

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

The Public Building and Site Commission held a regular meeting Tuesday, April 23, 2019 in Room 203, Reed Intermediate School, 3 Trades Lane, Newtown. Chairman Mitchell called the meeting to order at 7:00pm.

Present: Robert Mitchell, Gus Brennan, Phil Clark, Gordon Johnson, Art Norton

Absent: Tom Catalina, Anthony D'Angelo, Bob Edwards

Also Present: Clerk of the Works Bill Knight, Chuck Boos and Alex McKeon of Kaestle Boos, Joe Giacobbe of Caldwell Walsh, Allen Adriani of the Sustainable Energy Commission, Vic Ciancetta and Aaron Krueger of Consigli Construction, Rick McClung of Quisenberry Arcari, Curt Symes of Commission on Aging, Community Center Director Matt Ariniello and Purchasing Agent Rick Spreyer.

Public Participation: none.

Approval of Minutes: Mr. Brennan moved to approve the minutes of the March 26, 2019 meeting. Mr. Norton seconded. Motion was unanimously approved.

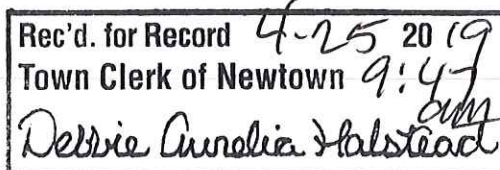
Newtown Police Station

Project Status and Next Steps: Chuck Boos and Alex McKeon went over the schematic design. There is a healthy list of contingencies. There will be 38 public parking spaces and 63 secured, private spaces. The narrow existing windows will be used; two new windows will be added for the community/training room. This room can also be used as an emergency command center when needed. There have been exhaustive reviews with the Ad Hoc Committee and the Chief. Chief Viadero is pleased with the attention to detail. The facility will look the part. Consigli is working with Kaestle Boos on site activity. Fuss & O'Neill work is ongoing with respect to hazmat and moisture conditions. The teams will move into design development, then development of construction documents and going out to bid. It makes sense to do early interior demo; getting the existing built condition knowledge is beneficial. Mr. Mitchell requested the Fuss & O'Neill report prior to the next meeting. Mr. Ciancetta will have a proposal to include the cost of work and Consigli cost ready for May 14.

Project Budget Review: Mr. Ciancetta said that through the schematic phase estimate the project is on budget. The baseline schematic estimate was \$11,477,327. Consigli worked with Kaestle Boos and the town to keep to budget. All value management was reviewed by Chief Viadero and the PBSC Ad Hoc Committee. Through value management the estimate was reduced by approximately \$876,000 for a current construction estimate of \$10,600,696. There is a design contingency of 5% and a construction manager contingency of 3% included. There is a line item for material and labor escalation. The general liability insurance is a reimbursable item. Mr. Mitchell will coordinate the amount with Consigli and Robert Tait. Soft costs total \$1,403,375 and includes a 5% contingency. The equipment budget totals \$734,995 which also includes a 5% contingency. Add alternates will be identified before going to bid. A potential add alternate is an access road to Ethan Allen Rd. Fred Hurley is looking into a solar car port. Mr. Brennan said that add alternates should be what the Chief needs for functionality.

Schedule Review: Pre construction work will continue throughout the summer. A GMP will be ready mid-September; construction will begin October 1, anticipated to take one year. Anything that comes in under \$10,600,696 goes into the owner's contingency.

Mr. Clark moved to approve the full schematic design with the full schematic design budget (available in the Finance Director's office). Mr. Norton seconded. Motion was unanimously approved.



Mr. Brennan moved to approve the Consigli invoice #1 in the amount of \$5,833.35. Mr. Brennan seconded. Motion was unanimously approved.

Mr. Norton moved to approve the Kaestle Boos invoice in the amount of \$91,625. Mr. Brennan seconded. Motion was unanimously approved.

Community Center/Senior Center

Project Status and Schedule: Bill Knight shared the field observation report (att.). Joe Giacobbe said the project is progressing to the June 26 date. The additional moveable wall steel has been installed. The pool deck was poured. Kitchen appliances will arrive on May 6. The main lobby is enclosed and weather tight. Mr. Knight said there is nothing to prevent opening on time. The pool filling will take up to the last day; it will take two days to chemically balance the pools upon filling. The serious punch list walk through will be the first week of May. The commission will tour the building at an appropriate time, coordinated with Mr. Giacobbe.

