

THE FOLLOWING MINUTES ARE SUBJECT TO APPROVAL BY THE BOARD OF SELECTMEN

The Board of Selectmen held a special meeting Wednesday, November 6, 2019, in the Council Chamber, Newtown Municipal Center, 3 Primrose Street, Newtown. First Selectman Rosenthal called the joint meeting of the Board of Selectmen and the Public Building & Site Commission meeting to order at 6:30p.m.

PRESENT: First Selectman Daniel C. Rosenthal, Selectman Maureen Crick Owen and Selectman Jeff Capeci.

ALSO PRESENT: Finance Director Robert Tait, Rick Spreyer, Purchasing Agent, Public Building & Site Chairman Bob Mitchell and members Gus Brennan, Art Norton, Gordon Johnson, Anthony D'Angelo, Allen Adriani, Aaron Kruger, Vic Ciancetta and Michael Trzesniowski of Consigli, Captain Vangheli, Chief Viadero, Police Commission Chairman Joel Faxon, Chuck Boos of Kaestle Boos (6:57p.m), Director of School Security Mark Pompano, Superintendent of Schools, Dr. Lorrie Rodrigue (6:54p.m) and Board of Education Chairman Michelle Embree Ku (6:54p.m), two members of the public and two member of the press.

ABSENT: Public Building & Site members Phil Clark, Bob Edwards, Tom Catalina

VOTER COMMENTS: none.

ACCEPTANCE OF THE MINUTES: Selectman Crick Owen moved to accept the minutes of the regular meeting of 10/21/19. Selectman Capeci seconded. All in favor.

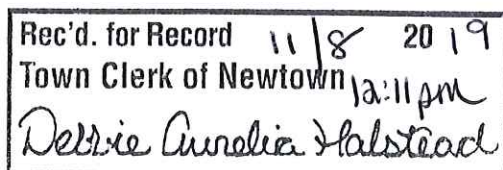
COMMUNICATIONS: none.

FINANCE DIRECTORS REPORT: none.

NEW BUSINESS

Discussion and possible action:

1. Police Station Project Approval of Guaranteed Maximum Price: (att.) Mr. Ciancetta went over the bid process saying the latest two rounds of rebids came back with price improvements. There were 23 individual bid packages; Consigli conducted de-scope meetings to identify the low responsive bidders and assembled that into an overall GMP package. The GMP package includes financials, clarifications and assumptions, project schedule, project logistics and a list of the drawings and specifications. The total GMP proposed is \$10,411,049, which includes the pre-construction fee and compares to the 75% CD control estimate of \$10,591,482. A savings, from the control estimate of \$180,433, was identified. The GMP is under the target budget. There is \$9,025,134 worth of trade work. Construction contingency, general requirements and general conditions brings the sub total to \$9,975,938. General liability insurance, permit fee and payment & performance bond increases the subtotal to \$10,170,160. The preconstruction fee is \$52,741. Mr. Mitchell said that the contingency that is being carried is the CM contingency. The owner's construction contingency is \$520,000; there is significant contingency available on the project. 1.85% is the fee for services rendered. Mr. Ciancetta said the alternates are not included in the GMP and are for the Town's discretion. The alternates total \$401,321. There isn't a breakout for blasting relative to alternate #1, access to Ethan Allen Road. Mr. Mitchell stated that alternate #1 is the number one priority and falls within the total budget; the \$180,000 in savings is available to cover alternate #1. Mr. Tait said that monies spent so far include lawyer fees, gas, electric and various test expenses, and architect and preconstruction costs. In his analysis there is \$375,000 available; saying without the alternates it is an affordable project. Mr. Ciancetta said he cannot speak to the soft costs but as it stands now there is \$180,000 savings against the target construction budget. Mr. Norton stated access to Ethan Allen Road is the most important alternate.



He suggested approving the one and making a decision on the others after the first sixty days. Mr. Ciancetti is looking for an approval of the GMP; Ethan Allen Road is a time critical alternate. He would like to award subcontracts and move forward the construction by Nov. 8.

PBSC motion:

Mr. Brennan moved to accept the GMP numbers as submitted for \$10,411,049 plus alternate #1 in the amount of \$161,277. Mr. Norton seconded. All in favor.

