork modifications to get into gym, \$32,622.00
- COP #107 – Credit unspent electrical allowance, (\$16,148.71)
- COP #118 – Standby power revisions, all floors, \$78,330.11
- COP #159 – Add metal clips to support 2nd floor windows, \$4,851.38
- COP #161 – AV revisions, 1st and 3rd floor only, \$1,518.05
- COP #163 – Set ground thaw machine/blankets for Comm. Ctr. slab, \$0 (GMP allowance)
- COP #164 – Pair of wood doors prepped for electrified hardware, \$2,022.00
- COP #167 – Repair fencing / add post along east side, \$0 (CM Contingency)
- COP #172 – Extend rating over expansion joint within rm. 2107A, \$6,104.34
- COP #174 – Expedite roof drain assembly/piping within gym, \$0 (CM Contingency)

Total: \$109,299.17

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 #135 – Mail room revisions, \$3,609.62 ROM
- COP #136 - Canopy drain modifications, \$2,856 ROM
- COP #144 – Control wiring for coiling grills, \$2,751 ROM
- COP #145 – Monitoring for generator, \$24,198
- COP #154 – Additional conduit & vault for fiber optic loop, \$TBD (need design)
- COP #158 – Power requirements for elevator, \$TBD (need design)
- COP #160 – Assessor's office layout changes, \$355.29 ROM
- COP #162 – Operable partition for daycare, \$28,245 ROM
- COP #165 – AC unit for NCTV, \$8,146 ROM
- COP #166 – Backcharge for SOFP in basement, \$0 (internal cost)
- COP #168 – Power for smoke dampers 2nd & 3rd floor, \$4,232 ROM
- COP #169 – New feed for mechanical unit DOAS-1A, \$2,328 ROM
- COP #170 – VAV wiring, \$0 (CM Contingency)
- COP #173 - Floor sleeves for badminton courts, \$6,876 ROM
- COP #175 – Expedite framing / sheathing at Community Ctr. (east), \$0 (CM Contingency)
- COP #176 – Eliminate ceilings in data rooms, \$3,914 ROM
- COP #177 – RFI #101 – Additional soffits, \$635 ROM

Total: \$48,463.91

c. Rejected COP's

- Parapet detail at gymnasium, \$1,721
- Additional framing for duct sock, \$3,703
- Additional sidewalk along east side of gym, \$32,482.90
- Extend Mazzoccoli Way to Cedar w/right turn only, \$46,431.82

d. Requisitions:

- February 2020 requisition processed. Breakdown as follows as of 2/29/20:
- Work in place through February 2020 is \$15,589,621.60 (excludes retainage)
- Balance to finish is \$12,700,744. (includes retainage)
- Current retainage held is \$740,532.26