Budget Review: The current contingency is between \$130,000 - \$140,000.

Change Orders: These are already built into the budget, were submitted but pending waiting on back up information. Changer order #109 is not to exceed. This can be adjusted at the next meeting with a credit change order. Mr. Norton moved the change orders, not to exceed \$139,884 (att.). Mr. Johnson seconded. Motion was unanimously approved.

Invoices for Payment: Mr. Norton moved the Caldwell Walsh invoice #21 in the amount of \$771,787.83. Mr. Johnson seconded. Motion was unanimously approved.

Mr. Johnson moved the Quisenberry Arcari invoice #11648 for the Community Center in the amount of \$2,389.00. Mr. Norton seconded. Motion was unanimously approved.

A \$433.00 QA invoice is being held to give Mr. Mitchell time to discuss with Bob Tait.

Note: This was the portion of the architect's invoice for the Senior Center. Mr. Tait will review for payment.

Matt Ariniello reported he is working with Rick Spreyer and a furniture supplier; the order needs to be in by May in order to have it by the substantial completion date. QA donated the services of their interior designer. CW donated lockers from another project, allowing for lockers in the lifeguard breakroom. The Building Maintainer position will be posted in the next two weeks. Membership sales begin June 1. A very knowledgeable Aquatics Director has been hired.

The next regular meeting is scheduled for May 28 2019.

Adjournment: Having no further business the Public Building & Site Commission adjourned their regular meeting at 8:27pm.

Att: Field Observation Report; Consigli Schematic Design Estimate; Change Orders, April 2019

Respectfully submitted,
Susan Marcinek

Newtown Community Center

Field Observation Report

4/23/2019

Site contractor is installing light pole bases and curb and sidewalk and prepping crosswalk on Primrose Street.

Mason has completed all exterior masonry and is in process of washing down the brick veneer. All EFIS has been completed on the building.

The general trade's contractor has completed all interior framing and a sheetrock. All interior door frames have been installed and tapping and sanding are in process. Taping and sanding are ongoing. Contractor is also installing window sills.

Steel contractor has completed the installation of the steel beams for the folding partitions in the community center and the steel nano wall in the senior center.

Window contractor is installing the remaining curtain wall windows and store front doors.

Painting contractor is painting all completed areas.

Ceiling contractor has installed ceiling grid in hallways of community center and locker rooms. Contractor also installing clouds in the multipurpose room

All ductwork has been installed and insulated and contractor is cutting in vents and registers

Flooring contractor has installed roof membrane on both community and senior center entrances.

Mechanical contractor is installing sinks and toilets throughout the building. Toilet partitions are also being installed in finished spaces. Contractor completed installing the trench drain around both pools.

Electrical contractor is installing light fixtures and installing switches and devices in both community and senior centers and wiring light pole bases.all exterior lighting on the building has been installed.

Flooring contractor is installing ceramic and VCT flooring in completed areas.

Pool contractor has completed the pool interior tiling and labeling and is in process of placing concrete slab around the pools.

Bill Knight

Clerk of the Work

Schematic Design Estimate



Town of Newtown

New Police Headquarters

Newtown, CT

April 16, 2019

SUBMITTED BY:

Consigli Construction Co., Inc.