BOS motion:

Selectman Crick Owen moved to approve the GMP as presented in the amount of \$10,411,049 together with alternate #1 in the amount of \$161,277. Selectman Capeci seconded. Selectman Capeci said that Mr. Tait was comfortable with the GMP as presented and asked if he was as comfortable with adding the first alternate. Mr. Tait said it depends on the owner's contingency. First Selectman Rosenthal asked what the appropriate percentage of owner's contingency is. Mr. D'Angelo stated that when there's new construction the contingency is 2-3%; when renovations are involved the contingency amount would be appropriately greater. Mr. D'Angelo is comfortable with the 8% contingency which was previously stated by Mr. Mitchell. Mr. Brennan said that contingency wasn't involved for the alternate; the left over money for the bid was being considered. After further review of numbers Selectman Crick Owen moved to amend the motion on the table to approve the GMP as presented plus alternate #1 as long as a total contingency of 8% can be maintained. Selectman Capeci seconded. All in favor.

Executive Session: Selectman Crick Owen moved to enter executive session regarding a security site assessment for the border between Hawley School and 27 Church Hill Road. Selectman Capeci seconded. All in favor. Dr. Rodrigue, Michelle Ku, Chief Viadero, Captain Vanghele and Mark Pompano were invited to attend. Executive session was entered into at 7:06p.m and returned to regular session at 7:20p.m. with no motion taken.

2. Right of First Refusal, State Owned Land, File NO. 96-000-201 (area of Pecks Lane): This is a small parcel; the Land Use Department does not recommend Town purchase. Selectman Crick Owen moved to refuse the State of Connecticut's offer to purchase the land described in accordance with the letter dated Oct. 17, 2019 (att.). Selectman Capeci seconded. All in favor.

3. Acceptance of \$914,981 Grant for Replacement of Sewer System at Fairfield Hills Campus: This item has gone through the Board of Finance and has been discussed as part of the CIP. Selectman Crick Owen moved to accept the \$914,981 grant for replacement of the sewer system from the State Economic Development Administration. Selectman Capeci seconded. First Selectman Rosenthal noted that he believes this a Federal grant; for purposes of grant acceptance the motion satisfies the requirements. All in favor.

4. Appointments/Reappointments/Vacancies/Openings: Selectman Crick Owen moved to recommend that the Water & Sewer Authority appoint Mark Benedict to fill the vacancy to expire 01/06/23. Selectman Capeci seconded. All in favor. Selectman Crick Owen moved to appoint Denise Buzy-Pucheu to the Western Connecticut Tourism Bureau for a term to expire 11/06/22. Selectman Capeci seconded. All in favor.

5. Driveway Bond Release/Extension: Selectman Crick Owen moved the driveway bond extension for Jeff Hallquist/Michael Wilson, 149 Toddy Hill Road for six months to now expire on May 7, 2020. Selectman Capeci seconded. All in favor.

6. Tax Refunds: Selectman Crick Owen moved to revise the Oct. 7, 2019, #5 Tax Refunds from \$9,871.15 to \$9,867.09 and to approve the Nov. 4, 2019, 2019/20 Refund #7 in the amount of \$10,127.93. Selectman Capeci seconded. All in favor.

Board of Selectmen
November 6, 2019

VOTER COMMENTS: none.

ANNOUNCEMENTS: none.

ADJOURNMENT: Having no further business the special Board of Selectmen, joint with the Public Building & Site Commission, meeting adjourned at 7:34p.m.

Attachments: Consigli GMP for the new Police Headquarters; Right of First Refusal letter, 10/17/19.

Respectfully submitted,
Sue Marcinek, Clerk

GMP



Town of Newtown

New Police Headquarters

Newtown, CT

November 6, 2019

SUBMITTED BY:

Consigli Construction Co., Inc.

100 Allyn Street, 4th Floor

Hartford, CT 06103



CONSIGLI
Est. 1905

TABLE OF CONTENTS

Newtown Police Headquarters



The Right Choice

Consigli Construction Co., Inc. is a fourth-generation family owned organization that can offer the resources and experience of one of the strongest construction management firms in the Northeast with the creativity and flexibility of a start-up.

