

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

The Public Building and Site Commission held a regular meeting Tuesday, August 27, 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, Tom Catalina, Phil Clark, Gordon Johnson, Allen Adriani

Absent: Bob Edwards, Art Norton

Also Present: Chuck Boos of Kaestle Boos, Vic Ciacetta and Michael Trzesniowski of Consigli, Rusty Malik of Quisenberry Arcari, Joe Giacobbe of Caldwell & Walsh, Rick Spreyer, Purchasing Agent, Chief Viadero and First Selectman Dan Rosenthal.

Public Participation: none.

Approval of Minutes: Mr. D'Angelo moved to approve the minutes of the July 23, 2019 meeting. Mr. Catalina seconded. Motion was unanimously approved.

Newtown Police Station

Project Status and Next Steps: Consigli has the construction documents; they have been delivered to the Land Use Agency. Not all comments were incorporated. Mr. Mitchell asked Mr. Adriani for an email with HVAC comments to give to KBA to determine if it could be put in as an addendum.

Project Bidding Status: Everything is in order. Mr. Trzesniowski will be managing the bid process, the GMP preparation, logistic plans and schedules. Mr. Clocker is still involved and will be working with Mr. Trzesniowski. Bids can go out upon approval. Mr. Ciacetta stated that in combination with the KBA design drawings, Consigli has supplemented that with a comprehensive front end, invitation to bid, instructions to bidders; outlining all the expectations of the bidders. Included are a formal proposal, safety plan, schedule and overall site logistics. It is a busy bidding market currently. Mr. Mitchell requested that KBA and Consigli contact any of their preferred subcontractors to make them aware of the project.

Project Budget Review: There has been no budget change since the 75% CD update. The impact of any tariffs cannot be predicted.

Project Schedule Review: Consigli is running three weeks later getting out to bid but the schedule still holds true with a finish date of on, or about, November 1, 2020. Winter condition work is isolated; there are temporary heat funds built into the estimate.

Invoices for Payment: Mr. D'Angelo moved: Resolved that the Construction Documents for the New Police Headquarters for the Town of Newtown, dated August 02, 2019, prepared by Kaestle Boos Associates, Inc., be accepted by the Public Building and Site Commission, acting as the Project Building Committee, for the purpose of allowing this project to be released for bidding. The Construction Documents encompass 94 drawings as enumerated on sheet R0.01 and the associated specifications, Volume I of I, all dated August 02, 2019. Mr. Catalina seconded. All in favor.

Rec'd. for Record 8-28-2019
Town Clerk of Newtown 2:45 PM
Debbie Aurelia Halstead

Mr. Mitchell reported his company is working with a client, Fuss and O'Neill Mechanical is the lead on the project. He will not be working with Fuss & O'Neill hazmat; they are not part of the project. Should there be any conflict of interest Mr. Mitchell will recuse himself.

Mr. D'Angelo moved to approve the Consigli Construction invoice #5 in the amount of \$6,454.64 contingent upon the approval of the purchasing authority. Mr. Catalina seconded. All in favor. This is for pre-construction work and at 72% construction documentation.

Mr. D'Angelo moved to approve the Fuss & O'Neill invoice #0214163 in the amount of \$4,738.90 contingent upon the approval of the purchasing authority. Mr. Catalina seconded. All in favor.

Mr. D'Angelo moved to approve the Kaestle Boos invoice #18010.00-9 in the amount of \$144,000 contingent upon the approval of the purchasing authority. Mr. Catalina seconded. This will bring them through 76% construction documentation. All in favor. Mr. D'Angelo moved the Kaestle Boos invoice #18010.00-10 in the amount of \$112,000 contingent upon the approval of the purchasing authority. This will bring them through 90% construction documentation. Mr. Catalina seconded. All in favor.

Community Center/Senior Center

Project Status: Mr. Giacobbe stated that of the 27 punch list items currently listed, he expects ten to be complete on Thursday. A water balancer came out regarding the hot water issue in the showers; Mr. Giacobbe is waiting on the report. Mr. Johnson suggested the distance between the return line and the hot water line is the cause for the delay in hot water. Mr. Malik stated the distance isn't that great. Mr. Giacobbe said the booster pump was put in as designed; a sub contractor is pricing out putting one in as it should've been put in. The town water didn't provide proper pressure to test the fire pump; the requirements to test were modified by recertifying the pump for 550 gallons/minute. The sprinklers will function as needed. Mr. Johnson recommended the balance report be submitted to the engineer to check to see about the actual GPM's. Installing isolation valves will require draining approximately 20% of the pool to the overflow line. Mr. Brennan requested a copy of the balancing report, when received.

Mr. Giacobbe will get one consolidated punch list for the commission noting item, responsibility and anticipated completion date.

Town Occupancy Review: The project is still occupied under the TCO pending completion of the punch list.

Project Budget Review: Mr. D'Angelo asked about the project budget. Mr. Mitchell answered it is still tight but there is still money to pay. Mr. Tait will provide an up to date information sheet on the project budget for the next meeting.

Change Orders: Mr. Mitchell stated that he needs the architect to review change orders and supply information and comment. Mr. Giacobbe requested #181 be approved as the job has been done and his contractors need payment. The architect needs to review that request. Mr. Giacobbe discussed the issue with the floor drains in the locker room; to cut cost tile was changed to sheet vinyl. The slabs were already in. The decision was made to modify the drains to work with the sheet vinyl. Tile remain in the showers. Mr. Brennan said that if the value engineering item was a month or more prior to the concrete being poured then it is a coordination issue.

