

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

Minutes of the special meeting of the Public Building and Site Commission held on Tuesday, February 5, 2019 at the Reed Intermediate School. Chairman Mitchell called the meeting to order at 7:00pm.

PRESENT: Robert Mitchell, Anthony D'Angelo, Gus Brennan, Bob Edwards

ABSENT: Art Norton, Phil Clark, Gordon Jackson, Tom Catalina, Rick Matschke

ALSO PRESENT: First Selectman Dan Rosenthal, Clerk of the Works Bill Knight, Allen Adriani of the Sustainable Energy Commission, Anna Wiedemann and Kurt Symes with Commission on Aging, Chuck Boos and Scott Mangiagli of Kaestle Boos, Rusty Malik of QA&M, Joe Giacobbe of Caldwell & Walsh, Purchasing Agent Rick Spreyer, Chief of Police Jim Viadero, and one member of the press

PUBLIC PARTICIPATION: None

APPROVAL OF MINUTES

Mr. Brennan moved to approve the minutes of the December 18, 2018 meeting. Mr. D'Angelo seconded, motion unanimously approved.

NEWTOWN POLICE STATION

Status and Next Steps

Scott Mangiagli of Kaestle Boos reviewed the status of the project. Currently they are completing Phase 0. They will be turning over the plans to their estimator. At the next meeting they will have estimated costs for the project. There are utility poles on the property that will have to be removed. All the utilities will be brought to the back. They are working with Allen Adriani of the Sustainable Energy looking at energy incentives. There will be two street entrances. The one on South Main will be for both the public and police. A separate entrance out to Ethan Allen will be used by the police only. There will be secure gates at both to limit traffic.

Mr. Mitchell reported that they have received 3 proposals for GeoTec and Haz Mat that they will be reviewing and looking for a recommendation from the architect.

Invoices for Payment

Mr. Brennan moved to approve for payment Kaestle Boos invoice #18010.00.2 for \$7,750 and invoice #18010.00.3 for \$34,875. Mr. D'Angelo seconded, motion unanimously approved.

CM RFQ Review

Mr. Mitchell reported that the CM interview process will take place Friday. They have narrowed down to 4 vendors and by Friday afternoon they will be making a recommendation.

COMMUNITY CENTER/SENIOR CENTER

Project Status and Schedule

Joe Giacobbe of Caldwell & Walsh updated the commission with the status of the building. They two sides are now weather tight. Sheetrock has been completed and they are currently taping, tiling in bathrooms and duct work. They have one pool poured and tiled. The other should be poured in the

next couple weeks. A walkthrough for the commission will be scheduled before their next meeting, if possible to coordinate with construction activity.

Kurt Symes from the Commission on Aging reported that the seniors are very happy and membership continues to grow. A walk through for the seniors will be scheduled in May before the June opening and after the construction is cleaned up.

Budget Review

The current budget was reviewed (Attachment A). There is contingency remaining. The Finance Director Bob Tait made sure that funds are allocated properly. Everything is still being allocated to the project, but some items are paid from different sources. First Selectman Rosenthal explained that he prefers the contractor to pave the parking lot but if they keep it in they will be over budget. They still need to find funding for day 2 items.

Change Orders

Change order 14 was submitted (Attachment B). The overwhelming amount of the work done, prior to the approval of change orders by PBSC, was done to keep them on schedule. The strainer for the fire suppression tank needs to be done and the cost is \$30,124 which was added to the change order. The pump manufacturer would not warrantee the pump without the strainer. Mr. D'Angelo moved to approve change order 14 for a total of \$127,935. Mr. Edwards seconded, motion unanimously approved.

Invoices for Payment

Mr. Edwards moved to approve for payment Quisenberry Arcari Architects invoice #11411 for \$1,680 and invoice #11410 for \$7,500. Mr. Edwards seconded, motion unanimously approved.

Mr. Edwards moved to approve for payment Caldwell Walsh change order #13 for \$37,227. Mr. Brennan seconded, motion unanimously approved.

Mr. D'Angelo moved to approve for payment Caldwell Walsh application #18 for \$1,841,518.12. Mr. Edwards seconded, motion unanimously approved.

The next regular meeting is scheduled for February 26, 2019

Having no further business, the meeting was adjourned at 7:54pm.

