

June 24, 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>\$ 888,116.55</u></b>        |
| <b>Total Revised GMP</b>                               |                            | <b>\$28,649,105.55</b>             |
| <b>Pending/Approximate Change Order Requests</b>       |                            | <b><u>\$ 29,702.86</u></b>         |
| <b>Total Anticipated Final GMP</b>                     |                            | <b>\$28,678,808.41</b>             |
| <b>Construction Manager's Construction Contingency</b> | <b>\$ 831,809.00</b>       |                                    |
| <b>Approved COPs</b>                                   | <b>\$ 473,118.58</b>       |                                    |
| <b>Pending COPs</b>                                    | <b><u>\$ 31,230.15</u></b> |                                    |
| <b>Remaining CM Contingency</b>                        | <b>\$ 327,460.27</b>       | <b>w/GMP Above</b>                 |
| <b>Owner's Contingency</b>                             | <b>\$ 868,405.00</b>       | <b>(reconciled w/town 1/28/20)</b> |
| <b>Approved</b>  | <b>\$ 711,559.67</b>       | <b>(reconciled w/town 1/28/20)</b> |
| <b>Pending Construction COPs</b>                       | <b>\$ 24,592.36</b>        |                                    |
| <b>Approx. Cost</b>                                    | <b>\$ 5,110.50</b>         |                                    |
| <b>Pending Soft Cost COPs</b>                          | <b><u>\$ TBD</u></b>       |                                    |
| <b>Remaining Owner Contingency</b>                     | <b>\$ 127,142.47</b>       |                                    |
| <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>                             | <b>\$ 176,556.88</b>       |                                    |
| <b>Approved</b>  | <b>\$ 176,556.88</b>       | <b>(COP #154)</b>                  |
| <b>Pending COP's</b>                                   | <b><u>\$ 0.00</u></b>      |                                    |
| <b>Remaining CIP Funds</b>                             | <b>\$ 0.00</b>             |                                    |
| <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

- North side final grading
- Temp walkway along west side
- EIFS at east side entry (town hall)
- Set light poles along Mazzoccoli Way
- Exterior doors & hardware
- Carpet / wall base, 3<sup>rd</sup> floor
- Final cleaning, 3<sup>rd</sup> floor office areas (excludes lobby)
- Final painting, 2<sup>nd</sup> floor (partial 1<sup>st</sup> floor)
- Doors, town hall (substantially complete)
- Grand hall metal ceiling (substantially complete)
- Sheet vinyl flooring within PR Kitchen
- Split system cooling
- Community center soffits (substantially complete)
- Ceiling grid/millwork, community center (excludes PR kitchen)
- Mechanical equipment startups
- Dry chemical system for vault

### II.) Work In Progress

- Final paint, grand hall & final paint balance of 1<sup>st</sup> floor
- Balance of flooring
- Gym wiring
- Gym equipment
- Gym flooring
- Elevator!!
- Topsoil / landscaping (most of phase 1 is complete)
- FRP panels in PR kitchen
- Preliminary air balancing
- Start of fire alarm testing

### III.) Work to Start

- Punchlist by QA+M (start at 3<sup>rd</sup> floor)
- Final paint community center
- EIFS at west entry
- Tape underside of community center exterior canopies/paint
- Install remaining accessories (picture rail, chair rail, toilet accessories, FE cabinets, signage)
- Install food service equipment / hook-ups
- Gym lighting
- Balance of exterior building lights / cameras
- De-mobilize temporary toilets / fencing
- Final paving along Mazzoccoli Way
- Line striping / signage / site furnishings
- Vault pressure test
- Water purification test (exclude PR kitchen)
- Generator startup / test
- Final inspections / walkthroughs
- 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)
- Post move-in work to remain & complete

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 #197 – Provide wood blocking at canopy roof areas, \$0 (CM Contingency)
- COP #225 – Provide additional lighting/cabling for elevator, 3<sup>rd</sup> floor, \$4,078.48
- COP #229 - Mail Room Cabinets, 2<sup>nd</sup> floor, \$9,198.00
- COP #232 - Power for re-circulating pumps/aquastat controls, \$5,612.76
- COP #234 – Expedite cabinet / electrical install, 5/30, \$0 (CM Contingency)
- COP #236 – Larger porcelain tile for grand hall floor layout, \$1,221.12
- COP #237 – Extend power to VAV units within community center, \$2,995.53
- COP #238 – Expedite vault wiring, exterior lighting, standby power, \$0 (CM Contingency)
- COP #239 – Retractable ladder for elevator pit, \$0 (CM Contingency)
- COP #243 – Patch roof at former safety rail locations, \$0 (CM Contingency)
- COP #244 – Blocking for metal trim install at type 'A' windows, \$1,486.47

Total: \$24,592.36

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 #216 – Extend power to open offices, \$1,587.00, ROM
- COP #228 – Additional wood canopy supports in grand hall, \$3,174.00, ROM
- COP #230 – Electrical feeder removal & replacement, \$0 (CM Contingency)
- COP #233 – Power for range hood in transition academy, \$1,587.00
- COP #240 – Heat trace for main entry canopies, \$5,184.00, ROM
- COP #245 – Expedite power terminations, community center & D/F/H, \$0 (CM Contingency)
- COP #246 – Protect wood floor in gym for overhead work, \$0 (CM Contingency)
- COP #247 – Credit wall base, 3<sup>rd</sup> floor, (\$953.00)
- COP #248 – Additional exterior control joints at cast stone panels, \$8,463.00, ROM
- COP #249 – Standby power for NCTV, \$3,703, ROM
- COP #250 – Expedite Site Lighting & Doors, \$0 (CM Contingency)
- COP #251 – Additional signage for exterior, \$TBD (Need more design info)
- COP #252 – Power for auto operators within NCTV, \$2,962.00 ROM

Total: \$5,110.50

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:

- June 2020 pencil requisition in process.