



TOWN OF EAST HARTFORD
BUDGET REVIEW COMMITTEE

SPECIAL MEETING AGENDA

In accordance with Section 10-50 of the Town Ordinances, a Budget Review Committee meeting will be held on Wednesday, February 21, 2024 at 12:00 p.m. Meeting will be held via Microsoft Teams: Meeting ID: 257 566 428 23; Passcode: moNmMa.

CALL TO ORDER

NEW BUSINESS

Town Hall MEP Upgrades/Renovations Proposed Change Orders

MOTIONS

ADJOURNMENT

All materials relevant to the agenda items are available on the Town's website at:

https://www.easthartfordct.gov/Budget_Review_Committee/agendas/

After conclusion of the meeting, meeting minutes will be posted in the Town Clerk's Office.

Any questions regarding this meeting should be directed to Lewis Tamaccio, Project Manager - Sustainability, at ltamaccio@easthartfordct.gov or (860) 291-7105.

cc: Connor S. Martin, Mayor
Alexander M. Trujillo, Director of Public Works
Melissa McCaw, Finance Director
Jessica Carrero, Project Manager
Kelly Bilodeau, Town Clerk
Ekaterine Tchelidze, Chief of Staff

East Hartford Town Hall - MEP Upgrades / Renovations

Date: 2/19/2024

1 Budget Update

Project Financial Summary

Original Budget Amount \$21,596,527.00

A.	<u>Owner's Contingency</u>	\$1,429,729.00
	Approved PCCO's	\$1,101,526.45
	Total Revised Owner Contingency	\$328,202.55
	Pending PCO's for Approval	\$60,153.25
	Pending/Approximate PCO's	\$0.00
	Pending Change Events	\$182,584.33
	Projected Remaining Owner's Contingency	\$85,464.97

PCO's For Approval

PCO #080 - CE #104 - Height and Depth Changes at FCUs =	\$12,843.02
PCO #105 - CE #069D - RFI #146 - Additional Cutting, Concrete and Controls at Boiler Room =	\$17,535.12
PCO #115 - CE #037 - RFI #095 - Breeching-Chimney Cap	\$2,489.61
PCO #116 - CE #145 - Revised Boiler Room Stair Desing	\$1,170.00
PCO #117 - CE #147 - Cutting and Patching Allowance Overage	\$2,788.20
PCO #118 - CE #091 - Chiller Enclosure Foundation Revision	\$4,253.30
PCO #119 - CE #130 - Temporary Fence Relocation	\$5,500.33
PCO #120 - CE #148 - FCU -2-36	\$2,217.60
PCO #121 - CE #151 - Flooring Replacement Town Council Department	\$9,208.47
PCO #122 - CE #152 - Flooring Replacement Grants 114	\$2,147.60
Total PCO's For Approval =	\$60,153.25

PCO's Pending Further Review

PCO #121 - CE #151 - Flooring Replacement Town Council Department	See above
PCO #122 - CE #152 - Flooring Replacement Grants 114	See above
Total Pending PCO's	\$0.00

B.	Cost Management / VE Contingency	\$111,934.00
	Approved PCO's	\$111,934.00
	Total Revised Cost Management / VE Contingency	\$0.00
	Pending PCOs	\$0.00
	Projected Remaining VE Contingency	\$0.00

C.	Cost Management / VE	(\$1,864,472.00)
	Approved PCO's	\$1,867,347.00
	Total Revised Cost Management / VE Contingency	\$2,875.00

