

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

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

**Present:** Robert Mitchell, Gus Brennan, Tom Catalina, Anthony D'Angelo, Gordon Johnson

**Absent:** Phil Clark, Bob Edwards, Art Norton

**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, Duane Clocker and Vic Ciancetta of Consigli Construction, Rusty Malik of Quisenberry Arcari, Purchasing Agent Rick Spreyer, two members of the public and one member of the press.

**Public Participation:** Anna Wiedemann, Chairman of the Commission on Aging, thanked Quisenberry Arcari, Caldwell Walsh and the PBSC. The building is now complete and filled with people and is beyond what she could've imagined.

**Approval of Minutes:** Mr. D'Angelo moved to approve the minutes of the June 25, 2019 meeting. Mr. Catalina seconded. Motion was unanimously approved.

**Appointment of New Alternate Member:** Mr. Mitchell noted that Allen Adriani has been attending meetings and was recommended to fill the vacancy. Mr. Adriani is a mechanical engineer, licensed P.E., has done HVAC design and is a member of the Sustainable Energy Commission. Mr. Adriani and Mr. Catalina have been reviewing the drawings for the police station. Mr. Johnson moved to approve the appointment of Allen Adriani, as an alternate member of the Public Building & Site Commission. Mr. D'Angelo seconded. All in favor.

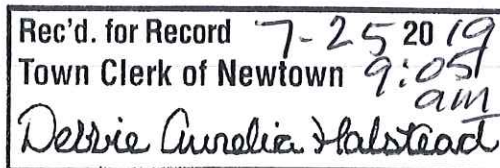
**Newtown Police Station**

**Project Status and Next Steps:** Mr. Magliagli said 100% Construction Documents will be handed over on Aug. 2. The project is on schedule and on budget. PBSC needs to approve the construction documents, when 100% complete, before accepting any bids. There may be a special PBSC meeting to do that, if required. The 100% Construction Documents will be available at the Land Use Planning office for review.

**Review of Town Meetings:** Everything went well with Planning & Zoning. There were no issues with the presentation of the design and after minor questions and answers the project was unanimously approved.

**Project Budget Review:** Mr. Ciancetta said the 75% CD set was reviewed; budget was updated. They are slightly under the target \$10,600,000 for construction costs. During the review some things, not previously captured, were identified and accounted for. Design contingency was drawn down to cover those items and continues to be on budget. Mr. Clocker said there was roughly \$55,000 of adds. The biggest cost was with mechanical/electrical, there were changes in exterior lighting per the Design Advisory Board requests. They will physically mock up how to reconstruct cavity walls from the interior. The mock up will be complete by Wednesday, if there are any adjustments to the documents needed, as a result of mock up, Kaestle Boos will have sufficient time to capture it prior to going out to bid.

**Invoices for Payment:** Mr. D'Angelo moved to approve invoice #18010.00-8 in the amount of \$144,000 for Kaestle Boos. Mr. Catalina seconded. All in favor. This brings them to 100% of concept and schematics and 58% of construction documents and bidding.



Mr. D'Angelo moved to approve invoice #4 in the amount of \$5,833.33 for Consigli Construction. Mr. Catalina seconded. All in favor.

Mr. Mitchell noted that Mr. and Mrs. Gilles Rousseau, who lost a daughter in Sandy Hook, had severe storm damage from the tornado last year. Kaestle Boos has a landscaping division and agreed to have their landscape architects meet with the Rousseau's and prepare designs for the reconstruction of their property. Mr. Mitchell thanked Mr. Boos.

#### **Community Center/Senior Center**

**Project Status and Schedule:** The minimal pool leakage points have been repaired. The pool water level drop is from allowable evaporation. They are waiting on a redesign relative to the sand filter. It has been bypassed so it is known when it backwashes. They are working to resolve the fire pump issue; there is not enough pressure as there is inadequate water coming from the town system. Aquarion is in charge of the water. A solution is underway. Mr. Malik said there are several options for the pump. The punch list is 75% complete, major issues have been addressed. Mr. Knight reported work for the fire pump filter still needs to be completed. Mr. Giacobbe is looking to find a mason to do the work. There's a portion of sidewalk in the back that was not on the drawings that needs to be done. Mr. Mitchell said that Mr. Hurley and Public Works may be able to do it. Mr. Malik said there is a revised sketch for the back patio. Mr. Mitchell confirmed there will be fundraising for that.

**Town Occupancy Process:** The Community Center and Senior Center is open for business. The ribbon cutting and walk through was very well received. General Electric representatives are happy with the building.

