

June 10, 2020

Town of Newington  
New Town Hall & Community Center

**Subject: Downes Building Committee Agenda**

1. Project Update

A. Project Financial Summary

<b>Original GMP</b>		<b>\$27,760,989.00</b>
<b>Approved Change Order Requests</b>		<b><u>\$ 832,326.88</u></b>
<b>Total Revised GMP</b>		<b>\$28,593,315.88</b>
<b>Pending/Approximate Change Order Requests</b>		<b><u>\$ 53,547.71</u></b>
<b>Total Anticipated Final GMP</b>		<b>\$28,646,863.59</b>
<b>Construction Manager's Construction Contingency</b>	\$ 831,809.00	
<b>Approved COPs</b>	\$ 413,705.82	
<b>Pending COPs</b>	<u>\$ 73,612.76</u>	
<b>Remaining CM Contingency</b>	\$ 344,490.42 w/GMP Above	
<b>Owner's Contingency</b>	\$ 868,405.00 (reconciled w/town 1/28/20)	
<b>Approved</b>	\$ 655,770.00 (reconciled w/town 1/28/20)	
<b>Pending Construction COPs</b>	\$ 55,790.31	
<b>Approx. Cost</b>	(\$ 2,242.60)	
<b>Pending Soft Cost COPs</b>	<u>\$ TBD</u>	
<b>Remaining Owner Contingency</b>	\$ 159,087.29	
<b>Owner's Soft Cost</b>		<b>\$1,706,810.00</b>
<b>Approved Change Order Requests</b>		<b>\$ 0.00</b>
<b>Pending/Approximate Change Order Requests</b>		<b><u>\$ 0.00</u></b>
<b>Revised Owner's Soft Cost</b>		<b><u>\$1,706,810.00</u></b>
<b>CIP Funds Available</b>	\$ 176,556.88	
<b>Approved</b>	\$ 176,556.88 (COP #154)	
<b>Pending COP's</b>	<u>\$ 0.00</u>	
<b>Remaining CIP Funds</b>	\$ 0.00	
<b>Total Project Budget</b>		<b>\$30,512,760</b>
<b>Current Budget in Place</b>		<b>\$28,818,358</b>

B. Schedule Update

I.) Work Completed

- Prep / set binder course for Mazzoccoli Way
- Toilet partitions, all bathrooms
- Porcelain tile, 2<sup>nd</sup> floor lobby
- Vinyl plank flooring, 2<sup>nd</sup> floor corridors
- Rubber roofing at town hall vestibules
- RGD's / ceiling tile, all floors at town hall
- Rubber roofing at community center canopies / metal trim
- Coiling grills at community center
- Concrete floor sealer at food pantry and vault

II.) Work In Progress

- Install exterior door frames/doors, Community Center (substantially complete)
- Town hall vestibules
- Final painting/touchup, 1<sup>st</sup> & 2<sup>nd</sup> floor
- Install floor base
- Swing balance of doors, town hall
- Grand hall metal panel ceiling system
- Drywall soffits at community center
- Ceiling grid/millwork, community center
- Mech. Equipment startup (substantially complete)
- Dry chemical system for vault
- Gym flooring
- North side final grading
- Topsoil / landscaping / turf establishment

III.) Work to Start

- Community Center flooring
- Install whiteboards, picture rail
- Install FRP panels in Parks / Rec. kitchen
- Final flooring finishes throughout
- Install food service equipment
- Final cleaning
- Punchlist
- Fire alarm testing
- Preliminary air balancing
- Final paving along Mazzoccoli Way
- Temp bituminous walkway west side
- Generator startup / test
- Set light poles, exterior building lights
- Set flag poles (move to phase 2 due to access constraints)

IV.) Other Critical Items/Milestones

- Potential material / labor shortages due to COVID-19 (Elevator Construction)
- Expedite balance of remaining work (community center / gym)

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 #199 – Supply / return diffusers & grilles for vault, \$0 (CM Contingency)
- COP #200 – Continuous soffit vent at community center canopies, \$0 (CM Contingency)
- COP #210 – Flag pole lighting mounted to west entry roof, \$9,410.83
- COP #212 – New switches for gym equipment, \$936.00
- COP #215 – Extend mini-split cabling between condenser/split unit, \$0 (CM Contingency)
- COP #219 – Add drop ceilings to each council chamber entryway, \$809.95
- COP #220 – Extend drop ceiling / add lighting within multipurpose rooms, \$1,263.83
- COP #221 – Furnish & install picture rail, 2<sup>nd</sup> floor, \$0 (CM Contingency)
- COP #222 - Furnish & install FRP within parks/rec. kitchen, \$0 (CM Contingency)
- COP #223 – Extend COVID-19 measures, \$0 (CM Contingency)
- COP #224 – Temp heating for community center, \$0 (CM Contingency)
- COP #227 – Provide standby power for room 2114, \$1,371.60
- COP #231 – Expedite wiring / terminations for community center, \$0 (CM Contingency)
- COP #235 – Extend sidewalk along east side to Garfield St, \$41,998.10

Total: \$55,790.31

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 #197 – Community Center canopy roof blocking, \$0 (CM Contingency)
- COP #216 – Extend power to open offices, \$1,587.00, ROM
- COP #225 – Add lighting / new feeder for elevator, TBD (need more scope information)
- COP #226 – War memorial relocation, TBD (need more scope information)
- COP #228 – Additional wood canopy supports in grand hall, \$3,703.00, ROM
- COP #229 – Mail room cabinets, \$6,347.00, ROM
- COP #230 – Electrical feeder removal & replacement, \$0 (CM Contingency)
- COP #232 – Additional wiring for HW pumps, \$5,289.00, ROM
- COP #233 – Power for range hood in transition academy, \$1,587.00 (CM Contingency)
- COP #234 – Expedite wiring & millwork at community center, \$0 (CM Contingency)

Total: (\$1,432.65)

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 Mazzocchi 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:**

- May 2020 requisition processed. Breakdown as follows as of 5/30/20:
- Work in place through May 2020 is \$21,742,474.46 (excludes retainage)
- Balance to finish is \$7,840,226.98 (includes retainage)
- Current retainage held is \$989,385.56