Pending PCOs
Projected Remaining VE Contingency

\$0.00
\$2,875.00

Change Events

Status : Open, Pending

#	Title	Scope	Type	Reason	Status	Origin	ROM	Prime Totals	Commitment Totals	RFQs	Commitment COs	Prime PCOs
152	Flooring Replacement Grants 114	Out of Scope	Owner Change	Client request	Open		\$0.00	\$0.00	\$0.00			PCO #122
151	Flooring Replacement Town Council Department	Out of Scope	Owner Change	Client request	Open		\$0.00	\$0.00	\$0.00			PCO #121
150	Flooring Replacement at Town Council Chamber 226	TBD	Owner Change	Client request	Open		\$0.00	\$0.00	\$0.00			
149	IT Storage Room Flooring Demo and Abatement	Out of Scope	Owner Change	Existing condition	Open		\$10,000.00	\$0.00	\$0.00			
148	FCU-2-36	Out of Scope	Owner Change	Existing condition	Open		\$0.00	\$0.00	\$0.00			PCO #120
147	Cutting and Patching Allowance Overage	Out of Scope	Contingency	Existing condition	Open		\$0.00	\$0.00	\$0.00			PCO #117
145	Revised Boiler Room Stair Design	Out of Scope	Owner Change	Client request	Open		\$0.00	\$0.00	\$0.00			PCO #116
143	Existing Door and Frame Ratings	Out of Scope	Owner Change	Existing condition	Open		\$8,065.00	\$0.00	\$0.00			
141	Brick Restoration	Out of Scope	Owner Change	Existing condition	Open		\$22,490.00	\$0.00	\$0.00			
138	Furring and Drywall at Bathrooms 032 and 033 for Tile - Allowance Overage	Out of Scope	Owner Change	Existing condition	Open		\$6,442.01	\$0.00	\$0.00			
137	Furring and Drywall at Building Dept. Reception - Allowance Overage	Out of Scope	Owner Change	Existing condition	Open		\$7,484.06	\$0.00	\$0.00			
136	RFI #75 - Existing Data and Electrical Relocation Allowance	Out of Scope	Owner Change	Existing condition	Open	RFI#75: Existing Data Cables	\$15,232.71	\$0.00	\$0.00			
133A	Revised Pitch Pocket Detail II	Out of Scope	Owner Change	Design development	Open		\$3,833.18	\$0.00	\$0.00			
131	Winter Conditions for Chiller Underground	Out of Scope	Owner Change	Design development	Open		\$12,000.00	\$0.00	\$0.00			
130	Temporary Fence Relocation	Out of Scope	Owner Change	Existing condition	Open		\$0.00	\$0.00	\$0.00			PCO #119
129	Additional Moving Expenses	Out of Scope	Owner Change	Client request	Open		\$12,500.00	\$0.00	\$0.00			
124	Millwork Revisions	Out of Scope	Owner Change	Design development	Open		\$12,000.00	\$0.00	\$0.00			
120	Paint Existing Door Frames	Out of Scope	Owner Change	Client request	Open		\$17,500.00	\$0.00	\$0.00			

#	Title	Scope	Type	Reason	Status	Origin	ROM	Prime Totals	Commitment Totals	RFQs	Commitment COs	Prime PCOs
111	Additional Security Items per PD	Out of Scope	Owner Change	Client request	Open	RFI#206: EXIT Door hardware in Receiving room - 011 Clarification	\$11,500.00	\$0.00	\$0.00			
104	Height and Depth Changes at FCU Enclosures	Out of Scope	Owner Change	Design development	Open		\$0.00	\$0.00	\$0.00			PCO #080
093	Cx Agent	Out of Scope	Owner Change	Client request	Open		\$29,760.00	\$0.00	\$0.00			
091	Chiller Enclosure Foundation Revisions	Out of Scope	Owner Change	Existing condition	Open		\$0.00	\$0.00	\$0.00			PCO #118
072	Copper Piping	Out of Scope	Owner Change	Design development	Open		\$4,044.09	\$0.00	\$0.00			
069E	RFI #146 -Moisture Mitigation at Boiler Room and Mech. Equip. Room	Out of Scope	Owner Change	Existing condition	Open		\$9,733.28	\$0.00	\$0.00			
069D	RFI #146 -Additional Slab Cutting, Concrete and Controls at Boiler Room Pump System	Out of Scope	Owner Change	Existing condition	Open		\$0.00	\$0.00	\$0.00			PCO #105
037	RFI #095 - Breech/Chimney Cap	Out of Scope	Owner Change	Existing condition	Open	RFI#95: Existing Breeching Stack	\$0.00	\$0.00	\$0.00			PCO #115
Report Grand Totals							\$182,584.33	\$0.00	\$0.00			