- 1.** Executive Summary
- 2.** GMP Summary with Alternates
- 3.** Assumptions & Qualifications
- 4.** Construction Schedule
- 5.** Site Logistics Plan
- 6.** Bid Tabulation Sheets
- 7.** Drawing and Specification Logs

Job #: 2055
 Project: Newtown Police Headquarters
 Location: Newtown, CT
 Date: 11/6/2019
 Proposal: GMP
 Gross Area (SF): 26,000



CSI	DESCRIPTION	GMP	Qualified Bidder
01.01	BP 01A - POST-CONSTR. CLEANING	19,917	Horizon
01.02	BP 01B - GENERAL TRADES	358,900	Scope Constr
02.01	BP 02A - SELECTIVE DEMO & ABATEMENT	281,000	Bestech
03.01	BP 03A - CONCRETE	216,235	Riggs
04.01	BP 04A - MASONRY	558,000	Mid-state Mason
05.01	BP 05A - STEEL & MISC METALS	205,500	General Welding
06.01	BP 06A - MILLWORK	259,259	Riggs
07.01	BP 07A - ROOFING	399,000	Greenwood Ind
07.02	BP 07B - METAL/COMPOSITE PANELS & SIDING	194,700	Advanced Perf Glass
07.03	BP 07C - SIDING & TRIM	60,000	GDS Contracting
08.01	BP 08A - DOORS, FRAMES & HARDWARE	262,000	Tull Bros
08.02	BP 08D - OVERHEAD DOORS	57,421	O/H Door of Brookfield
08.03	BP 08E - WINDOWS & GLASS	344,570	Accurate
09.01	BP 09A - DRYWALL	1,079,000	GDS Contracting
09.02	BP 09B - FLOORING	316,848	Spectrum
09.03	BP 09C - FLUID APPLIED FLOORING	38,450	Everlast Ind
09.04	BP 09D - ACOUSTICAL CEILINGS	163,546	Central CT
09.05	BP 09E - PAINTING	102,900	MacKenzie
21.01	BP 21A - FIRE PROTECTION	110,900	Sound Mech
22.01	BP 22A - PLUMBING	474,950	Stewart Mech
23.01	BP 23A - HVAC	1,498,000	Allstate Mech
26.01	BP 26A - ELECTRICAL	939,000	JE Shea Elec
31.01	BP 31A - SITEWORK/LANDSCAPE/FENCE	1,085,038	TD & Sons
Sub Total of Trades		9,025,134	
Sub Total		9,025,134	
3.00%	Construction Contingency	270,754	
GMP	General Requirements	90,592	
GMP	General Conditions	589,458	
Sub Total		9,975,938	
1.20%	General Liability Insurance	124,300	
0.026%	Permit Fee	2,594	
0.65%	Payment & Performance Bond	67,329	
Sub Total		10,170,160	
1.85%	Fee	188,148	
Total GMP Amendment (w/o Precon)		10,358,308	
Preconstruction Fee		52,741	
Total Contract Value		10,411,049	
75% CD Control Estimate		10,591,482	
Variance from 75% CD Control Estimate		(180,433)	

	Alternate #1	Alternate #2	Alternate #3	Alternate #4	Alternate #5	Alternate #6	Alternate #7	Alternate #8
Qualified Bidder	Access to Ethan Allen Drive	Carport*	Metal Framed Skylight*	Tight Tank & Trench Drains	Thermoplastic Membrane Roofing	Site Walls at Entry	Chair Rail & Wall Protection	Stone Wall & Flagpole Relocation*
Horizon	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Scope Constr	N/A	N/A	N/A	N/A	N/A	N/A	30,800	N/A
Bestech	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Riggs	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mid-state Mason	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
General Welding	N/A	N/A	No Bid	N/A	N/A	N/A	N/A	N/A
Riggs	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Greenwood Ind	N/A	N/A	3,500	N/A	30,000	N/A	N/A	N/A
Advanced Perf Glass	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
GDS Contracting	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Tull Bros	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
O/H Door of Brookfield	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Accurate	N/A	N/A	108,620	N/A	N/A	N/A	N/A	N/A
GDS Contracting	N/A	N/A	12,093	N/A	N/A	N/A	N/A	N/A
Spectrum	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Everlast Ind	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Central CT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
MacKenzie	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Sound Mech	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Stewart Mech	N/A	N/A	N/A	28,950	N/A	N/A	N/A	N/A
Allstate Mech	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
JE Shea Elec	5,300	3,600	830	3,800	N/A	N/A	N/A	N/A
TD & Sons	145,500	85,000	N/A	9,500	N/A	18,500	N/A	14,300
	150,800	88,600	No Price	42,250	30,000	18,500	30,800	14,300
	150,800	88,600	-	42,250	30,000	18,500	30,800	14,300
	4,524	2,658	-	1,268	900	555	924	429
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	155,324	91,258	-	43,518	30,900	19,055	31,724	14,729
	1,935	1,137	-	542	385	237	395	184
	40	24	-	11	8	5	8	4
	1,048	616	-	294	209	129	214	99
	158,348	93,035	-	44,365	31,502	19,426	32,342	15,016
	2,929	1,721	-	821	583	359	598	278
	161,277	94,756	No Price	45,185	32,084	19,785	32,940	15,294