72 Sumner Street

Milford, MA 01757



Phase	Description	Takeoff Qty	Total Cost/Unit	Total Amount
02-20 SELECTIVE DEMOLITION		25,588 sf	7.59 /sf	194,306
02-82 HAZARDOUS MATERIAL ABATEMENT		25,588 sf	0.98 /sf	25,000
03-30 CONCRETE		25,588 sf	6.99 /sf	178,838
04-01 MASONRY REPAIR/RESTORATION		25,588 sf	0.31 /sf	7,810
04-20 MASONRY		25,588 sf	22.00 /sf	563,051
05-12 STRUCTURAL STEEL		25,588 sf	2.73 /sf	69,925
05-50 MISCELLANEOUS METALS		25,588 sf	3.57 /sf	91,250
06-25 FINISH CARPENTRY		25,588 sf	10.97 /sf	280,750
07-10 WATERPROOFING & JOINT SEALANTS		25,588 sf	5.77 /sf	147,518
07-21 INSULATION		25,588 sf	1.03 /sf	26,400
07-42 METAL/COMPOSITE PANELS & SIDING		25,588 sf	13.92 /sf	356,260
07-50 MEMBRANE ROOFING		25,588 sf	23.02 /sf	589,139
08-10 DOORS, FRAMES & HARDWARE		25,588 sf	11.26 /sf	288,175
08-34 SPECIAL DOORS		25,588 sf	3.43 /sf	87,700
08-36 OVERHEAD DOORS/LOADING DOCK EQUIP		25,588 sf	1.09 /sf	28,000
08-41 ALUMINUM/GLASS & GLAZING		25,588 sf	9.70 /sf	248,297
08-51 METAL WINDOWS		25,588 sf	0.57 /sf	14,450
08-53 VINYL WINDOWS		25,588 sf	3.22 /sf	82,500
09-21 DRYWALL		25,588 sf	19.36 /sf	495,274
09-30 TILE		25,588 sf	5.81 /sf	148,673
09-51 ACOUSTICAL CEILINGS		25,588 sf	3.39 /sf	86,720
09-54 SPECIALTY CEILINGS		25,588 sf	8.61 /sf	220,300
09-61 FLOOR PREP/MOISTURE MITIGATION		25,588 sf	2.35 /sf	60,000
09-62 SPECIAL FLOORING		25,588 sf	0.79 /sf	20,250
09-65 RESILIENT FLOORING		25,588 sf	4.90 /sf	125,315
09-67 FLUID-APPLIED FLOORING		25,588 sf	1.18 /sf	30,150
09-68 CARPET		25,588 sf	1.06 /sf	27,000
09-69 ACCESS FLOORING		25,588 sf	1.42 /sf	36,250
09-80 ACOUSTICAL WALL & CEILING PANELS		25,588 sf	0.59 /sf	15,000
09-90 PAINTING		25,588 sf	3.29 /sf	84,055
10-01 TYPICAL SPECIALTIES		25,588 sf	4.47 /sf	114,286
10-14 SIGNAGE		25,588 sf	0.66 /sf	16,897
10-22 WIRE MESH ENCLOSURES		25,588 sf	0.52 /sf	13,213
10-51 LOCKERS		25,588 sf	1.52 /sf	38,776
10-71 FLAGPOLES		25,588 sf	0.29 /sf	7,500
10-95 MISCELLANEOUS SPECIALTIES		25,588 sf	4.10 /sf	104,995
11-31 EQUIPMENT		25,588 sf	0.46 /sf	11,649



CONSIGLI
Est. 1905

Newtown Police Headquarters

4/17/2019

191 South Main Street

Schematic Estimate

Phase	Description	Takeoff Qty	Total Cost/Unit	Total Amount
12-20 WINDOW TREATMENTS		25,588 sf	1.06 /sf	27,000
12-48 ENTRANCE MATS		25,588 sf	0.67 /sf	17,250
21-01 FIRE PROTECTION		25,588 sf	5.85 /sf	149,636
22-01 PLUMBING		25,588 sf	18.74 /sf	479,624
23-01 HVAC		25,588 sf	50.48 /sf	1,291,634
26-01 ELECTRICAL		25,588 sf	48.64 /sf	1,244,506
31-23 SITEWORK		25,588 sf	39.10 /sf	1,000,496
32-10 LANDSCAPING & SITE IMPROVEMENTS		25,588 sf	1.76 /sf	45,025
32-31 FENCING		25,588 sf	1.43 /sf	36,650



CONSIGLI
Est. 1905

Newtown Police Headquarters

191 South Main Street

Schematic Estimate

4/17/2019

Estimate Totals

Description	Amount	Totals	Rate	Cost per Unit
Subtotal	9,227,492	9,227,492		360.62 /sf
Design/Estimate Contingency	461,375		5.000 %	18.03 /sf
SDI (Subcontractor Bonds)				
Subtotal	461,375	9,688,867		378.65 /sf
Contractor's Contingency	290,666		3.000 %	11.36 /sf
General Requirements	353,000			13.80 /sf
General Conditions	585,344		5.100 %	22.88 /sf
Subtotal	1,229,010	10,917,877		426.68 /sf
Builder's Risk Insurance				
General Liability Insurance	160,683		1.400 %	6.28 /sf
Bld Permit (assumed exempt)				
State Fee	2,839		0.026 %	0.11 /sf
Performance & Payment Bond	70,966		0.650 %	2.77 /sf
Subtotal	234,488	11,152,365		435.84 /sf
Fee	206,319		1.850 %	8.06 /sf
Escalation	83,643		0.750 %	3.27 /sf
Preconstruction Fee	35,000			1.37 /sf
Total		11,477,327		448.54 /sf

