

These minutes are subject to approval by the Public Building and Site Commission

The Public Building and Site Commission held a regular meeting Tuesday, February 26, 2019 in Room 203, Reed Intermediate School, 3 Trades Lane, Newtown. Chairman Mitchell called the meeting to order at 7:00pm.

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

Absent: Art Norton, Tom Catalina, Rick Matschke

Also Present: Clerk of the Works Bill Knight, Chief James Viadero, First Selectman Dan Rosenthal, Chuck Boos, Scott Magliagli and Alex McKeon of Kaestle Boos, Joe Giacobbe of Caldwell Walsh and Rick McClung of QAM, Rick Spreyer, Purchasing Agent, Anna Wiedemann and Curt Symes of Commission on Aging, Community Center Director Matt Ariniello, Community Center Committee Chair Kinga Walsh and two members of the press.

Public Participation: none.

Approval of Minutes: Mr. Brennan moved to approve the minutes of the February 5, 2019 meeting. Mr. Johnson seconded. Motion was unanimously approved.

Newtown Police Station

Status and Next Steps

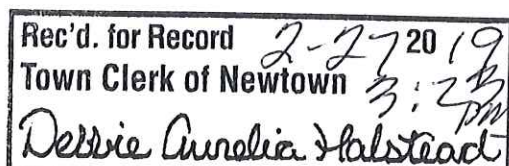
Scott Mangiagli of Kaestle Boos stated the project is at Phase Zero, preparing to move into Schematic Design. Information has been gathered to give to the estimators. There have been field investigations. Estimate numbers have been double checked and discussed with their estimator. The numbers are continually refined. The estimate will be coordinated and validated with the Construction manager.

There was a communications meeting today with AT&T, Business Electronics, Norcom, State 911, Communications Director Maureen Will and Chief Viadero. Soft costs relative to communications need to be vetted. Mr. Boos anticipates contract for Construction Documents in the summer, with an early fall construction start. The floor plan is set. Geo Tech was there over the weekend; boring information is expected soon. The septic tank needs replacing but the septic fields can be utilized. When asked by Mr. Mitchell, everyone responded they are happy with the progress. Mr. Brennan, of the Ad Hoc Committee, said the footprint and the site are good; beginning construction is critical.

Invoices for Project: none. Mr. Boos will verify if any were sent to Mr. Tait.

CM Recommendation Review

Mr. Mitchell reported that there was an interview process with the Ad Hoc Committee of himself, Art Norton, Gus Brennan as well as Chief Viadero, Capt. Vanghele, Kaestle Boos, Rick Spreyer and First Selectman Rosenthal. The four candidates were Downes Construction, Hawley Construction, Consigli Construction and Gilbane Building. Each interview was an hour long with



very specific questions. Proposals were collected. The recommendation of the Ad Hoc Committee, with input from others who attended the meetings, is that Consigli Construction be selected as the Construction Manager for the project. Mr. Brennan stated their numbers are good, the people who will work on this project are the same people who were successful on the last project, the architects have had good experiences with the town. Mr. Mitchell stated they stood out over the other candidates in that they intensely looked at the front end of the preconstruction. They committed the same team that was used for Sandy Hook School for this project. Their presentation took them through the entire project with pro's and con's. Consigli is familiar with the town departments; they have worked with Kaestle Boos and have constructed police departments of similar size and dollars. They understand the early design review and they do 3D BIM Coordination with the sub-contractors. Consigli has a very low change order percentage and was the only firm to recommend an early demo package and did an excellent schedule review. He noted no disadvantages. Mr. Brennan likes that Consigli rolled their reimbursables into their general construction percentage. Their CM fees and their preconstruction fees were extremely low, based on their positive experience with Newtown. Mr. Mitchell noted he would consider the entire PBSC take part in interviews on next project. Mr. Brennan moved to accept Consigli as the Construction Manager for the Police Department. Mr. D'Angelo seconded. Motion was unanimously approved.