Total Project Cost Summary

February 19, 2024

Construction Costs	Budget	Status	Cost Change	Revised Budget	Expended	Balance	Entity
Original Trade Contractor Budget	\$ 19,081,855	Accepted					
Deduct Alternate #1- Refurbished Electrical Panels in CCC	\$ (3,500)	Accepted					
Deduct Alternate #2 Concrete Sidewalks and Flagpole Lighting on C-200	\$ (17,895)	Accepted					
Deduct Alternate #3 SL-3 Building Façade Lights and SL-2 Sign Lights	\$ (23,658)	Accepted					
Deduct Alternate #4 New Work at Interior Stairs	\$ (28,212)	Accepted					
Deduct Alternate #5 W8 Color Phasing Lights	\$ (13,300)	Accepted					
Deduct Alternate #6 Refinish Generator	\$ (27,000)	Accepted					
Additional Scope Allowances	\$ 211,819	Accepted					
PCCO #1 - \$20,022.41			\$20,022.41				
PCCO #2 - (\$11,897.93)			(\$11,897.93)				
PCCO #3 - \$89,360.88			\$89,360.88				
PCCO #4 - \$8,245.44			\$8,245.44				
PCCO #5 - \$19,463.56			\$19,463.56				
PCCO #6 - \$2,278.28			\$2,278.28				
PCCO #7 - \$144,279.94			\$144,279.94				
PCCO #8 - \$189,312.63			\$189,312.63				
PCCO #9 - \$87,736.55			\$87,736.55				
PCCO #10 - \$235,919.88			\$235,919.88				
PCCO #11 - \$27,400.21			\$27,400.21				
PCCO #12 - \$79,106.87			\$79,106.87				
PCCO #13 - \$131,920			\$131,920.00				
PCCO #14 - \$11,830.89			\$11,830.89				
PCCO #15 - \$35,002.81			\$35,002.81				
PCCO #16 - \$31,544.03			\$31,544.03				
Pending PCOs			\$242,737.58				
Total	\$ 19,180,109			\$ 20,524,373.03	\$ -	\$ 20,524,373	
Owner Soft Costs	Budget	Status	Cost Change	Revised Budget	Expended	Balance	Entity
TRC (Hazmat Engineering)	\$ 61,566.00	Actual Budget		\$ 61,566	\$ 45,466.75	\$ 16,099	TRC
TRC Monitoring during Construction	\$ 69,325.00	Actual Budget		\$ 69,325	\$ 71,422.25	\$ (2,097)	TRC
BVH IS including CWA Design Fees Below						\$ -	
BVH IS Conceptual Phase	\$ 57,020.00	Actual Budget		\$ 57,020	\$ 57,020.00	\$ -	BVH
BVH IS Schematic phase	\$ 54,220.00	Actual Budget		\$ 54,220	\$ 54,220.00	\$ -	BVH
BVH IS DD phase	\$ 108,440.00	Actual Budget		\$ 108,440	\$ 108,440.00	\$ -	BVH
BVH IS CD phase	\$ 189,770.00	Actual Budget		\$ 189,770	\$ 189,770.00	\$ -	BVH
BVH IS Bidding phase	\$ 27,110.00	Actual Budget		\$ 27,110	\$ 27,110.00	\$ -	BVH
BVH IS Construction phase	\$ 108,440.00	Actual Budget		\$ 108,440	\$ 97,659.00	\$ 10,781	BVH
BVH IS Field Verification service	\$ 24,500.00	Actual Budget		\$ 24,500	\$ 24,500.00	\$ -	BVH
BVH IS Energy Simulation service	\$ 18,000.00	Actual Budget		\$ 18,000	\$ 16,200.00	\$ 1,800	BVH
BVH IS Temporary Relocation to CCC	\$ 56,000.00	Actual Budget		\$ 56,000	\$ 56,500.00	\$ (500)	BVH
BVH IS Ch. 5 and Social Services to CCC	\$ 40,000.00	Actual Budget		\$ 40,000	\$ 40,000.00	\$ -	BVH
BVH IS Department Adjacencies	\$ 56,000.00	Actual Budget		\$ 56,000	\$ 54,880.00	\$ 1,120	BVH
BVH IS Cost Management		Actual Budget	\$ 75,000.00	\$ 75,000	\$ 75,000.00	\$ -	BVH
Friar Assoc. Roof Design	\$ 33,530.00	Actual Budget	\$ 2,420.00	\$ 35,950	\$ 35,950.00	\$ -	Friar Associates
Moving Expenses	\$ 180,000.00	Actual Budget		\$ 180,000	\$ 148,792.75	\$ 31,207	Town of East Hartford - through 12/31/2022
Transfer Enterprises - Furniture for CCC	\$ 70,340.00	Actual Budget	\$ (16,042.84)	\$ 54,297	\$ -	\$ 54,297	Town of East Hartford - Credit of \$16,042.84 added to contingency
Demo & Abatement for Design Investigations	\$ 129,800.00	Actual Budget		\$ 129,800	\$ 129,800.00	\$ -	Town of East Hartford
General Requirements for Town Clerk (included in Downes OPM)		Actual Budget		\$ -	\$ -	\$ -	Downes Construction
Commissioning Agent	\$ 20,000.00	Estimate		\$ 20,000	\$ -	\$ 20,000	TBD
Material Testing and Inspections (IMTL)	\$ 10,675.00	Estimate	\$ 4,093.00	\$ 14,768	\$ 11,029.00	\$ 3,739	TBD
Owner's Project Rep. (pre-con phase and bidding)	\$ 159,120.00	Actual Budget	\$ 68,760.00	\$ 227,880	\$ 227,880.00	\$ -	Downes Construction
Owner's Project Rep. (construction phase)	\$ 1,215,210.00	Actual Budget		\$ 1,215,210	\$ 977,118.00	\$ 238,092	Downes Construction
Additional Soft Cost - Project Delay	\$ 93,425.00	Estimate	\$ (68,760.00)	\$ 24,665	\$ -	\$ 24,665	
State Education Fee	\$ 3,985.00			\$ 3,985	\$ 3,985.00	\$ -	
Subtotal					\$ 2,452,742.75	\$ 399,203	
Subtotal Owner Soft Cost	\$ 2,786,476			\$ 2,851,946			
	Budget	Approved PCO's	Pending PCO's	Remaining Contingency			
Owner Contingency (7.5%)	\$ 1,429,729.00	\$1,101,526.45	\$242,737.58	\$ 85,464.97			
VE Contingency (6.0%)	\$ 111,934.00	\$ 111,934.00	\$ 19,230.10	\$ (19,230.10)			Contingency tracking, Overage to Owner's Contingency
Cost Management / CE Total	\$ (1,864,472.00)	\$ 1,867,347.00	\$ -	\$ 2,875.00			Cost Management/VE tracking
Anticipated Eversource Rebates	\$ (47,249.00)			\$ (47,249.00)			
Total Project Cost	\$ 21,596,527			\$ 21,596,527			