Respectfully submitted,
Arlene Miles, Clerk Pro-Tem

Attachment A

CALDWELL & WALSH BUILDING CONSTRUCTION, INC.			DATE:	1/29/2019
17 BERKSHIRE ROAD			JOB #	CT2900
SANDY HOOK, CT 06482				
PROJECT NAME: NEWTOWN COMMUNITY CENTER				
MASTER BUDGET CONTROL SHEET				
Row #	DESCRIPTION	Leveled Bid		Current Budget
SOFT COSTS				
1	EXPENDED Phase One Masterplan 2016	\$ 209,622.87		\$209,622
2	Misc. Administration Costs	\$ 12,326		\$0
				1/29/19 - removed Journal Entry
3	Architect/Engineering Consultant Fees	\$ 1,038,250		\$978,250
				2/4 - revised per Town
4	Feasibility Study Fee - Sports Facilities Group	\$ 31,848.00		\$31,848
5	Municipal Approvals	\$ 32,500		\$0
				9/20 zeroed out per 9/19 mtg
6	Fee Design & CA Fees	\$		\$0
7	Survey & Wetlands	\$ 10,164		\$20,164
				9/20 increased \$10k
8	Traffic Study	\$ 6,996		\$0
				1/29/19 - Removed DOT Generation
9	Hazmat/Testing & Inspection	\$ 7,500		\$15,000
10	Environmental	\$ 10,000		\$20,000
				9/20 increased \$10k
11	Printing, Mailing, Advertising	\$ 7,500		\$0
				1/29/19 - Removed Bee Publishing, Hearst Media, Janus Marketing
12	Furniture & Equipment	\$ 367,000		\$0
				rev FF&E per QAM budget
				Senior Center to use existing furniture
14	Aquatic Equipment	\$ 50,000		\$0
				1/29/19 - removed
15	Technical Equipment	\$ 100,000		\$100,000
				low unleveled bid is 71,172
16	Testing & Special Inspections	\$ 50,000		\$150,000
				9/20 - increased by adding Bond Cost, remaining Builders Risk, and \$5k from Mun Approvals; 1/29/19 - increased to \$150k
17	Commissioning	\$ 42,500		\$0
				deleted Cx hold
18	Clerk of the Works	\$ 48,000		\$35,000
				1/29/19 - reduced budget by \$13k
19	Pre Construction Management	\$ 40,000.00		\$40,000
20	Legal	\$ 8,000		\$0
				1/29/19 - removed Cohen & Wolf
21	Bond Cost	\$ 40,000		\$0
				9/20 zeroed out per 9/19 mtg
22	Borings & Geotechnical	\$ 15,000		\$15,000
23	Builders Risk	\$ 20,000		\$0
				9/20 adjusted to actual, moved balance; 1/29/19 - removed the Hartford
24	Permits	\$ 2,996		\$0
				1/29/19 - removed Bldg Dept fee
25	Construction Temporary Costs (Electric & Water bills)	\$ 20,000		\$0
				1/29 - Removed Eversource costs
26	Utility Temp Connections	\$ 20,000		\$0
27	SUBTOTAL SOFT COSTS	\$2,190,202		\$1,614,884
	CONSTRUCTION COSTS	Leveled Bid	VE Item Costs	Final Number Including Accepted VE
1	CM Contingency (General Trades)			\$150,000
2	Sitework	\$1,449,880.00		
				\$1,287,300
3	Landscaping	\$296,746.00		
				\$128,720
4	Concrete	\$598,000.00		
				\$605,418
5	Masonry	\$1,148,000.00		
				\$1,120,333
6	Structural Steel	\$1,130,550.00		
				\$1,141,178
7	Fiber Cement Panels	\$659,000.00		
				\$165,000
	Sheathing/Insulation/AVB at FCP (allowance)	\$25,000.00		\$25,000
8	Millwork	\$215,900.00		
				\$158,400
	Allowance for casework in lieu of fireplace	\$2,500.00		\$2,500
9	Roofing	\$893,000.00		
				\$831,000
	Blocking Allowance	\$10,000.00		\$10,000
	PVC Panels Allowance	\$5,000.00		\$5,000
10	Wall Insulation	\$83,889.00		\$83,889
11	Doors/ Frames/ Hardware	\$187,379.00		
				\$179,379
12	Glazing	\$921,000.00		
				\$625,418
13	Drywall	\$924,937.00		\$924,937
14	ACT	\$148,053.00		