**Project Budget Review:** none.

**Change Order Review:** #181 Locker Room Flooring Changes (\$36,241) was not approved. First Selectman Rosenthal and Finance Director Bob Tait do not want that item approved pending another meeting the beginning of August. Mr. D'Angelo moved to approve the change orders, July 2019, minus #181, for a total approval of \$16,089. Mr. Johnson seconded. All in favor.

**Invoices for Payment:** There is \$303, 911 in full retainage, after the invoices are approved. Mr. D'Angelo moved to approve invoice #24 in the amount of \$928,401.28 for Caldwell Walsh. Mr. Johnson seconded. All in favor.

Mr. D'Angelo moved invoice #11902, for the Community Center, in the amount of \$6,317 for Quisenberry Arcari Architects and invoice #11903, for the Senior Center, in the amount of \$1,409 for Quisenberry Arcari Architects. Mr. Catalina seconded. All in favor.

Mr. Mitchell thanked Bill Knight, saying having eyes and ears in the building every day is very helpful for the work of the PBSC. Mr. Mitchell also told Mr. Malik that during the tours he heard several people talk about how very pleased with the ADA pool chair lift and zero entry pool design.

**The next regular meeting is scheduled for August 27, 2019.**

**Adjournment:** Having no further business the Public Building & Site Commission adjourned their regular meeting at 7:59p.m.

Att: Field Observation Report, July 23, 2019; Consigli, 75% estimate, 7/23/19.

Respectfully submitted,  
*Susan Marcinek*



# Newtown Community Center

## Field Observation Report

July 23<sup>rd</sup> 2019

The Community/ Senior Center project has been completed with exceptions. There are some punch list items that still need to be addressed as well as any additional day two items that the town has identified.

The work for the fire pump filter still needs to be completed as this is a change order and Caldwell Walsh is working on getting pricing so this work can be completed. The Gas lines to the mechanical equipment on the roof also need to be painted per the Fire Marshal.

The landscaping in the back of the Building also needs to be completed; this work will be done by the highway dept and the parks and recreation personal. There is also a small amount of sidewalk at the rear exit from the pool that was not shown on the drawings that need to be completed per the building official.

There are also some issues with the pools that need to be clarified by the pool consultant and some additional equipment and controls that still need to be completed.

Bill Knight

Clerk of the Work



**CONSIGLI**  
Est. 1905

# Newtown Police Headquarters

7/23/2019

191 South Main Street

75% Estimate

Description	Takeoff Qty	Total Cost/Unit	Total Amount
<b>A Base Bid - Building</b>			
01-50 GENERAL REQUIREMENTS	25,341 sf	1.51 /sf	38,320
02-20 SELECTIVE DEMOLITION	25,341 sf	7.92 /sf	200,680
02-82 HAZARDOUS MATERIAL ABATEMENT	25,341 sf	1.70 /sf	43,000
03-30 CONCRETE	25,341 sf	8.73 /sf	221,272
03-54 CAST UNDERLAYMENT	25,341 sf	0.16 /sf	4,115
04-01 MASONRY REPAIR/RESTORATION	25,341 sf	0.31 /sf	7,810
04-20 MASONRY	25,341 sf	16.76 /sf	424,615
05-12 STRUCTURAL STEEL	25,341 sf	2.51 /sf	63,630
05-50 MISCELLANEOUS METALS	25,341 sf	2.82 /sf	71,400
06-25 FINISH CARPENTRY	25,341 sf	6.56 /sf	166,305
07-10 WATERPROOFING & JOINT SEALANTS	25,341 sf	4.69 /sf	118,878
07-21 INSULATION	25,341 sf	1.52 /sf	38,573
07-42 METAL/COMPOSITE PANELS & SIDING	25,341 sf	6.39 /sf	162,000
07-46 WOOD & FIBER CEMENT SIDING	25,341 sf	1.73 /sf	43,855
07-50 MEMBRANE ROOFING	25,341 sf	19.31 /sf	489,396
08-10 DOORS, FRAMES & HARDWARE	25,341 sf	10.89 /sf	276,000
08-34 SPECIAL DOORS	25,341 sf	4.04 /sf	102,360
08-36 OVERHEAD DOORS/LOADING DOCK EQUIP	25,341 sf	1.11 /sf	28,000
08-41 ALUMINUM/GLASS & GLAZING	25,341 sf	4.48 /sf	113,600
08-53 VINYL WINDOWS	25,341 sf	3.26 /sf	82,500
09-21 DRYWALL	25,341 sf	27.39 /sf	694,000
09-30 TILE	25,341 sf	4.66 /sf	118,043
09-51 ACOUSTICAL CEILINGS	25,341 sf	2.52 /sf	63,948
09-54 SPECIALTY CEILINGS	25,341 sf	9.54 /sf	241,725
09-61 FLOOR PREP/MOISTURE MITIGATION	25,341 sf	2.37 /sf	60,000
09-62 SPECIAL FLOORING	25,341 sf	0.71 /sf	18,000
09-65 RESILIENT FLOORING	25,341 sf	3.82 /sf	96,801
09-67 FLUID-APPLIED FLOORING	25,341 sf	1.07 /sf	27,000
09-68 CARPET	25,341 sf	0.80 /sf	20,250
09-69 ACCESS FLOORING	25,341 sf	/sf	
09-90 PAINTING	25,341 sf	3.18 /sf	80,582
10-01 TYPICAL SPECIALTIES	25,341 sf	4.57 /sf	115,735
10-14 SIGNAGE	25,341 sf	0.83 /sf	21,085
10-22 WIRE MESH ENCLOSURES	25,341 sf	0.55 /sf	13,963
10-51 LOCKERS	25,341 sf	0.30 /sf	7,600
10-71 FLAGPOLES	25,341 sf	0.30 /sf	7,500
10-95 MISCELLANEOUS SPECIALTIES	25,341 sf	0.09 /sf	2,177
11-31 EQUIPMENT	25,341 sf	0.42 /sf	10,508