Community Center/Senior Center Project Status and Schedule

Mr. Giacobbe reported the project is moving along (att.), the doors and windows will be in by the end of the week, tile will start on Monday, drywall and taping is beginning. The permanent heat units are being used for temporary heat. The pools are poured. There is still a wait on the resolution to main entrances issues, which is pushing the schedule out a few weeks. Work will continue in surrounding areas but cannot move forward in entrance areas prior to resolution on pricing. He's trying to get the best solution for the best price by the end of the week. Substantial completion is expected to be July 3. The Fire Marshal and Building Inspector review work on a regular basis.

Budget Review

(att.) Mr. Giacobbe reported a balance left in contingency. Mr. Mitchell will go over numbers with the Finance Director. The pool water is an issue. The worst case scenario there is \$50,000 in contingency. Mr. Mitchell requested more information on the temporary heating costs. Six units have been used for three months; he will get documentation for Mr. Mitchell. Mr. Clark moved to accept the change orders (att.) for a total of \$106,143, with the understanding information will be supplied relative to #102, temporary heating costs. Mr. Johnson seconded. Motion was unanimously approved.

Invoices for Payment – none. Mr. Mitchell stated the invoices are typically received two weeks before the meeting date for distribution. He will check with Mr. Tait to see if any were submitted.

Mr. Ariniello asked about the water clarity for the pool. The initial fill will be done with clean water, brought in by truck. Mr. Mitchell said that water brought in, for normal evaporation purposes, etc., goes through the filtration system. Mr. Giacobbe stated the pool fill lines are being run through the booster pump filters. No "brown water" will be used to fill the pools.

Mr. Knight reported the fire pit infrastructure is more involved than anticipated. The Fire Marshal, C&W and the plumber supplying the controls met to work through concerns.

The next regular meeting is scheduled for March 26, 2019.

Adjournment: Having no further business the Public Building & Site Commission adjourned the regular meeting at 8:08pm.

Susan Marcinek, clerk

Newtown Community Center

Field Observation Report

2/26/2019

The general trade's contractor has completed all interior framing and approximately 90% of sheetrock. All interior door frames have been installed and tapping and sanding are in process.

Mechanical and electrical contractors have completed all rough ins on interior walls but no devices or fixtures have been installed. Pipe insulation is ongoing

Window contractor has installed all the windows and are working on store front doors.

Ceiling contractor has installed ceiling grid in hallways of community center and locker rooms. Installation is ongoing.

All rooftop units have been installed and ductwork in building is approximately 90% completed. The building is being heated with a combination of rooftop units and stand alone heaters in the building.

Ceramic tile work has started in the family locker room

Pool contractor has completed forming and shotcrete on both pools and has started tile work and plastering on the lap pool. Pool mechanical room equipment and piping have been mostly completed. The lap pool has been backfilled and the trench drain is installed. Inset ladders have been installed on lap pool.

Weather has not permitted the install or the roof on both the community center and the senior center. This work and the EFIS work will start as soon as weather permits.

Bill Knight

Clerk of the Work

CALDWELL & WALSH BUILDING CONSTRUCTION, INC.			DATE: 2/25/2019	
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	\$ 209,621.87		\$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, Janina Marketing
12	Furniture & Equipment	\$ 367,000		\$0 rev FF&E per QAM budget
14	Aquatic Equipment	\$ 30,000		\$0 Senior Center to use existing furniture
15	Technical Equipment	\$ 109,000		\$100,000 1/29/19 - removed
16	Testing & Special Inspections	\$ 50,000		\$150,000 9/20 - increased by adding Bond Cost, remaining Builders Risk, and \$5k from Muir 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 excludes glazed block in Pool
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		

				\$124,652	
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			
				\$163,153	
19	Operable Partitions	\$71,000.00		\$59,800	
20	Toilet and Bath Accessories	\$32,350.00		\$32,350	
21	Toilet Partitions & Shower Stalls	\$44,000.00		\$44,000	
22	Locker Room Specialties	\$53,548.00		\$53,548	
	LW 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), ceiling 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 - Kilcourse			\$14,763	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 Linets (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 FHIA
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	