				\$124,632	
15	Tile	\$395,000.00			
				\$326,500	
16	Flooring	\$183,000.00			
				\$184,700	
17	Polished Concrete	\$11,125.00			to be deleted
18	Interior Painting	\$111,159.00			
				\$163,155	
19	Operable Partitions	\$71,000.00			
				\$59,800	
20	Toilet and Bath Accessories	\$32,350.00			
21	Toilet Partitions & Shower Stalls	\$44,000.00			
				\$44,000	
22	Locker Room Specialties	\$53,548.00			
	1W Concrete Base for lockers	\$5,000.00			
				\$5,000	
23	Misc Specialties Allowance (Roller shades (17k), drapes, tack & marker boards (11k), column covers (15k), corner guards, egress strips (9,500), coiling doors (8,800), fire ext.(2,500), cell phone chargers (4,500), signage, FRP wall panels in Kitchen)	\$100,000.00			Drapes not included per PR-05
	Roller Shades - Kalcourse			\$14,762	TO BE DAY TWO ITEM
	Tack and Marker Boards - SDI			\$14,931	TO BE DAY TWO ITEM
	Column Covers			\$15,500	
	Corner Guards - CT Restrooms			\$1,500	TO BE DAY TWO ITEM
	Egress Strips - HADCO			\$9,350	
	Coiling Doors - Wilco			\$8,796	
	Fire Extinguishers - CT Restrooms			\$2,500	TO BE DAY TWO ITEM
	Cell Phone Chargers - C&W			\$4,500	TO BE DAY TWO ITEM
	Signage			\$20,537	
	FRP Wall Panels - TJ & Son			\$5,000	
24	Kitchen Equipment	\$186,467.00			
				\$123,288	
25	Pools - incl Life Safety & Deck Equip and Waterplay	\$974,630.00			
				\$952,319	
26	Sprinkler	\$224,000.00			
				\$218,000	
27	Plumbing	\$1,046,583.00			
				\$948,785	
28	HVAC	\$2,500,000.00			
				\$2,163,400	
29	Electrical and Fire Alarm	\$1,281,330.00			
				\$1,092,899	
29A	Tele/Data	\$0.00			
				\$0	
30	Snow Removal (allowance)	\$ 5,000			
				\$10,000	
31	Loose Lintels (allowance)	\$ 10,000			
				\$10,000	
32	Dewatering (allowance)	\$ 25,000			
				\$40,000	
33	Unforeseen Soil Conditions (allowance)	\$ 140,000			
				\$180,000	
34	Winter conditions (allowance)	\$ 130,000			
				\$155,000	
35	CB-006r2 Structural Revisions				
				\$9,352	
36	CB-007 Roofing Changes (estimate)				
				\$8,000	
37	Bulletin coordinating MEP with Roofing Changes (estimate)				
				\$18,814	
38	PR-02 Delete Exterior Toilets (estimate)				
				(\$17,000)	funding from FIIA
39	PR-03 Delete Front Exterior Patios (estimate)				
				(\$15,154)	
40	CB-008 Delete Depressed Slabs & Add Floor Box				
				\$1,001	
	SUBTOTAL CONSTRUCTION COSTS	\$ 16,268,026			
				\$14,395,629	
1	Pre-Con GC's				
				\$0	
2	General Conditions	\$ 1,057,422			
				\$935,716	
3	CM Fee	\$ 346,509			
				\$306,627	
4	CM Liability Insurance	\$ 176,720			
				\$156,380	
5	Tax				
				Exempt	
	SUBTOTAL HARD COSTS				
				\$15,794,352	
	TOTAL PROJECT COST	\$20,038,878			
				\$17,409,236	
	HARD COST CONTINGENCY				
				\$604,764	
	Approved Construction Change Orders to Date			Contingency Balance	

