

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, February 28, 2017 at the Reed Intermediate School. Chairman Robert Mitchell called the meeting to order at 7:04 p.m.

PRESENT: Robert Mitchell, Rick Matschke, Phil Clark (7:19), Anthony D'Angelo, Joseph Borst

ABSENT: Roger Letso, Tom Catalina, Mike Murphy, Bob Edwards

ALSO PRESENT: Clerk of the Works Bill Knight, Geralyn Hoerauf from STV/Diversified Project Management, Rusty Malick & Kevin McFarland of Quisenberry Aracari Associates, BOE Director of Facilities Gino Faiella, Michelle Hiscavich, and 2 members of the press

PUBLIC PARTICIPATION: None.

Mr. Mitchell moved Community Center Status to first topic since no quorum at the start of the meeting.

COMMUNITY CENTER STATUS: Rusty Malick and Kevin McFarland provided a Presentation of Site Plan and Schematic Building Concepts which will be presented to the Board of Selectmen at their next meeting. Mr. Mitchell complimented John Voket on his article in the Bee about the three possible site plans by saying it was very thorough. Site analysis and site evaluations have been completed. The BOS have indicated that the community space shall be no less 13,000 square feet and include two pools. Rusty focused on space needs for the Community Center while designing it with the possible addition of a Senior Center in mind.

Looking at the site, concern was raised about wetlands, gas and sewer lines, water and tunnels beneath the sites. The 3 options include exterior options for outdoor activities, trail connections, and seating areas. Connecting to trails was explored as the goal is to tie the Community Center in with rest of the campus. They can work around the tunnels. The main concern is the water table and soil capacity.

The 3 options include:

- Site A: This was the original option but there is concern about wetlands and Community Center parking; parking may be too close to NYA and would be utilized by NYA.
- Site B: Moved over a little from Site A, closer to the Municipal Center. Includes green zones on either side of the building (potential for future development).

- Site C: Located in Canaan House area (which was demolished). Continuous large open green space. No wetlands. Need to look a little closer at where the Senior Center would be located in this option.

The Board of Selectman preferred Site B (possibly moving towards C but not fully into Site C). The building will be set back from the road adding parking to front of the building. Elements may include an amphitheater. Parking will be reconfigured in front of the Municipal Center to avoid backing up into traffic. Over 118 parking spaces are proposed with another 44 as future parking. The east side could connect to trails as well as contain outdoor seating, conversational areas and fireplaces. The pool is located at the back of the building, main lobby leads to multipurpose room/cafe, and kitchen is adjacent to multipurpose rooms and outdoor area. Two separate pools will exist (zero entry and lap pool); therefore, if one pool closes the other can still be utilized. This is still to be finalized and confirmed.

Looking at elements on existing buildings that could be used on Community Center. Want to integrate old into new – recapture components of old Fairfield Hills. Stone has been saved from demolition of buildings and could be used in the design. Although in very early stages of design, several models of the exterior of the building were presented, some with brick which is a common material used on the campus as well as a more modern design.

Mr. Clark asked about the timeframe after the presentation to the BOS. Target date for approval from the BOS of the Schematic Design is May 1st. One of the challenges is designing a building, when the Project Team is not sure what one side of it will look like (whether Senior Center resolution is approved). Mr. Clark also asked when the budget numbers would be available. Rusty stated that right now they are looking at square foot numbers which will be available at the presentation to the BOS. Construction is anticipated to begin in September 2017 with a projected completion date of December 2018.

Community Center Invoices:

Mr. D'Angelo moved to recommend approval of Quisenberry Arcari invoice #9599 in the amount of \$32,000.00. Second by Mr. Matschke. Motion passed.

Mr. Matschke moved to recommend approval of DPM invoice #90008721 in the amount of \$10,600.00. Second by Mr. D'Angelo. Motion passed.

NHS AUDITORIUM RENOVATIONS PROJECT

Status

Ms. Hoerauf reported that demo work has begun this week and trailers were installed. Substantial completion is anticipated by July 18th. Mr. Mitchell stated that the structured steel for rigging is still being carried as an alternate. Ms. Hiscavich said that colors and materials have been chosen; maroon, gray, blue (not the traditional Newtown colors of blue and gold). This will make the auditorium look new and bright.

NHS Auditorium Renovations Project

Mr. D'Angelo moved to recommend approval of Smith Edwards McCoy invoice #9 in the amount of \$1,550.00. Second by Mr. Matschke. Motion passed.

Mr. Matschke moved to recommend approval of Newfield's final invoice #4 in the amount of \$2,000.00. Second by Mr. D'Angelo. Motion passed.

Mr. D'Angelo moved to recommend approval of DPM invoice #90008733 in the amount of \$4,575.00. Second by Mr. Clark. Motion passed.