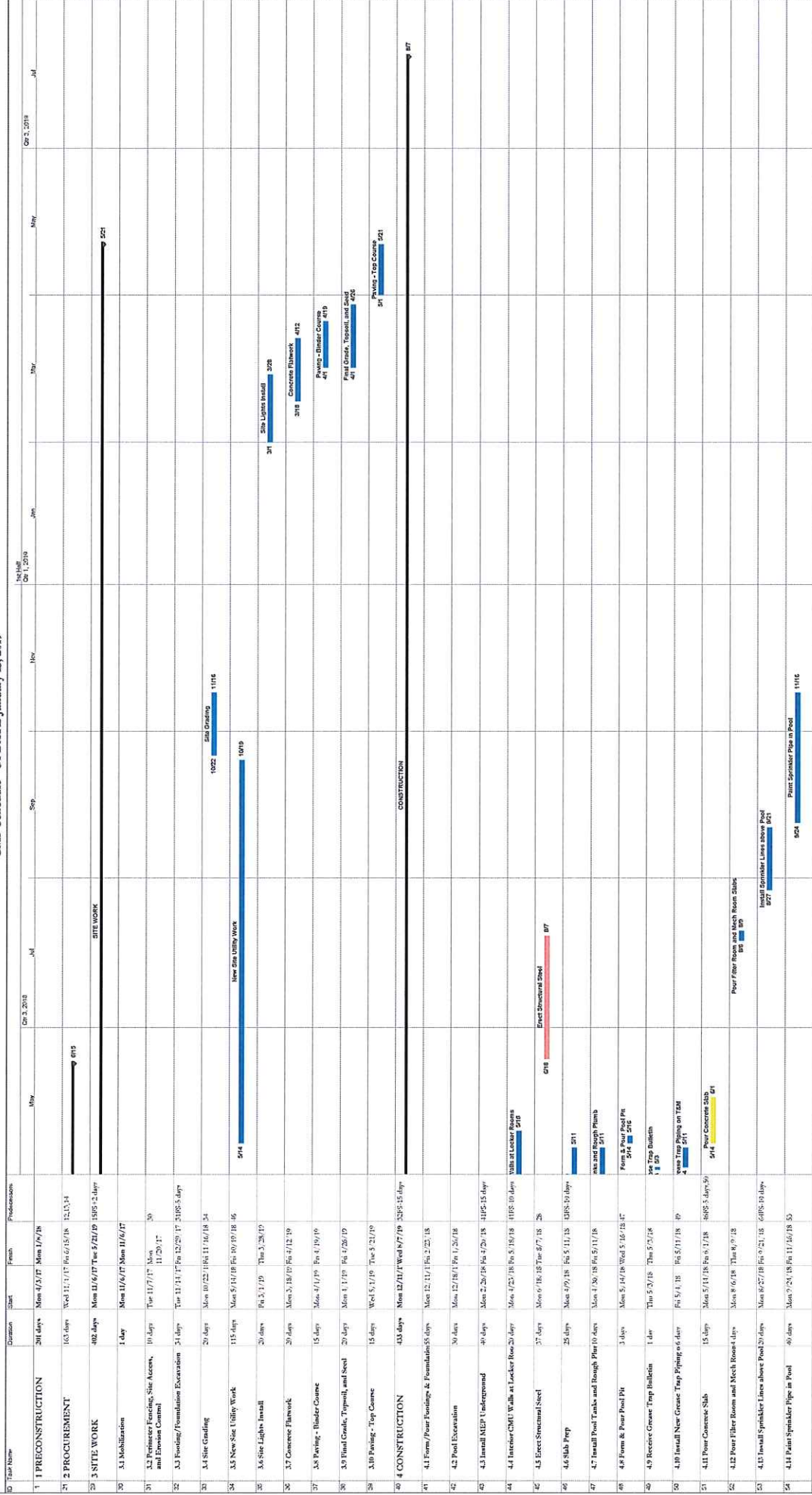
1	Bulletin CB-005 Locker Room Footing Additions	Approved	\$14,514	\$590,250	
2	OCO #004 Pool Pump Pk, Tank Slab	Approved	\$30,380	\$559,870	
3	Bulletin CB-012 Fire Pump Ventilation	Approved	\$16,888	\$542,982	
4	Unable to Use Aluminum 900MCM Feeders	Approved	\$13,173	\$529,809	
5	Allowance Overages	Approved	\$29,075	\$500,734	
6	Delete Front Patios	Approved	(\$13,820)	\$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 agreement
12	Drainage below Culvert 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	Insulated Doors Throughout	Approved	\$83,831	\$282,050	9/5 QAM cannot accept non Insulated doors without Town agreement
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	Approved	(\$15,254)	\$294,887	
34	Misc Specialties Allowance	Approved	\$38,148	\$256,739	
35	CB-31 CFMP Support for Pool Entry Canopy Steel	Approved	\$736	\$256,003	WORK COMPLETE
36	Glass Tinting in the Pool	Approved	\$4,005	\$251,999	WORK COMPLETE
37	Painting changes, add chair rail, etc in Consolidated Set	Approved	\$33,670	\$218,329	
38	Pool drain piping RFI	Approved	\$1,126	\$217,202	WORK COMPLETE
39	Relocate Storm Drainage and Add Yard Drain	Approved	\$7,288	\$209,914	WORK COMPLETE
40	CB-36 Added wall hydrants at rear of building	Approved	\$4,732	\$205,182	
41	No Concrete Encasement Required for UG Electrical	Approved	(\$4,560)	\$209,742	
42	Upcharge for Truemeer at Pool Sprinkler Pipes	Approved	\$3,999	\$205,743	WORK COMPLETE
43	CB-29 Pool Roof Overhang blocking - Above Allowance	Approved	\$3,098	\$202,645	WORK COMPLETE
44	CB-32 Window Blocking at Storefront SF12 and Cast Stone	Approved	\$5,148	\$197,497	WORK COMPLETE
45	REVISED Sound/AV Package - in wall conduit & boxes only	Approved	\$7,798	\$191,699	Revised per meeting with Matt Arniello
46	Temporary Wrapping of Bldg Entrances due to Steel Changes	Approved	9,877	\$181,822	WORK COMPLETE
47	CB-34 Swinging Door at Reception Desk, Power for Monitor	Submitted CO	1,987	\$179,835	
48	CB-35 Vestibule Lobby Details	Submitted CO	3,057	\$176,778	WORK COMPLETE
49	New Manhole Covers at Existing to Remain	Submitted CO	970	\$175,808	WORK COMPLETE
50	NEMA Rated CO2 Solenoid Valve	Submitted CO	1,024	\$174,784	WORK COMPLETE
51	CB-38 Emergency Telephone in Pool	Submitted CO	1,711	\$173,073	
52	T&M Conflicts in Installation of Site Utilities - Sept 18 on	Submitted CO	16,230	\$156,843	