1	Bulletin CB-005 Locker Room Footing Additions	Approved	\$14,514	\$590,250	
2	OCO #004 Pool Pump Pit, Tank Slab	Approved	\$30,380	\$559,870	
3	Bulletin CB-012 Fire Pump Ventilation	Approved	\$16,888	\$542,982	
4	Unable to Use Aluminum 900MCM Feeders	Approved	\$13,173	\$529,809	
5	Allowance Overages	Approved	\$29,075	\$500,734	
6	Delete Front Patios	Approved	(\$13,826)	\$514,560	
7	Roof Parapet Changes at Pool and MP Rooms	Approved	\$49,890	\$464,670	
8	Delete one layer of insulation at Pool roof	Rejected	\$0	\$464,670	9/26 - Rejected by PBSC
9	Lighting VE Resolution	Approved	\$30,923	\$433,747	
10	CO2 Fill Line and Dry Chlorine System	Approved	\$7,789	\$425,958	
11	Procoat on Inside of Pool Duct	Approved	\$8,222	\$417,736	Void per manufactures warranty & email; 9/5 QAM cannot accept without Town agreeance
12	Drainage below Culter Units	Approved	\$8,831	\$408,905	
13	Rejected HVAC VE	Approved	\$21,430	\$387,476	
14	T&M Conflicts in Installation of Site Utilities thru 9/4	Approved	\$21,595	\$365,881	
15	Insulclad Doors Throughout	Approved	\$83,831	\$282,050	9/5 QAM cannot accept non Insulclad doors without Town agreeance
16	Credit to delete sunshade louver at pool	Approved	(\$38,135)	\$320,185	
17	Reduce to F&I qty 22 site lights (bases only)	Approved	(\$6,930)	\$327,115	
18	Math Error on Glazing GMP amount	Approved	(\$10,000)	\$337,115	
19	Duplicate add of Patio piping to Plumbing amount	Approved	(\$8,793)	\$345,908	
20	Bulletin CB-23 Deck Support at Locker Room CMU Walls	Approved	\$15,566	\$330,342	
21	Precast coping at Pool edge in lieu of cast-in-place, thin set in lieu of mud set	Approved	\$5,110	\$325,232	
22	Additional Insulation at EIFS	Approved	\$6,025	\$319,207	
23	EIFS bid vs Allowance	Approved	\$10,269	\$308,938	
24	CB-28 Senior Center Lobby Roof Support	Approved	\$25,879	\$283,059	
25	Added RTU Support Steel	Approved	\$3,896	\$279,163	
26	ACT grid changes	Approved	(\$1,982)	\$281,145	
27	Delete Ceilings in Mechanical/Electrical and Filter Rooms	Approved	(\$2,900)	\$284,045	
28	Re-Bid Tile and Flooring	Approved	(\$16,200)	\$300,245	
29	CB-33 Structural Support at Main Entry Overhang	Approved	\$18,217	\$282,027	
30	Delete Outriggers and shorten overhangs	Approved	(\$7,588)	\$289,615	
31	CB-26 Window SF-29 Changes	Approved	\$3,839	\$285,776	
32	Pool Railing Size Increase	Approved	\$6,143	\$279,633	
33	Delete Legacy Wall Sculpture	Submitted CO	(\$15,254)	\$294,887	
34	Misc Specialties Allowance	Submitted CO	\$38,148	\$256,739	
35	CB-31 CFMF Support for Pool Entry Canopy Steel	Submitted CO	\$736	\$256,003	WORK COMPLETE
36	Glass Tinting in the Pool	Submitted CO	\$4,005	\$251,999	WORK COMPLETE
37	Painting changes, add chair rail, etc in Consolidated Set	Submitted CO	\$33,670	\$218,329	
38	Pool drain piping RFI	Submitted CO	\$1,126	\$217,202	WORK COMPLETE
39	Relocate Storm Drainage and Add Yard Drain	Submitted CO	\$7,288	\$209,914	WORK COMPLETE
40	CB-36 Added wall hydrants at rear of building	Submitted CO	\$4,732	\$205,182	
41	No Concrete Encasement Required for UG Electrical	Submitted CO	(4,540)	\$209,742	
