

THESE MINUTES ARE SUBJECT TO APPROVAL BY THE PUBLIC BUILDING AND SITE COMMISSION.

Minutes of the regular meeting of the Public Building and Site Commission held on Tuesday, July 22, 2014. Chairman Robert Mitchell called the meeting to order at 7:00 p.m.

Present: Robert Mitchell, Anthony D'Angelo, James Juliano, Joseph Borst, Rick Matschke, Thomas Hanlon, Peter Samoskevich, Thomas Catalina, Roger Letso. **Also Present:** Clerk of the Works William Knight, GERALYN HOERAUF, Senior Project Manager from Diversified Project Management, Agostino Dell'Oso from Celtic Energy, Kathleen Quinn, Chairman of the Sustainable Energy Commission, one member of the press.

Public Participation. None noted.

Minutes. Upon motion of Mr. Borst, the minutes of the regular meetings of July 8, 2014 were accepted as presented.

Review of Town Initiated Projects - ESCO Status.

- Mr. Mitchell noted that the role of PB&S is to implement the project, review and accept recommendations.
- Mr. Matschke noted that the audit by Ameresco was sent to Celtic for review.
- Mr. Dell'Oso noted that the submission is 90% completed.
- \$10 million program proposed by Ameresco. \$7 million equipment, \$3 soft costs.
- Felt that time was wasted for the last two months. Report was opaque, not reflecting the level of transparency that was discussed in previous meetings
- Pricing did not support the costs in the audit.
- Ameresco did not incorporate the recommendations of the Committee (Celtic, Public Building Subcommittee, Sustainable Energy, Board of Ed (Mr. Faiella) and Public Works Director Hurley.)
- Ms. Quinn asked why bother to meet next week. Go back to Ameresco and ask for the necessary documentation. The meeting will be rescheduled.
- Mr. Dell'Oso noted that on the plus side the report is very comprehensive.
- Mr. Mitchell feels that LED would be cost effective, contrary to the report. He requested the documentation that showed that fluorescent lighting had a lower life cycle cost.
- Ameresco did not provide life cycle analysis for the equipment.
- Ameresco wants a closed bid process. No evidence that three bids were obtained.
- Mr. Mitchell suggested that Ameresco should come to PB&S and demonstrate why they are working in the Town's best interest. Celtic will provide its recommendations on the audit to the Commission before Ameresco comes to the Commission.
- Ameresco is warranting their workmanship only. There was some confusion as to the length of warranties and how the equipment vs labor was being covered.
- Executive Summary lists projects that have little savings.

- Ms. Quinn said bulk of project involves Hawley, High School and Middle Schools.
- Mr. Dell'Oso suggested that the Financial Director should have early involvement. Not sure if municipal leasing or municipal bonding is preferable.
- Ms. Quinn reminded that a purpose of the project is to remove items from the Capital Improvement Plan using the energy savings.
- Mr. Juliano noted that Ameresco wanted to replace windows and boilers in the Edmond Town Hall and did not listen to the recommendations of the Board of Managers.

High School. Mr. Knight reported meeting next Tuesday with contractors involved in the roofing issue.

Community Center. Ms. Hoerauf distributed Town of Newtown Public Building and Site Commission Status Update July 22, 2014. (Attachment A).

- Next step is to issue RFQ's for architect and construction manager.
- Mr. D'Angelo moved to recommend issuance of RFQ's for Architect and Engineering Services and Construction Management Services for the Newtown Community Center subject to revisions per comments made at the meeting, final Public Building and Site Commission review and approval of such. Second by Mr. Catalina and unanimously carried.

Sandy Hook Elementary School.

Invoices for payment.

Mr. Borst moved to recommend payment of Svigals and Partners invoice #1360-10 in the amount of \$262,106.11. Second by Mr. Samoskevich and unanimously carried.

Mr. Borst moved to recommend payment of Consigli Construction invoice #9 in the amount of \$23,576.95. Second by Mr. Samoskevich and unanimously carried.

TRC invoice #122189 in the amount of \$4,522.50 will be held pending more documentation and a final invoice. Ms. Hoerauf will contact TRC for the final invoice. Mr. Mitchell noted that Mr. Benson should approve the invoice.

Ms. Hoerauf noted that Inland Wetlands next meeting is August 13, if there is not a quorum for tomorrow's night meeting. P&Z cannot approve the application until Inland Wetlands makes a decision. Mr. Benson feels that P&Z can approve on August 7 subject to Inland Wetlands approval. This could potentially delay the ability of the project to be released for bidding.

New Items

Mr. Borst asked if PB&S has put input into the new Charter Revision Commission. Mr. Mitchell noted that input that was provided to the last Commission has not changed and was forwarded again.

Adjournment. Upon motion of Mr. Borst the meeting adjourned at 8:30 p.m.

Ann M. Mazur, Clerk

Attachment A. Diversified Project Management Status Update July 22, 2014

A



**Town of Newtown
Public Building & Site Commission
STATUS UPDATE
July 22, 2014**

Newtown Community Center:

- ◆ Advisory Committee: Meeting June 30, 2014
 - Advisory Committee reviewed draft of Request for Qualifications, specifically the Project Description and Scope of Work
 - Preliminary project schedule discussed

- ◆ Request for Qualifications: Architect and Construction Manager
 - Draft RFQ A/E Team: review and approve
 - Draft RFQ CM-A: review and approve
 - Release for legal notice August 1, after final revisions

Sandy Hook School:

- ◆ Invoice Approval
 - Svigals + Partners: \$262,106.11
 - Consigli: \$23,576.95
 - DPM: \$20,108.21
 - TRC: \$4522.50