53	Temporary Heating Costs due to Schedule Delay	Submitted CO	81,164	\$75,679	ONGOING, includes soft cost \$ now
54	Rec Pool Entry Tile	Submitted CO	7,516	\$68,163	
55	CB-42 CC Storefront Support at Canopy	Submitted CO	15,393	\$52,770	
56	CB-43 CC Lobby Roof Overhang Support	Submitted CO	23,646	\$29,124	
57	CB-41 Additional Door 149B	Submitted CO	3,690	\$25,434	
57	Castwork at deleted Fireplace	Resolved	\$0	\$25,434	included in Consolidated Set changes
58	Rejected Locker Powder Coating VE	Resolved	\$0	\$25,434	VOID - VE wasn't carried in GMP
59	Concrete floor sealer in lieu of polished concrete	Resolved	\$0	\$25,434	to be performed by Town
60	Delete secondary drip pan in FCUs	Resolved	\$0	\$25,434	included above HVAC VE Revisions
61	Exterior Site Lighting changes	Resolved	\$0	\$25,434	included in Electrical VE above
62	Bulletin CB-21 Clerestory Window Closure	Resolved	\$0	\$25,434	No cost for aluminum closures
63	Insufficient Bearing at Locker Room Joists	Resolved	\$0	\$25,434	included in CB-23 Bearing Plates
64	CB-35 RFI #119 - Detail to cover exposed baseplate at ext cols	Resolved	\$0	\$25,434	No cost per Civiello
65	Town to pave Simpson St only	N/A	\$0	\$25,434	No paving at Simpson St.
Approved & Pending Town Requested Change Orders to Date					
1	Move Tele/Data to Const Costs, add switches, OH&P	Approved	\$15,832	\$9,602	
2	Revised Topsoil and Seeding price from Earthworks	Approved	(\$73,729)	\$83,322	
3	Roofing Change to Samafil .060 Fleecback at Pavilions	Approved	\$12,136	\$71,186	
4	CC Kitchen Changes	Approved	\$39,108	\$42,078	(3) light sconces to be submitted separately
5	T&M Interline Work for Grease Traps	Approved	\$14,291	\$27,787	
6	F&I (2) Grease Traps at Building Exterior	Approved	\$42,345	(\$14,558)	
7	F&I Booster Pump and Filter	Approved	\$53,418	(\$67,976)	
8	Water Main to Simpson St	Approved	\$41,406	(\$169,382)	
9	Fire Pump Strainer	Approved	\$30,124	(\$139,506)	
10	Town to provide seed and topsoil	Pending	(\$5,000)	(\$84,506)	
11	Town to provide line striping	Pending	(\$4,095)	(\$80,411)	
12	Town to furnish new hydrant, Earthworks to install	Pending	(\$4,400)	(\$76,011)	
13	Town to provide paving and any remaining subbase work	Estimate	(\$69,839)	\$33,828	
14	Credit for Benches and Bike Racks	Estimate	(\$4,000)	\$47,828	
15	Credit for Wheel Stops	Estimate	(\$5,500)	\$53,328	
16	2nd & 3rd Fire Main Flushes, Cost increase in strainer	Estimate	3,300	\$50,128	

