

May 20, 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		\$ 676,316.96
Total Revised GMP		\$28,437,305.96
Pending/Approximate Change Order Requests		\$ 172,741.68
Total Anticipated Final GMP		\$28,610,047.64
Construction Manager's Construction Contingency	\$ 831,809.00	
Approved COPs	\$ 328,333.96	
Pending COPs	\$ 135,321.86	
Remaining CM Contingency	\$ 368,153.18 w/GMP Above	
Owner's Contingency	\$ 868,405.00 (reconciled w/town 1/28/20)	
Approved	\$ 676,316.96 (reconciled w/town 1/28/20)	
Pending Construction COPs	(\$ 20,546.96)	
Approx. Cost	(\$ 2,348.50)	
Pending Soft Cost COPs	\$ TBD	
Remaining Owner Contingency	\$ 214,983.50	
Owner's Soft Cost		\$1,706,810.00
Approved Change Order Requests		\$ 0.00
Pending/Approximate Change Order Requests		\$ 0.00
Revised Owner's Soft Cost		\$1,706,810.00
CIP Funds Available	\$ 195,637.14	
Approved	\$ 0.00	
Pending COP's	\$ 195,637.14 (COP #154)	
Remaining CIP Funds	\$ 0.00	
Total Project Budget		\$30,531,841
Current Budget in Place		\$28,818,358

B. Schedule Update

I.) Work Completed

- Temp fence relocation for binder course along Mazzoccoli Way
- Cornice around gymnasium
- Window air/leakage testing
- Gym supply & return air ductwork
- Ceiling grid & tile, 3rd floor
- Finishes, 3rd floor (millwork, doors, porcelain, painting, ceiling tile, shades device covers)
- Roller shades, 2nd & 3rd floor
- Plumbing fixtures, town hall
- Data room backbone cabling / grounding
- Porcelain tile, stairwell #1

II.) Work In Progress

- Install exterior door frames/doors, Community Center (substantially complete)
- Town hall vestibules
- Install roofing system at Community Center canopy roofs (substantially complete)
- Final painting, 2nd floor (substantially complete)
- Carpet, 2nd floor
- Swing doors, 2nd floor (substantially complete)
- Porcelain tile, 2nd floor lobby
- Elevator cab construction
- Flexible ductwork / diffusers, 1st floor (substantially complete)
- Grand hall metal panel ceiling system
- Hang drywall/taping, Community Center (substantially complete)
- Ceiling grid/millwork, community center
- Mech. Equipment startup (substantially complete)
- Sidewalk / curbing along Mazzoccoli Way (substantially complete)
- Prep for binders course along Mazzoccoli Way

III.) Work to Start

- Toilet partitions / toilet accessories
- Dry chemical system for vault
- Vinyl plank flooring, 2nd floor corridors
- Swing doors, 1st floor town hall
- Community Center flooring
- Gym flooring
- Tracking delivery of general trade packages
- Binder / final paving along Mazziccoli Way
- North side final grading
- Temp bituminous walkway west side
- Set light poles, exterior building lights
- Topsoil / landscaping / turf establishment
- Set flag poles (Town Hall west entry)

IV.) Other Critical Items/Milestones

- Potential material / labor shortages due to COVID-19

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 #154 – Phase 1, 2, 3 fiber loop, \$195,637.14 (included w/CIP funds noted above)
- COP #181 – Town council power, \$3,326.94
- COP #198 – interior / exterior signage, \$0 (CM Contingency)
- COP #202 – Credit unspent CM contingency, (\$75,000)
- COP #206 – Call for aid stations in single bathrooms, \$3,673.89
- COP #208 – Repaint accent walls, 3rd floor, \$684.58
- COP #209 – Exterior post for ADA push button, \$1,575.74
- COP #211 – Exterior site light poles along Mazzoccoli Way, \$32,888.37
- COP #213 – Extend data to 3rd floor open offices, \$6,421.24
- COP #214 – Add drywall soffit within daycare, \$455.78
- COP #217 – New control joint at community center cast stone, \$5,426.50
- COP #218 – Additional metal panels at grand hall ceiling, \$0 (CM Contingency)

Total: \$175,090.18 (includes COP #154 out of CIP funds)

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 #034 - General trade work potential savings, (\$20,755.50)
- COP #173 - Floor sleeves for badminton courts, \$0 (Gen trade savings)
- COP #197 – Community Center canopy roof blocking, \$0 (CM Contingency)
- COP #198 – Signage by Signpro, \$0 (CM Contingency)
- COP #199 – Vault diffusers, \$0 (CM Contingency)
- COP #200 – Soffit vents for canopies, \$0 (CM Contingency)
- COP #210 – Flag pole lighting, \$5,289.00, ROM
- COP #212 – New switches for gym equipment, \$952.00
- COP #215 – Power for split systems, \$0 (CM Contingency)
- COP #216 – Extend power to open offices, \$1,587.00, ROM
- COP #219 – Grand hall ceiling rev's entering council chambers, \$2,645.00, ROM
- COP #220 – Multipurpose ceiling rev's, \$7,934.00, ROM
- COP #221 – Furnish & install new picture rail, \$0 (CM Contingency)
- COP #222 – FRP within parks & rec. kitchen, \$0 (CM Contingency)
- COP #223 – Extend COVID-19 measures, \$0 (CM Contingency)

Total: (\$2,348.50)

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
- Operable partition for daycare, \$28,245



-New AC unit / condensor / relocate existing AC for NCTV, \$25,000

d. Requisitions:

- April 2020 requisition processed. Breakdown as follows as of 4/30/20:**
- Work in place through April 2020 is \$19,343,706.88 (excludes retainage)**
- Balance to finish is \$9,093,599.08 (includes retainage)**
- Current retainage held is \$922,108.24**

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