Selecting an Alternate noted "*" will change qualified low bidder



November 6, 2019

Public Building and Site Commission
Robert Mitchell, Chair
Town of Newtown
3 Primrose Street
Newtown, CT 06470

Re: Town of Newtown – New Police Headquarters
Guaranteed Maximum Price Proposal dated November 6, 2019

Dear Mr. Mitchell and the Commission:

Consigli Construction is very pleased to provide a Guaranteed Maximum Price proposal for the New Police Headquarters. We look forward to reviewing this with the Town and commencing with the building construction.

The Guaranteed Maximum Price (GMP) Proposal dated November 6, 2019 includes the following documents:

- GMP Summary, including alternates and a line item breakdown of the general conditions and general requirement estimates.
- Assumptions and qualifications
- Project construction schedule
- Site logistics plans
- Final bid tabulation sheets for each bid package
- Drawing and specification logs

The GMP is based upon the drawings and specifications as prepared by Kaestle Boos Associates dated August 2, 2019, and all associated Bid Notices and Supplements as noted in the Assumptions and Qualifications.

- The total **GMP value**, inclusive of fixed preconstruction costs, is **\$10,411,049**.
- This GMP represents a savings of \$180,433 when compared to the 75% CD Estimate of \$10,591,482 (inclusive of fixed preconstruction costs).
- This GMP includes general conditions and general requirements estimates, publicly bid trade costs, construction contingency, general liability insurance, State permit fee, payment and performance bond, fee and fixed preconstruction costs.

The trade costs included within the GMP are based on the receipt and review of publicly advertised bids for the work. Bids were originally received on 9/25/19 and subsequent to the review of those bids, select bid packages were sent out for rebid to obtain the best value for the Town, including Steel & Misc Metals, Overhead Doors, Millwork, Drywall and Painting, Siding, Metal Panels and Windows & Glass. These rebids were received on 10/17/19 and 11/1/19. We met with the apparent low bidders for each bid package to review their bid and scope of work, and confirmed they were the lowest qualified bidder. This verification process also included a review of the bidder's compliance with all other contractual, safety and insurance requirements. If an apparent low bidder did not include a complete scope of work, the second apparent low bidder was reviewed for compliance, and in the case of Windows & Glass and Overhead Doors those second low bids were accepted.

This GMP proposal includes eight (8) Alternates outlined in the attached GMP summary document and below. The value of the alternates included is based on the bid values provided by the lowest qualified bidder. The total cost for each alternate shown in the summary is based on the individual acceptance of that particular alternate. As noted in the GMP summary, selection of certain alternates will change the lowest qualified bidder. Should a combination of any of the alternates be accepted, it also may impact who is the low qualified bidder and result in a change to the total alternate value.

Each alternate must be accepted by the deadline noted in each description to support the project schedule.

1. Alternate #1 – Access drive to Ethan - \$161,277. Acceptance is required at the time of GMP approval.
2. Alternate #2 – Carport - \$94,756. Acceptance is required within 60 days of the GMP date.
3. Alternate #3 – Metal Framed Skylight – No value – There was no steel bid for this alternate and therefore a total value cannot be provided for this alternate.
4. Alternate #4 – Tight tank and associated trenches - \$45,185. Acceptance is required at the time of GMP approval.
5. Alternate #5 – Thermoplastic membrane roofing - \$32,084. Acceptance is required at the time of GMP approval.
6. Alternate #6 – Site walls at entry - \$19,785. Acceptance is required within 60 days of the GMP date.
7. Alternate #7 – Chair rail and wall protection panels at corridors - \$32,940. Acceptance is required within 60 days of the GMP date.
8. Alternate #8 – Stone wall and flagpole relocation - \$15,294. Acceptance is required within 60 days of the GMP date.

