

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

The Public Building and Site Commission held a regular meeting Tuesday, March 26, 2019 in Room 203, Reed Intermediate School, 3 Trades Lane, Newtown. Chairman Mitchell called the meeting to order at 7:00pm and held a moment of silence for the Richman family, the Aiello family and the family of the unnamed Parkland student.

Present: Robert Mitchell, Anthony D'Angelo, Gus Brennan, Bob Edwards, Gordon Johnson, Art Norton

Absent: Tom Catalina, Phil Clark

Also Present: Clerk of the Works Bill Knight, Scott Magliagli of Kaestle Boos, Joe Giacobbe of Caldwell Walsh, Allen Adriani of the Sustainable Energy Commission, Vic Ciancetta and Josh Sylvester of Consigli, Rusty Malik of Quisenberry Arcari, Anna Wiedemann and Curt Symes of Commission on Aging, Community Center Director Matt Ariniello and Community Center Committee Chair Kinga Walsh

Public Participation: none.

Approval of Minutes: Mr. D'Angelo moved to approve the minutes of the February 26, 2019 meeting. Mr. Edwards seconded. Motion was unanimously approved.

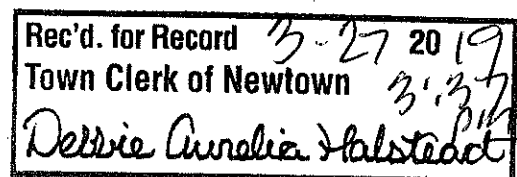
Newtown Police Station

Introduction of Construction Management Team: Vic Ciancetta is the project executive and will be involved through closeout of the project. Josh Sylvester is the preconstruction manager and works closely with Aaron Krueger.

Status and Next Steps: Scott Magliagli reported they have met with town vendors to establish needs. There has been a kick off meeting with the construction manager and PBSC Ad Hoc Committee; documents were turned over allowing Consigli to start on estimates. The project is at schematic design. There will be additional meetings with Chief Viadero to further define the program and design. There will be a reconciliation meeting with Kaestle Boos and Consigli estimators. Vic Ciancetta said the kickoff meeting was very helpful. Consigli is working on estimate. The goal is to bring the project in on budget at the end of the schematic phase, invest the time now, have the scope right and priced properly in order to have the right number. No surprise approach. The estimate is expected to be ready prior to the next meeting. There is benefit to an early demolition scope. Bob Edwards suggested Consigli communicate with the Building Inspector and the Fire Marshal relative to recommended systems. Bob Mitchell noted the earlier they are involved, the smoother the project. Scott Magliagli plans to meet with them to discuss code. Gordon Johnson stated there are a variety of materials that can be used as alternates, for a cost savings. A solid baseline has to be established.

Schedule: Scott Magliagli stated the project is holding to schedule. Documents will be delivered mid-summer; to be bid late summer with a ground breaking before winter. The geotech borings are done, the geotech report is completed. There is better understanding of ledge locations and depth. There is no issue with ground water. There were no structural or landscape surprises. The hazardous material consultant/environmental consultant will be scheduling work in the next week.

Invoices for Project: A. D'Angelo moved to approve the Kaestle Boos invoice #18010.00-4 in the amount of \$23,500. G. Johnson seconded. All in favor.



Community Center/Senior Center

Project Status and Schedule: Bill Knight shared the field observation report (att.). The substantial completion date is June 26. The two entrances are closed up; the framing and roofing will be tied in. Bob Mitchell asked for pictures of the interior and asked to be informed of any delays ASAP. The Building Inspector and Fire Marshal are cooperative and starting with the punch list now. The Certificate of Occupancy date depends on the final punch list. No life safety items can be open. Gus Brennan stated the definition of substantial completion is the job is complete, ready for occupancy, with the exception of whatever is on the punch list. Bob Mitchell said there is to be no life safety issues on the punch list. Water from Fairfield Hills will be used to fill the pool; a special filtration system, that is not part of the building, will be used per Fred Hurley. There will be a water test. Bob Mitchell said selected groups will be given a tour a week or two before substantial completion; when there is nobody working overhead.

Budget Review: Bob Mitchell noted that he has been meeting with Bob Tait, Finance Director and has authorized Joe Giacobbe to order the steel for the partitions. After April 1st installation of three movable walls will be authorized.

Change Orders: The change orders dated February 2019 (att.) were discussed. Change order 133 will be approximately \$9,000, which is a reduction of \$6,600. Change order 154, represents the difference between the allowance carried and the DuraClassic column covers. Bob Edwards moved to approve the six change orders, not to exceed \$49,857. Gordon Johnson seconded. All in favor.

Bob Mitchell suggested Kinga Walsh communicate with Rusty Malik relative to the patio design for potential donors, as the PBSC can only be responsible for what's on construction documents.

Invoices for Payment: Gordon Johnson moved to approve the Caldwell Walsh invoice #19 in the amount of \$815,588.32 and Caldwell Walsh invoice #20 in the amount of \$1,132,633.23. Anthony D'Angelo seconded. All in favor.

Board Vacancy relative to an extended member absence: R. Matschke submitted a letter of resignation. No action taken.

The next regular meeting is scheduled for April 23, 2019.

Adjournment: Having no further business the Public Building & Site Commission adjourned their regular meeting at 8:13pm.

Att: Field Observation report; change orders, February 2019

Respectfully submitted,
Susan Marcinek

Newtown Community Center

Field Observation Report

3/26/19

The general trade's contractor has completed all interior framing and approximately 95% 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 exterior windows there are a few storefront doors that still need to be installed.

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 been completed in the locker room areas and the community center bathrooms

VCT tile work has started in the community center.

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.

EFIS work is mostly completed and roofing contractor is installing break metal siding on completed roof sections.

Town crews are assisting in the installation of data vaults.

Work has started on the community center and the senior center entrances.

Bill Knight

Clerk of the work

Change Orders for Approval - February 2019				
PCO #	Title	Description	\$	Decision Date
93	Aaon Pre-payment Discount	Credit for full upfront payment to Aaon for the fabrication and delivery of the rooftop HVAC units.	(6,350)	ASAP
131	CB-42 CC Storefront Support at Canopy	Furnish and install all necessary components of work to tie in the front entrance canopy and support the storefront at the Community Center Main Entrance per QAM Bulletin CB-42	10,861	ASAP - work proceeding on Town authorization
132	CB-43 CC Lobby Roof Overhang Support	Furnish and install all necessary components of work to support the roof overhang and allow for connection of the storefront glass to the structure at the rear of the Community Center Lobby roof	17,449	ASAP - work proceeding on Town authorization
133	CB-44 SC Canopy Connection to Building	Furnish and install all necessary components of work to resolve the support of the roof overhang and storefront location at the Senior Center Entrance	15,628	T&M work already completed
141	2nd & 3rd Fire Main Flushes, Cost increase in strainer	Price increase in the Fire Pump Strainer requested by the Town Public Works Department. The strainer was originally quoted in December 2018, but by the time the change order was approved in February, 2019, the vendor has issued a 7% price increase. Also included in this CC is T&M for a 2 nd and 3 rd fire main flush requested by the Town prior to making a final decision on whether the strainer was required.	3,056	ASAP - T&M work already completed
154	Column Covers over Allowance	The cost of the exterior column covers over the allowance carried in the accepted GMP. The contract drawings called for aluminum column covers but we presented DuraClassic column covers as a VE and it was accepted by QAM. This proposal is for the difference between the cost carried in the allowance and the cost to furnish, install, and paint the (13) column covers.	9,213	ASAP - fabrication on hold until authorized
			\$49,857	