Project Budget Summary Report - East Hartford Town Hall

Budget

Cost Code	Original Budget Amount	Approved COs	Revised Budget	Pending Budget Changes	Change Event (ROM)	Projected Budget
01-001 - Staffing	\$913,115.00	\$0.00	\$913,115.00	\$0.00	\$0.00	\$913,115.00
01-003 - General Requirements	\$157,595.00	\$0.00	\$157,595.00	\$0.00	\$0.00	\$157,595.00
01-004 - Town Clerk	\$144,500.00	\$0.00	\$144,500.00	\$0.00	\$0.00	\$144,500.00
01-100 - Final Cleaning	\$98,000.00	(\$5,176.00)	\$92,824.00	\$0.00	\$0.00	\$92,824.00
02-100 - Selective Demo & Abatement	\$1,345,500.00	(\$897.06)	\$1,344,602.94	\$8,643.35	\$10,000.00	\$1,363,246.29
04-100 - Masonry & Stone	\$177,627.00	\$9,862.63	\$187,489.63	\$2,788.20	\$22,490.00	\$212,767.83
05-100 - Structural Steel & Misc. Metal	\$376,274.00	(\$23,205.00)	\$353,069.00	\$1,170.00	\$0.00	\$354,239.00
06-100 - General Trades	\$2,646,663.00	(\$271,859.64)	\$2,374,803.36	\$17,293.33	\$31,565.00	\$2,423,661.69
07-100 - Roofing System	\$896,000.00	(\$1,871.21)	\$894,128.79	\$2,489.61	\$3,833.18	\$900,451.58
09-100 - Gypsum Drywall	\$1,248,800.00	(\$195,392.05)	\$1,053,407.95	\$0.00	\$13,926.07	\$1,067,334.02
09-200 - Acoustical Ceilings	\$256,100.00	(\$20,958.90)	\$235,141.10	\$0.00	\$0.00	\$235,141.10
09-300 - Flooring & Tile	\$531,127.00	(\$35,150.10)	\$495,976.90	\$11,356.07	\$9,733.28	\$517,066.25
09-400 - Painting	\$199,700.00	(\$10,920.07)	\$188,779.93	\$0.00	\$17,500.00	\$206,279.93
17-032 - Preconstruction	\$2,700.00	\$0.00	\$2,700.00	\$0.00	\$0.00	\$2,700.00
17-032 - Preconstruction	\$156,420.00	\$68,760.00	\$225,180.00	\$0.00	\$0.00	\$225,180.00
22-100 - Plumbing System	\$700,000.00	\$81,897.98	\$781,897.98	\$0.00	\$4,044.09	\$785,942.07
23-100 - HVAC System	\$6,487,000.00	\$67,036.15	\$6,554,036.15	\$10,271.46	\$0.00	\$6,564,307.61
26-100 - Electrical System	\$3,103,647.00	(\$115,283.09)	\$2,988,363.91	\$0.00	\$15,232.71	\$3,003,596.62
31-100 - Sitework & Landscaping	\$744,000.00	\$27,911.07	\$771,911.07	\$6,141.23	\$12,000.00	\$790,052.30
60-010 - Additional Scope Allowances	\$211,819.00	(\$211,819.00)	\$0.00	\$0.00	\$0.00	\$0.00
60-020 - State Education Fee	\$3,985.00	\$643.00	\$4,628.00	\$0.00	\$0.00	\$4,628.00
60-030 - Elevator	\$157,852.00	\$9,679.56	\$167,531.56	\$0.00	\$0.00	\$167,531.56
60-040 - Cost Management/ VE	(\$1,864,472.00)	\$1,867,347.00	\$2,875.00	\$0.00	\$0.00	\$2,875.00