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Est. 1905

# Newtown Police Headquarters

7/23/2019

191 South Main Street

75% Estimate

Description	Takeoff Qty	Total Cost/Unit	Total Amount
12-20 WINDOW TREATMENTS	25,341 sf	1.07 /sf	27,000
12-48 ENTRANCE MATS	25,341 sf	0.11 /sf	2,820
21-01 FIRE PROTECTION	25,341 sf	6.23 /sf	157,795
22-01 PLUMBING	25,341 sf	16.94 /sf	429,177
23-01 HVAC	25,341 sf	49.63 /sf	1,257,609
26-01 ELECTRICAL	25,341 sf	45.42 /sf	1,150,972
27-20 COMMUNICATIONS	25,341 sf	4.77 /sf	120,757
28-10 SECURITY	25,341 sf	3.29 /sf	83,422
31-23 SITEWORK	25,341 sf	39.95 /sf	1,012,249
32-10 LANDSCAPING & SITE IMPROVEMENTS	25,341 sf	3.06 /sf	77,528
32-31 FENCING	25,341 sf	1.30 /sf	33,050
<b>A Base Bid - Building</b>		<b>/gsf</b>	<b>8,647,603</b>
<b>B Changes from 75% CD's</b>			
09-54 SPECIALTY CEILINGS	25,341 sf	(0.19) /sf	(4,750)
21-01 FIRE PROTECTION	25,341 sf	0.02 /sf	417
23-01 HVAC	25,341 sf	1.25 /sf	31,626
26-01 ELECTRICAL	25,341 sf	0.46 /sf	11,569
31-23 SITEWORK	25,341 sf	0.66 /sf	16,605
<b>B Changes from 75% CD's</b>		<b>/gsf</b>	<b>55,467</b>



**CONSIGLI**  
Est. 1905

## Newtown Police Headquarters

7/23/2019

191 South Main Street

75% Estimate

### Estimate Totals

Description	Amount	Totals	Rate	Cost per Unit
<b>Subtotal</b>	<b>8,703,071</b>	<b>8,703,071</b>		<b>343.44 /sf</b>
Design/Estimate Contingency	208,874		2.400 %	8.24 /sf
SDI (Subcontractor Bonds)				
<b>Subtotal</b>	<b>208,874</b>	<b>8,911,945</b>		<b>351.68 /sf</b>
Contractor's Contingency	267,358		3.000 %	10.55 /sf
General Requirements	319,029			12.59 /sf
General Conditions	589,945			23.28 /sf
<b>Subtotal</b>	<b>1,176,332</b>	<b>10,088,277</b>		<b>398.10 /sf</b>
Builder's Risk Insurance	By Owner			
General Liability Insurance	127,098		1.200 %	5.02 /sf
Building Permit				
State Fee	2,623		0.026 %	0.10 /sf
Performance & Payment Bond	63,017			2.49 /sf
<b>Subtotal</b>	<b>192,738</b>	<b>10,281,015</b>		<b>405.71 /sf</b>
Fee	190,199		1.850 %	7.51 /sf
Escalation	77,108		0.750 %	3.04 /sf
Preconstruction Fee	35,000			1.38 /sf
Preco- Site Investigation	8,160			0.32 /sf
<b>Total</b>		<b>10,591,482</b>		<b>417.96 /sf</b>