The project schedule included with the GMP is based on approval of the GMP no later than 11/8/19. If received, Consigli would mobilize on the project site the week of 11/18/19 and commence with 12 months of construction work, leading to a certificate of occupancy by 11/18/20. This scheduled completion date differs from the original bid schedule. It represents a 2 week extension as a result of the need to rebid select packages to obtain the best value for the Town.

The next steps of the project include:

- Approval of the GMP, and any desired alternates.
- Preparation and execution of the Exhibit A GMP amendment to our contract agreement.
- Approval of the recommendations to award the subcontracts.
- Mobilizing on the project site.

Please authorize Consigli Construction Co., Inc. to proceed with New Police Headquarters project per the GMP proposal dated November 6, 2019.

If you have any questions about our proposal or require any additional information, please contact me at (860) 331-1159 or vciancetta@consigli.com. We look forward to working with you on this project.

Sincerely,

Consigli Construction Co., Inc.



Victor Ciancetta
Project Executive

Attachments

Cc: M. Walker - Consigli
A. Krueger - Consigli

Consigli Construction Co., Inc. **Construction Managers and General Contractors**

consigli.com

General Conditions -Detail Estimate (per 12 month GMP Schedule vs orig. proposal 11 months)

Staff

Project Executive	16,320
Sr. Project Manager	49,920
Project Manager	180,200
Project Engineer	16,320
MEP Manager	6,426
Schedule Manager	6,426
General Superintendent	6,528
Superintendent	214,200
Assistant Superintendent	20,808
Safety Manager	12,240
Purchasing Manager	8,400
Quality Control Manager	4,896
Clerical /Project Assistant	8,138
Project Cost Accountant	7,456

Remibursbales

CM Office Trailer - Rental	7,080
CM Office Trailer - Setup/Remove	2,500
CM Office Furniture & Equipment	2,500
CM Office Supplies	2,360
Temporary Drinking Water	2,360
IT Monthly Cost - Equipment	14,380

General Conditions Estimate Total 589,458

General Requirements - Detail Estimate

Land Surveyor	25,000
3rd Party Review of Owner's Abatement Report	2,500
Hartford Courant - Bid Advertisements	2,040
Temporary Storage - Rental	1,770
Temp Toilets Rental, Service and Disposal	5,310
PPE - Hardhats, Vests, Gloves, Glasses, Etc.	1,180
Fire Extinguishers & Stands	1,500
Safety and First Aid Kit	2,950
Safety Materials	6,397
Safety Signage	675
Project Identification Signage	2,500
Dumpsters	28,050
Reprographics	2,360
Postage & Courier Services	2,360
Textura Payment Management Plan	6,000

General Requirements Estimate Total 90,592



STATE OF CONNECTICUT
DEPARTMENT OF TRANSPORTATION



2800 BERLIN TURNPIKE, P.O. BOX 317546
NEWINGTON, CONNECTICUT 06131-7546
Phone: (860) 594-2391

October 17, 2019

CERTIFIED MAIL

The Honorable Daniel Rosenthal
First Selectman
Newtown Town Hall
3 Primrose Street
Newtown, Connecticut 06470

Dear First Selectman Rosenthal:

Subject: Sale of State Owned Land – Newtown
File No. 96-000-201

Section 3-14b of the General Statutes of Connecticut provides that prior to the sale of State-owned land, the State shall first notify in writing the Chief Executive Officer or Officers of the municipality in which the land is situated of the State's intention to sell such land.

This letter shall serve as notification pursuant to the statute concerning the parcel(s) of land described above. Subsection (a) of the statute requires the municipality to give written notice to the State of the municipality's desire to purchase such land, subject to the conditions of sale acceptable to the State. The sale price for the subject property is \$5,000.00. This sale price is subject to approvals from the Office of Policy and Management and the State Properties Review Board in accordance with Section 13a-80 of the Connecticut General Statutes.

If the State does not receive notice of the municipality's desire to purchase said land within forty-five (45) days, the municipality shall have waived its right to purchase said land.

Please indicate below if the municipality is interested or not interested in acquiring the subject property. Return your notification to me at the above address.

Very truly yours,

Melanie A. Fadon (for)

Amy N. Martinez
Transportation Principal Property Agent
Appraisals/Property Management Section
Division of Rights of Way

() Interested
() Not Interested

[Signature]
First Selectman

11-6-19
Date

Enclosure