

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, August 28, 2018 at the Reed Intermediate School. Chairman Robert Mitchell called the meeting to order at 7:00 p.m.

PRESENT: Robert Mitchell, Bob Edwards, Anthony D'Angelo, Gus Brennan, Gordon Johnson, Tom Catalina, Phil Clark

ABSENT: Rick Matschke, Art Norton, Joe Borst

ALSO PRESENT: Clerk of the Works Bill Knight, Joe Giacobbe of Caldwell & Walsh, Rusty Malik of QA&M, Kinga Walsh – Community Center Committee, Curt Symes - Commission on Aging, First Selectman Dan Rosenthal (7:04) and one member of the press

PUBLIC PARTICIPATION: None.

APPROVAL OF MINUTES

Mr. Edwards moved to approve the minutes of the July 24, 2018 regular meeting.
Second by Mr. Catalina. Motion approved.

COMMUNITY CENTER/SENIOR CENTER

Status

Mr. Giacobbe reported that steel is done. Steel decking is ongoing. Roofing is scheduled to begin next Tuesday. Exterior framing will begin this week; interior framing will follow. One more section of slab will be poured on Friday. Temporary heating will be installed for winter. The permanent heating system to be installed is a VRF system including rooftop units and direct outside air units; gas fired. More subs will be coming on board in October. Occupancy date has not changed. Updated Project Schedule is attached (Att. 1).

Mr. Knight provided his Field Observation Report (Att. 2). He reported that they are continuing to encounter service tunnels that were not demolished. The structures are in the way of site utilities and are being moved which is creating a substantial pile of concrete and concrete with duct piping. He demolition pile for the duct bank material is secure. There is no chance that the pile is contaminating the surrounding soil. The ends of the pipes are being plugged to avoid future problems. The pile will have to be removed from the site at some point.

Due to the delay in steel delivery and VE items, all critical path items were pushed out. When all the trades begin in October, an assistant supervisor familiar with the trades will be on site to help coordinate. Mr. Giacobbe reported that all long lead items are ordered. Wood doors are 17 weeks out; and pool doors are 20 weeks out.

Commission members expressed concern about heating costs. Mr. Knight will keep track of the meter. Mr. Giacobbe will look into what the average monthly cost is to heat the building during construction. Mr. Rosenthal asked that numbers be provided for next meeting regarding heat. Mr. Mitchell reiterated that an updated schedule and budget be provided for review two weeks before the PBSC's regular meeting. Mr. Giacobbe will provide an updated budget to the commission tomorrow. Contingency is still over \$100,000.00, including the Construction manager contingency. Mr. Giacobbe stated that although they are already half way through the GMP Schedule, he is still comfortable that project will be completed on time.

Change Orders

CO#06 – This change order is to increase the Dewatering Allowance by \$7,500.00 and the Unforeseen Soil Allowance by \$19,000.00. Due to heavy rains, pumping has been nonstop. The change results to an increase in the contract value of \$29,075.00.

CO#08 – This change order includes four proposals totaling \$131,356.00.

#030 – Labor, material and equipment to furnish and install exhaust fan, intake and exhaust louvers and motorized damper in the Water Room. Required due to the presence of a diesel jockey pump and no ventilation shown. Resulting in an increase of \$16,888.00.

#044 – Install three sets of 600MCM copper feeders in lieu of aluminum feeders that were accepted as VE item. Conduits were installed under the slab to carry the feeders from the Eversource Transformer to the Electrical Room. Per Eversource, the VE accepted aluminum feeders are not sufficient to carry their load. Therefore, forced to go back to original copper feeders. Resulting in an increase of \$13,173.00.

#048 – Labor, material and equipment to reroute previously installed sanitary piping for two exterior grease traps per requirements of the Town of Newtown Public Works. This change is for interior work only; exterior portion of this work will be submitted under separate cover. Resulting in an increase of \$14,291.00.

#052R – Labor, material and equipment to furnish and install the Tele/Data work as part of the GMP. This package cost was initially carried in Soft Costs portion of the project. This will increase the agreed upon GMP but will not exceed the Town's budget as it is just a reallocation of funds. Resulting in an increase of \$87,004.00.