SANDY HOOK ELEMENTARY SCHOOL

Status

There is no update. Consigli needs to complete final paperwork; a formal commissioning report is needed. This should be completed by the next PBSC meeting and allow the necessary paperwork to be submitted for the CT Office of Construction Grants process.

Sandy Hook School Invoices:

Mr. Matschke moved to recommend approval of DPM invoice #70000002 in the amount of \$2,480.00. Second by Mr. D'Angelo. Motion passed.

Mr. Mitchell tabled OLA Consulting invoice #34869 in the amount of \$2,295.57, until the final report is issued.

EDMOND TOWN HALL BOILER REPLACEMENT

Status

Mr. Mitchell reported that the door has been installed and will be painted. Permanent C.O. pending. Mr. Clark thought the \$68,000.00 architect fee was high for a \$200,000.00 project. Mr. Mitchell explained that it really was a \$500,000.00 project. It included documentation which was not available from the Town Hall or Public Works. This included locations of the sewers, piping runs, haz mat, run off into the wetlands, etc. The numbers shown for the architect's fee reflect the additional services performed by the consulting engineers, etc. and not solely the architectural services.

STATUS OF NHS "ROOF" LEAKS & REPAIR OPTIONS

Signing of the hazmat contract was delayed but signed on February 10th. Fuss & O'Neill are now going back to finalize documents and allow Phase Zero to be completed.

APPROVAL OF MINUTES OF February 7, 2017.

Mr. D'Angelo moved to approve the minutes of the February 7, 2017 meeting. Second by Mr. Matschke. Motion passed.

COMMISSION OFFICERS SELECTION

Mr. D'Angelo moved to recommend nomination of Robert Mitchell as Chairman of the Public Building & Site Committee. Second by Mr. Matschke. Motion passed.

Selection of Vice Chairman was tabled due to Bob Edwards' absence.

The next meeting is scheduled for March 28, 2017.

ADJOURNMENT

Mr. D'Angelo made a motion to adjourn the meeting at 8:39p.m. Second by Mr. Matschke. Meeting adjourned.

Respectfully submitted,

Ann M. LoBosco, Clerk

Newtown Community Center Project
Project Status Update
February 22, 2017



Newtown Community Center

- Town consultants continue to develop the survey and geotechnical information on the site; final reports are required for the Project Team to finalize site schematic design
- The project team continues to meet weekly to coordinate progress on the Schematic Design Phase; the Owner's Team participates on a bi-weekly basis or as needed
- A current projected project timeline is attached. It is anticipated that a schematic design package, including schematic phase cost estimate, will be presented to the PBSC at the March 28th meeting after review by the Board of Selectmen on March 20th
- A current project budget is attached



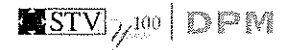
TOWN OF NEWTOWN PUBLIC BUILDING AND SITE COMMISSION

NEWTOWN COMMUNITY CENTER PROJECT TIMELINE February 22, 2016

DATE	ACTIVITY	COMMENTS
Oct. 17, 2016	Board of Selectmen Authorize Community Center Project Scope	
Oct. 19	Project Consultants Re-engaged	
Nov. 2	Consultant Kick-off Mtg	QA Offices
Nov. 2 – Dec. 13	Programming Phase	
Dec. 5 – Jan. 12, 2017	Master Plan (Site) Phase	
Jan. 2 – Feb. 24	Wetlands Mapping and Site Survey	Brautigam Land Surveyors
Jan. 17	Board of Selectmen Approval of Site Master Plan	
Jan. 18 – Mar. 21	Schematic Design Phase	
Feb. 28 PBSC Meeting	Presentation of Site Plan and Schematic Building Concepts	
Mar. 6	Board of Selectmen Review of Schematic Building Concepts	
Mar. 7 – Apr. 28	Land Use, FHA, Design Review Approvals	
Mar. 7 – Mar. 20	SD Phase Cost Estimate	Provide to PBSC Mar. 21
Mar. 20 BoS Meeting	Presentation to Board of Selectmen - Review and Approve Schematic Design	
Mar. 21 – Apr. 28	Design Development Phase	
Mar. 28 PBSC Meeting	Review Schematic Design package and Cost Estimate	
April	Community Presentations	Site and Building Plans, Elevations
Apr. 17	Presentation to Board of Selectmen - Review Design Development Phase	
Apr. 25 PBSC Meeting	Review Design Development Phase	
May 1 – May 19	DD Phase Cost Estimate	Provide to PBSC May 17
May 15 BoS Meeting	Review DD Phase	Design Development Documents review
May 23 PBSC Meeting	Review and Approve DD Phase and Cost Estimate	
Apr. 26 – Jul 18	Construction Documents Phase	
June 7 – June 21	Site Package - CD Phase 90% Cost Estimate	Provide to PBSC by June 21
June 27 PBSC Meeting	Review and Approve final Site CD Pkg and Cost Estimate	
June 26 -- June 30	Finalize Bid Packages: Sitework	