42	Upcharge for Tnemec at Pool Sprinkler Pipes	Submitted CO	3,999	\$205,743	WORK COMPLETE
43	CB-29 Pool Roof Overhang blocking - Above Allowance	Submitted CO	3,098	\$202,645	WORK COMPLETE
44	CB-32 Window Blocking at Storefront SF12 and Cast Stone	Submitted CO	5,148	\$197,497	WORK COMPLETE
45	REVISED Sound/AV Package - in wall conduit & boxes only	Submitted CO	5,798	\$191,699	Revised per meeting with Matt Annello
46	Temporary Wrapping of Bldg Entrances due to Steel Changes	Submitted CO	9,877	\$181,822	WORK COMPLETE
47	CB-34 Swinging Door at Reception Desk, Power for Monitor	Submitted CC	1,987	\$179,835	
48	CB-35 Vestibule Lobby Details	Submitted CC	3,057	\$176,778	WORK COMPLETE
49	New Manhole Covers at Existing to Remant	Submitted CC	970	\$175,808	WORK COMPLETE
50	NEMA Rated CO2 Solenoid Valve	Submitted CC	1,024	\$174,784	WORK COMPLETE
51	CB-38 Emergency Telephone in Pool	Submitted CC	1,711	\$173,073	
52	T&M Conflicts in Installation of Site Utilities - Sept 18 on	Submitted CC	16,230	\$156,843	
53	Casework at deleted Fireplace	Resolved	\$0	\$156,843	included in Consolidated Set changes
54	Rejected Locker Powder Coating VE	Resolved	\$0	\$156,843	VOID - VE wasn't carried in GMP
55	Concrete floor sealer in lieu of polished concrete	Resolved	\$0	\$156,843	to be performed by Town
56	Delete secondary drip pan in FCU's	Resolved	\$0	\$156,843	included above HVAC VE Revisions
57	Exterior Site Lighting changes	Resolved	\$0	\$156,843	included in Electrical VE above
58	Bulletin CB-21 Clerestory Window Closure	Resolved	\$0	\$156,843	No cost for aluminum closures
59	Insufficient Bearing at Locker Room Joists	Resolved	\$0	\$156,843	included in CB-23 Bearing Plates
60	CB-25 RFI #119 - Detail to cover exposed baseplate at ext cols	Resolved	\$0	\$156,843	No cost per Cavittlo
61	Town to pave Simpson St only	N/A	\$0	\$156,843	No paving at Simpson St.
Approved & Pending Town Requested Change Orders to Date					
1	Move Tele/Data to Const Costs, add switches, OI&P	Approved	\$15,832	\$141,011	
2	Revised Topsoil and Seeding price from Earthworks	Approved	(\$73,720)	\$214,731	
3	Roofing Change to Samafil .060 Fleeceback at Pavilions	Approved	\$12,136	\$202,595	
4	CC Kitchen Changes	Approved	\$29,108	\$173,487	(3) light sconces to be submitted separately
5	T&M Interior Work for Grease Traps	Approved	\$14,291	\$159,196	
6	F&I (2) Grease Traps at Building Exterior	Approved	\$42,345	\$116,851	
7	F&I Booster Pump and Filter	Approved	\$53,418	\$63,433	
8	Water Main to Simpson St	Approved	\$41,406	\$22,027	
9	Fire Pump Strainer?/Additional Flushes	Submitted CC	\$30,124	(\$8,097)	
10	Town to provide seed and topsoil	Pending	(\$5,000)	\$46,903	
11	Town to provide line striping	Pending	(4,095)	\$50,998	
12	Town to furnish new hydrant, Earthworks to install	Pending	(4,400)	\$55,398	
13	Town to provide paving and any remaining subbase work	Estimate	(109,839)	\$165,237	
14	Credit for Benches and Bike Racks	Estimate	(14,000)	\$179,237	
15	Credit for Wheel Stops	Estimate	(5,500)	\$184,737	