Downes Construction Company
 Job #: 25-01-0396 East Hartford Town Hall
 Town Hall 740 Main St CCC 50 Chapman Place
 East Hartford, Connecticut 06108

Cost Code	Original Budget Amount	Approved COs	Revised Budget	Pending Budget Changes	Change Event (ROM)	Projected Budget
60-050 - TRC (HAZMAT Engineering)	\$61,566.00	\$0.00	\$61,566.00	\$0.00	\$0.00	\$61,566.00
60-060 - TRC Monitoring/Test/Inspect	\$69,325.00	\$0.00	\$69,325.00	\$0.00	\$0.00	\$69,325.00
60-070 - BVH IS Including CWA Fees	\$739,500.00	\$75,000.00	\$814,500.00	\$0.00	\$0.00	\$814,500.00
60-080 - Friar Assoc. Roof Design	\$33,530.00	\$2,420.00	\$35,950.00	\$0.00	\$0.00	\$35,950.00
60-090 - Moving Expenses	\$180,000.00	\$0.00	\$180,000.00	\$0.00	\$12,500.00	\$192,500.00
60-100 - Trans. Enterp. Furniture toCCC	\$70,340.00	(\$16,042.82)	\$54,297.18	\$0.00	\$0.00	\$54,297.18
60-110 - Demo & Abate for Design Invest	\$129,800.00	\$0.00	\$129,800.00	\$0.00	\$0.00	\$129,800.00
60-120 - Commissioning Agent	\$20,000.00	\$0.00	\$20,000.00	\$0.00	\$29,760.00	\$49,760.00
60-130 - Special Inspections & Testing	\$10,675.00	\$4,903.00	\$15,578.00	\$0.00	\$0.00	\$15,578.00
60-140 - Cost Mgmt./ VE Contingency	\$111,934.00	(\$111,934.00)	\$0.00	\$0.00	\$0.00	\$0.00
60-150 - Addn'l Soft Costs -Proj. Delay	\$93,425.00	(\$93,425.00)	\$0.00	\$0.00	\$0.00	\$0.00
60-160 - Anticipated Eversource Rebates	(\$47,249.00)	\$0.00	(\$47,249.00)	\$0.00	\$0.00	(\$47,249.00)
60-170 - Owner's Contingency	\$1,429,729.00	(\$1,101,526.45)	\$328,202.55	(\$60,153.25)	\$0.00	\$268,049.30
Grand Totals:	Sum: \$21,596,527.00	Sum: \$0.00	Sum: \$21,596,527.00	Sum: \$0.00	Sum: \$182,584.33	Sum: \$21,779,111.33