[illegible]

NEWTOWN COMMUNITY CENTER
PROJECT SCHEDULE
GMP Schedule - UPDATE January 15, 2019

Print Date: Mon 2/25/19

Callard & Voth Building Construction, Inc.



Project: Task Progress Critical Task

Summary: Project Summary External Tasks

External Milestone: Inactive Task Inactive Milestone

Inactive Summary: Manual Task Duration-only

Manual Summary: Manual Summary Start-only

Finish-only: Manual Summary Rollup

Critical Split: Critical Split Progress Manual Progress

[illegible]

Change Orders for Approval - February 2019				
PCO #	Title	Description	\$	Decision Date
90	CB-34 Swinging Door at Reception Desk, Power for Monitor	Director of CC requested additional access/egress to Reception Desk at Community Center Lobby. Only access/egress in Contract Drawings was through the Administration Office area.	1,987	ASAP - order add'l mat'l already to meet schedule
96	CB-35 Vestibule Lobby Details	C&W submitted RFI requesting revised detail to prevent water infiltration behind brick at columns at CC and SC entrance vestibules.	3,057	T&M work already completed
56	New Manhole Covers at Existing to Remain	(2) Existing manholes in parking area were existing to remain; however, frames and covers were in poor condition and needed to be replaced. Town Public Works only had one spare frame and cover, so Earthworks provided additional one and installed both.	970	T&M work already completed
115	NEMA Rated CO2 Solenoid Valve	CO2 tank solenoid valve was not required per specifications to have a NEMA rated enclosure. However, the submittal response called for a NEMA 4X rated enclosure.	1,024	ASAP - order add'l mat'l already to meet schedule
105	CB-38 Emergency Telephone in Pool	Director of CC requested a phone line on the pool deck in case of emergency	1,711	ASAP - order add'l mat'l already to meet schedule
124	T&M Conflicts in Installation of Site Utilities - Sept 18 on	UG duct bank conflicts, tunnel removal during install of site utilities - unforeseen site conditions	16,230	T&M work already completed
102	Temporary Heating Costs due to Schedule Delay	Temporary heating costs required to allow construction to continue due to schedule delays.	81,164	T&M work already completed
			\$106,143	