June 28 – July 21	Building Package - CD Phase 90% Cost Estimate	Provide to PBSC by Aug. 1
July 5 – July 28	Bid Phase: Sitework	
Aug 8 PBSC Special Meeting	Review and Approve final Building CD Pkg and Cost Estimate	
July 31 – Aug. 10	Scope Reviews: Sitework, final GMP Development	Provide recommendation to PBSC Aug. 15
Aug. 9 -- Aug 11	Finalize Bid Packages: Building	
Aug. 14 – Sept. 8	Bid Phase: Building	
Aug. 22 PBSC Meeting	Review and Approve final Sitework GMP for submission to the Purchasing Authority	
Aug. 23 – Sept. 1	Contract Execution: Sitework GMP	
Sept. 11 – Sept. 19	Scope Reviews: Building, final GMP Development	Provide recommendation to PBSC Aug. 19
Sept. 5 – Sept. 8	Mobilization and Permitting: Sitework	
September 2017 – December 2018	Construction Phase	
Sept. 26 PBSC Meeting	Approve final GMP for submission to the Purchasing Authority	
Sept. 27 – Oct. 6	Contract Approval and Execution	
Oct. 9 – Oct. 13	Mobilization and Permitting	
November 2018 – December 2018	FFE Installation	
January 2019	Grand Opening	

Town of Newtown CT
Newtown Community Center
Preliminary Project Budget
February 22, 2017



ITEM DESCRIPTION	BUDGET	CURRENT TOTAL BUDGET	Notes
Pre-Project Costs		\$ 210,922	
2016 Project			
Consultants		\$ 1,394,100	
Surveys	\$ 5,000		
Environmental Studies/Haz Mat	\$ 8,000		
Geotechnical Engineers	\$ 15,000		
Feasibility Study	\$ 32,000		
Owners Project Manager	\$ 311,600		
Architect	\$ 857,500		
Commissioning Agent	\$ 35,000		
CM Preconstruction Services	\$ 35,000		
Clerk of the Works	\$ 40,000		
Legal	\$ 5,000		
Special Inspections & Testing	\$ 50,000		
Fees		\$ 62,000	
Bond Costs	\$ 30,000		
Permits	\$ -		
Builders Risk Insurance	\$ 12,000		
Utility Connections	\$ 20,000		
Construction		\$ 11,600,000	
CM-R GMP	\$ 11,600,000		
Furniture & Equipment		\$ 395,000	
Furniture	\$ 280,000		
Technology	\$ 65,000		
Aquatic Equipment	\$ 50,000		
Project Contingency	10%	\$ 1,337,978	
Total Project Budget		\$ 15,000,000	

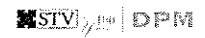
Newtown High School Auditorium Renovation Project
Project Status Update
February 22, 2017



Newtown High School Auditorium Renovation

- The GMP amendment, as recommended by the PBSC at the February 7th meeting, was executed by the First Selectman on February 13th
- The General Trades subcontractor, whose scope includes demolition was not able to execute a contract until February 17th and consequently the start of construction is scheduled for Monday, February 27th; the projected completion date for the project is unchanged
- Mobilization is coordinated directly between Newfield Construction and the Facilities Department, and is ongoing during the week of February 21st
- Substantial Completion is anticipated by July 18th

Town of Newtown, CT
Newtown High School Auditorium Renovation
Project Detail Budget
February 22, 2017



ITEM DESCRIPTION	BUDGET	CONFIRMED CONTRACT VALUE	PROPOSED ADDITIONAL COSTS	CURRENT TOTAL BUDGET	Notes
Professional Fees				\$ 597,670	
Consultants	\$ 583,670				
Architect/Engineers	\$ 345,000				
Add Services - A/E Team	\$ 25,000				
Historical Pricing	\$ 5,000				
Owner's Project Manager Fee	\$ 100,000				
Add Services - OPM	\$ 40,000				
Cost at the Work	\$ 15,000				
Equipment	\$ 2,500				
Cost Review for State Approval	\$ 3,650				
PBS Preconstruction Fee	\$ 40,000				
Fees	\$ 14,000				
Special Inspections & Testing	\$ 10,000				
Bonding Fee Insurance	\$ 4,000				
Construction				\$ 2,872,824	
Construction GMP	\$ 2,872,824				
Subtotal				\$3,470,494	
Owner's Contingency				\$129,506	4% of total Project Budget
Total Project Budget				\$3,600,000	