Mr. Edwards moved to approve two Caldwell Walsh Change Orders #06 and #08 totaling \$29,075.00 and \$131,356.00 respectively. Second by Mr. D'Angelo. Motion passed.

Community Center/Senior Center Invoices

Mr. D'Angelo moved to approve Quisenberry Arcari invoice #11019 in the amount of \$14,100.00. Second by Mr. Catalina. Motion passed.

Mr. Edwards moved to approve Quisenberry Arcari invoice #11020 in the amount of \$4,980.00. Second by Mr. Catalina. Motion passed.

Mr. Catalina moved to approve Caldwell Walsh invoice #13 in the amount of \$722,718.83. Second by Mr. Edwards. Motion passed.

GENERAL UPDATES

Police Station – The design has been reviewed and is going through approval of the Town agencies; the November referendum ballot will contain a funding approval question for the project. Once the funding is approved by the voters, the project will come to the PBSC. Mr. Rosenthal reviewed the process: the BOS hired Kaestle Boos in March to update the space needs study. Several sites were considered including two sites in Fairfield Hills, the Pleasance (next to existing Police Station), and 191 South Main Street. After careful review, it was decided that 191 South Main Street would best fit the needs of the program as well as being the most cost effective. A small addition would be needed for the sally port space and holding cells. At this point, a shooting range is not in the project; however, it will be reviewed in the future as a possible Phase II project. Mr. Clark mentioned that Bethel is in the process of building a new station, has met with some challenges, and has offered to talk with the PBSC to add some insight.

Sandy Hook Permanent Memorial

Mr. Mitchell reported that 188 submissions were reviewed by the commission and a final selection has been made. The core element of the design is a reflection pond and the design allows some flexibility and phasing. The next phase is to go to the BOS for approval. The current CIP includes a \$250,000.00 bookmark for the project. Mr. Mitchell suggested that members read the CIP as it includes the scope of future projects to meet the Commission/Town goals.

Liaison with Sustainable Energy Commission

Mr. Mitchell reported that Allen Adriani (a member of the Sustainable Energy Commission) will be their liaison with PBSC and will be attending PBSC meetings. It is a requirement that PBSC work with Sustainable Energy while reviewing and managing projects.

The next meeting is scheduled for September 25, 2018.

ADJOURNMENT

Mr. D'Angelo moved to adjourn the meeting at 8:25 p.m. Second by Mr. Edwards.
Motion passed.

Respectfully submitted,

Ann M. LoBosco, Clerk

Att. 1

NEWTOWN COMMUNITY CENTER PROJECT SCHEDULE GMP Schedule - UPDATE August 28, 2018

Print Date: Tue 8/28/18

Caldwell & Walsh Building Construction, Inc.

ID	Task Name	Duration	Start	Finish	Predecessors	2017												2018												2019												Qtr 3, 2019																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
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Date:	Task Progress	Summary	Inactive Milestone	Manual Summary	Critical Split
	Critical Task	Project Summary	Inactive Summary	Start-only	Progress
	Critical Task Progress	External Tasks	Manual Task	Finish-only	Manual Progress
	Split	External Milestone	Duration-only	Deadline	

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Newtown Community Center

Field Observation Report

8/28/18

Site Contractor Earth Works has completed the Col-tech rainwater retention system. Contractor is now working on storm drainage, site utilities and site grading contractor continues to encounter service tunnels that were not demolished. These structures are in the way of site utilities. There is a testing inspector working with them to do compaction and witness soils and geo-tech fabric install. Road in front of community center will be closed starting 8/29 to 9/1 to install new water main tap and piping.

Concrete contractor has prepped and poured the slab at the community center side. The remaining slab area at the pool utilities area and the diamonds will be completed on Thursday of this week.

Mason contractor has erected staging and is working on the CMU walls around the pool area. The high wall on the

east side of the pool has been braced. A brick mock-up was also completed to choose mortar color.

Steel contractor has completed the steel framing and are installing metal roof decking. Contractor also near completion of the moment welds.

The general trades contractor has mobilized and started lay-out of exterior and interior steel framed walls.

Electrical contractor has completed under slab conduits and electrical rough ins at masonry walls.

Sprinkler contractor has mobilized and started installing sprinkler pipe at the pool area.

Bill Knight

Clerk of the Work