Attachment B

Change Orders for Approval - Jan 2019				
PCO #	Title	Description	\$	Decision Date
37	Changes shown in the Consolidated Set of Drawings	Labor, materials, and equipment for changes shown in the Consolidated Set of drawings dated May 25, 2018 which have not been incorporated in previous change orders, including painting where tile had been removed from walls during the VE process, an added chair rail in a corridor which previously had been partially tiled, and added flooring. Please note that the savings already realized in the GMP for the value engineering of the tile deletion alone is approximately \$200,000 based on the tile bids received in January 2018 and re-bids in June 2018.	\$33,670.00	ASAP - order add'l mat'l already to meet schedule
38	Filter Line changes in the Activity Pool	Filter lines changes for the Activity Pool in response to RFI #089 from Weston & Sampson and sketches SP-3.5 and SP-4.0.	\$1,126.00	T&M work already completed
58	Credit for Concrete Encasement of Electrical Ductbank	The underground electrical conduits were shown on the Contract Documents to be encased in concrete when under the parking area. However, during discussions with Eversource during construction, they stated that concrete encasement was not required.	(\$4,560.00)	Proceeding
74	Change to tinted glass at Pool SF-12 windows	Install tinted glass at the Pool storefront windows SF-12 in lieu of the specified Guardian SN 68. The use of tinted glass allows for the deletion of the SunShades at the Pool windows for an overall savings to the project of approximately \$34,000.	\$4,005.00	Work already completed to meet schedule
84	F&I CFMF Pocket to Support Pool Canopy Steel	Furnish and install a cold formed metal framed pocket to support the structural steel for the Pool entrance canopy. The structural steel was shown to be supported at the wall on N line between column lines 8 and 9, but there was no support contained in that stud framed wall.	\$736.00	Work already completed to meet schedule
85	F&I Blocking to support SF-12 window frames at Pool	Blocking to support the frames at windows SF-12 at the Pool. A substantial portion of the Glazing VE that saved approximately \$250,000 to the project was reducing the window frames from 6" to 4 1/2". But this did not allow for enough bearing of the frame on the CMU blocking, requiring additional blocking installed on T&M.	\$5,148.00	Work already completed to meet schedule
88	Delete the Legacy Sculpture	Credit to delete the Legacy Sculpture from the contract per direction of the Newtown Community Center Director.	(\$15,254.00)	Proceeding

95	Miscellaneous Specialties Allowance	Cost difference between the Miscellaneous Specialties bids and the allowances carried in the accepted GMP. The pricing received to furnish and install the signage totaled \$36,252, which covers all signs except 013, 014, and 017, which have been value engineered out of the project at this time. This exceeds the \$20,537 that was carried in the accepted GMP. The pricing received to furnish and install the Fiberglass Reinforced Panels at Kitchens 111 and 156 is \$24,055, which exceeds the \$5,000 carried in the accepted GMP. This change order proposal covers the delta in cost plus allowable markup.	\$38,148.00	ASAP - order add'l mat'l already to meet schedule
97	Additional Hose Bibs at rear Patios	Furnish and install (2) additional hose bibs at the rear of the building. Please note that both of these location are already bricked, thus the masonry cost to re-work the brick after plumbing installation.	\$4,732.00	ASAP
104	Relocate Yard Drain B2 due to existing electrical vault	Relocate yard drain B2 after an existing electrical vault was discovered directly in line with the proposed routing of the storm drainage. Per RFI #116 response, Caldwell & Walsh relocated the yard drain B2 structure into the parking area and added a solid top. Additionally, per the RFI response, a new yard drain was added in the grass swale area where B2 was originally located and connected to the new B2 location.	\$7,288.00	Work already completed to meet schedule
106	F&I In Wall Conduit and Boxes only for Sound and A/V System	Furnish and install in wall conduit and boxes only for the Sound and A/V package. The equipment and devices for the Sound and A/V package are not included.	\$5,798.00	Proceeding to meet schedule
107	Additional Roof Blocking above Allowance	Additional roof blocking furnished and installed by Silkton on T&M work above the allowance carried in the GMP.	\$3,098.00	Work already completed to meet schedule
108	Temporarily Close CC and SC Entrance to Weather due to Structural Changes	Time & Materials work to temporarily enclose the Community Center and Senior Center Main Entrances due to structural steel changes at both entrances. The entrances needed to be weather tight to continue construction elsewhere in the building. This also includes a proposal to remove the temporary plastic at both entrance in order to begin the contract work.	\$9,877.00	Work already completed to meet schedule
126	Upcharge in Labor and Materials to Use Tnemec on Sprinkler Pipe in Pool	Upcharge in labor and materials to paint the sprinkler pipes in the Pool area with Tnemec paint in lieu of the specified standard interior paint per QAM direction.	\$3,999.00	Work already completed to meet schedule
			\$97,811.00	