Newtown Police HQ - SD Estimate



Value Management Log

As of: 4/16/2019

Reconciled Estimate 4/1/2019 \$ 11,477,327



NO.	DATE	DESCRIPTION	VM AMOUNT	STATUS	ACCEPTED AMOUNT	PENDING AMOUNT	REJECTED AMOUNT	NOTES
1		Main Entry Redesign	(\$83,545)	ACCEPTED	(\$83,545)			
2		ACM Panels in Lieu of Open Joint Panels	(\$86,000)	ACCEPTED	(\$86,000)			
3		Floor & Ceiling Trenches in Lieu of Access Floor	(\$51,140)	ACCEPTED	(\$51,140)			
4		Reduce Sally Port to One Bay	(\$35,838)	REJECTED			(\$35,838)	
5		Replace Brick and Block Wall with Hardie plank Lap Siding at Sally Port	(\$45,000)	ACCEPTED	(\$45,000)			
6		Delete New Work at Small Meeting Room	(\$14,110)	ACCEPTED	(\$14,110)			
7		Change Roofing Material to EPDM	(\$83,650)	ACCEPTED	(\$83,650)			
8		Reduction in Millwork Quantity (reduce 20%)	(\$31,100)	ACCEPTED	(\$31,100)			
9		Delete Ornamental Canopy	(\$20,250)	REJECTED			(\$20,250)	
10		Transfer Lockers to FF&E Budget	(\$32,776)	ACCEPTED	(\$32,776)			
11		Transfer High Density Storage System to FF&E Budget	(\$104,995)	ACCEPTED	(\$104,995)			
12		ACT - Use 2x4 Tiles in lieu of 2x2 Tiles	(\$6,200)	REJECTED			(\$6,200)	
13		Reduce Wall Tile Quantity - Reduce to 1/2 Height	(\$46,250)	ACCEPTED	(\$46,250)			
14		Delete Wood Wainscot Throughout Building	(\$57,399)	ACCEPTED	(\$57,399)			
15		Simplify Ceiling finish for Armstrong "MetalWorks" - C6 & C8 (reduce 10%)	(\$11,600)	ACCEPTED	(\$11,600)			Provide as alternate
16		Reduce Quantity of Abuse-Resistant Gypsum at Interior walls (reduce 50%)	(\$13,708)	REJECTED			(\$13,708)	
17		Reduce Quantity of Concrete Walks (reduce 20%)	(\$14,850)	ACCEPTED	(\$14,850)			Provide as alternate
18		Eliminate Site Walls at Entry	(\$15,200)	ACCEPTED	(\$15,200)			
19		Eliminate Impound Paving Area	(\$3,753)	REJECTED			(\$3,753)	
20		Reduce Quantity of VAV's/Reheat Zones (reduce by (5) five zones)	(\$10,000)	PENDING		(\$10,000)		
21		Delete Energy Recovery at AHUs	(\$56,875)	ACCEPTED	(\$56,875)			
22		Maximize Reuse of Existing FP Piping	(\$7,500)	ACCEPTED	(\$7,500)			
23		IMC Cable in lieu of EMT Throughout	(\$12,794)	ACCEPTED	(\$12,794)			
24		Eliminate Access Road to Ethan Allen Road	(\$23,227)	ACCEPTED	(\$23,227)			
25		Eliminate Drive Around Building	(\$7,880)	REJECTED			(\$7,880)	
VALUE MANAGEMENT SUBTOTALS - Direct Costs			(\$875,639)		(\$778,011)	(\$10,000)	(\$87,629)	
VALUE MANAGEMENT SUBTOTALS - Indirect Costs			(\$110,996)		(\$98,621)	(\$1,268)	(\$11,108)	
RECONCILED SD ESTIMATE - VM SUBTOTALS ABOVE			\$10,490,692		\$10,600,696			

<p>  Actual Work Remaining Work Critical Remaining Work Milestone </p>	<p> Consigli Construction Co., Inc. NEWTOWN POLICE HEADQUARTERS, NEWTOWN, CT Design Phase - Schedule Update - SUMMARY - 12-Apr-19 </p>	 <p> CONSIGLI <i>Est. 1995</i> </p>
<p> Data Date: 12-Apr-19 Run Date: 16-Apr-19 10:52 Page: 1 of 1 </p>	<p>© Primavera Systems, Inc.</p>	

Change Orders for Approval - April 2019

PCO #	Title	Description	\$	Decision Date
155	Power For Wireless Access Points	Furnish and install power outlet at (10) Wireless Access Point locations. Power was not shown on the contract drawings.	4,744	ASAP - work proceeding on Town authorization
149	Import Pool Water	Import clean water for the filling of the Lap and Recreation Pools due to the Town's concerns regarding the large quantity impact of the Town water supply and the discoloration of the existing Fairfield Hills water. This proposal includes after hours supervision due to the need to continuously fill the pools to properly cure the pool plaster.	15,645	ASAP - need to confirm availability
109	CB-40 Structural Support for Partitions	Furnish and install structural steel to support the operable partitions in the CC Multipurpose Room, CC Health and Fitness Room, and SC Games Room. Support was shown but was not capable of properly supporting an operable partition.	119,495	ASAP - work proceeding on Town authorization
			\$139,884	



Newtown Police Station

Schematic Design Opinion of Probable Cost

191 South Main Street

April 16, 2019

KAESTLE BOOS
associates, inc

Description	Subtotal	Totals	Comments
			Include removal of all hazardous materials, selective demolition, Main Building Construction Costs as well as Site Development.
CM Construction Cost			
Direct Construction Cost	\$11,477,327		Based on Consigli Construction Company 4/8/19 estimate
		\$11,477,327	Based on 25588 sf
Proposed Value Management Items:		(\$876,632)	
	SubTotal:	\$10,600,695	
Owner's Constr. Contingency	7%	\$693,435	
Probable Total Construction Cost:		\$11,294,130	
			Value Includes: Design Fees, Material Testing, Utility Backcharges, Moving, Reproduction Expenses, Legal / Advertising, Owner Provided Services & Material Completed
Owner's Indirect Cost			
A/E Site Analysis Fee	See Below		
Basic A/E Fee	\$1,077,500		
Reimbursables/Add Service	Allow.	\$0	
Geotechnical Engineering		\$10,500	
Environmental Engineering	Allow.	\$21,602	
Surveyor		\$16,176	
Roof Inspection - Haz. Mat.		\$1,970	
Roof Inspection - patching		\$2,000	
Septic Investigation		\$3,800	
Bond Insurance	Allow.	\$68,000	
Building Commissioning	Allow.	\$35,000	Code requirement (IECC). Allowance added.
Building Depart. Peer Review		T.B.D.	Struct. Peer Review not required. \$14,000 previous allowance
Utility Backcharges	Allow.	\$30,000	
Moving	Allow.	\$10,000	Reduced from \$15,000
Reproduction / Miscellaneous		\$5,000	Reduced from \$10,000
Legal / Advertising		\$5,000	Reduced from \$15,000
Hazardous Material Removal	Allow.	\$0	Within construction cost
Special Inspections	Allow.	\$15,000	
Material Testing	Allow.	\$35,000	
		\$1,336,548	
Owner's Indirect Cost Contingency	5%	\$66,827	
Probable Total Owner's Indirect Costs:		\$1,403,375	
			Value includes: FF&E, Communications Equipment, Security / Access Control / CCTV, IT / AV Equipment
Equipment Costs			
Furnishings & Furniture	Allow.	\$100,000	
HD Storage		\$104,995	
Loose Equipment	Allow.	\$55,000	
Data Equipment	Allow.	\$60,000	
Communications Equipment	Allow.	\$75,000	
Communications Consoles (1)	Allow.	\$40,000	
Security / Access Control	Allow.	\$150,000	
Fiber Relocation	Allow.	\$15,000	Based on State's 2/28/19 email
IT / AV Equipment	Allow.	\$100,000	Reduced from \$220,00 budget given to KBA
	SubTotal:	\$699,995	
Equipment Contingency	5.0%	\$35,000	
Total Probable Total Equipment Cost:		\$734,995	
Total Project Cost:		\$13,432,500	
Available from Site Analysis:			(\$232,500)
Adjusted Project Cost:		\$13,200,000	
Available Project Cost Budget:		\$13,200,000	