Mr. Mitchell moved to approve change order 177 in the amount of \$4,885, change order 181 in the amount \$36,241, change order #203 in the amount of \$5,148 and change order #206 in the credit amount of \$7,900 subject to the contractual funding obligations and the terms and conditions of the contracts. However, the Owner reserves all rights concerning all matters relating to the change orders, including, without limitation, claims that the change should have been part of the GMP, that the change is a result of various errors and/or omissions for which the Owner should not be liable, and that certain components of the change include work and corrections to work that should have been previously contemplated. Mr. Catalina seconded. All in favor.

Invoices for Payment: Mr. D'Angelo moved the Quisenberry Arcari invoice #11998 in the amount of \$2,140.50 and the Quisenberry Arcari invoice #11999 in the amount of \$359.50. Mr. Catalina seconded. Mr. Brennan said that no money should be paid until the major issues of the punch list and the change orders are resolved. Clean things up and finish the job. At that time there will be one final payment. Mr. Adriani and Mr. Catalina agreed. First Selectman Rosenthal is concerned about some of the punch list items with retainage. Motion failed (Yes: Mitchell, D'Angelo, Catalina) (No: Brennan, Clark, Adriani, Johnson).

There was no action on Caldwell & Walsh invoice #24. It will be reviewed and corrected.

Mr. Mitchell has quotes from Mr. Ariniello for foam dams for the showers. Mr. Giacobbe said Mr. Ariniello placed an order last week.

Mr. Adriani requested a copy of engineer drawings of the hot water loop for review by him and Mr. Catalina.

The next regular meeting is scheduled for September 24, 2019.

Adjournment: Having no further business the Public Building & Site Commission adjourned their regular meeting at 8:10pm.

Att: Consigli monthly preconstruction report, Aug. 12, 2019; change orders, August 2019

Respectfully submitted,
Susan Marcinek



Town of Newtown New Police Headquarters

MONTHLY PRECONSTRUCTION REPORT
July-August 2019
Issued August 12, 2019



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Town of Newtown New Police Headquarters

MONTHLY PRECONSTRUCTION REPORT
July-August 2019
Issued August 12, 2019

EXECUTIVE SUMMARY

Since our last report we have completed the 75% CD estimate. The estimate came in below the target budget. The revised budget was submitted for review on July 16th. We presented the budget to the PBSC committee at the meeting on July 23rd. The committee approved the budget and updated schedule. On July 30th Consigli met onsite with KBA and BVH to do a mock-up and review constructability. Two mock-ups were created, and we discussed the pros and cons with the team. The team agreed upon the mesh and spray foam option. We anticipate receipt of the 100% CD's (bid documents) in early August 2019, the exact date to be determined based on finalizing exterior wall details per the approved mock-up. Following receipt of the CD's, we will prepare the bid package and anticipate issuing for bids in mid-August.

KEY DISCUSSIONS / STUDIES

We received 75% CD drawing on July 9, 2019. We issued an estimate update on July 18, 2019 in the amount of \$10,591,482.

PBSC Meeting July 23, 2019 – approved the 75% CD's budget and schedule.

July 30, 2019 – on-site exterior wall retrofit mock-ups installed and reviewed by Team. Consensus was to move forward with the mesh and spray foam option.



Town of Newtown New Police Headquarters

MONTHLY PRECONSTRUCTION REPORT

July-August 2019

Issued August 12, 2019

MEETINGS ATTENDED

DATE	TYPE	LOCATION
3/12/2019	Kick-off Meeting	
3/26/2019	PBSC Meeting	
4/12/2019	Estimate Review Meeting	
4/23/2019	PBSC Meeting	
5/3/2019	Team Meeting on Investigation Services	
5/28/2019	PBSC Meeting	
6/18/2019	Onsite Meeting with BVH to discuss building envelope	
6/20/2019	Estimate Review Meeting	
6/25/2019	PBSC Meeting	
7/23/2019	PBSC Meeting	
7/30/2019	Onsite Meeting to build exterior wall mock-ups	

DELIVERABLES LIST

DATE	TYPE	DESCRIPTION
4/8/2019	Estimate	Schematic Design
4/16/2019	VM Log	Value Management Log and revised SD estimate
6/14/2019	Estimate	Design Development
6/20/2019	VM Log	Value Management Log and revised DD estimate
7/16/2019	Estimate	75% CD estimate update



Town of Newtown New Police Headquarters

MONTHLY PRECONSTRUCTION REPORT

July-August 2019

Issued August 12, 2019

PRECONSTRUCTION SERVICES COST SUMMARY

Original Preconstruction Services Contract Amount:	\$	35,000
Increased precon services for select investigative work:	\$	8,160 (work on T&M basis)
Revised Preconstruction service contract amount:	\$	43,160
Cost Incurred through	\$	24,718
Amount Billed to Date:	\$	24,718
Amount Paid to Date:	\$	18,442

APPENDIX -N/A

Change Orders for Approval - August 2019				
PCO #	Title	Description	\$	Decision Date
177	DTC Bulletin #4 Fire Marshall Requests	Additional sprinkler heads, exit devices, and horn strobe requested by the Fire Marshall	\$4,885	T&M work already completed
181	Locker Room Flooring Changes	Changes in the flooring of the Locker Rooms, including using tile at the showers only and modifying the existing drains to allow sheet vinyl flooring to tie into the drains	\$36,241	T&M work already completed
182	Hand Dryer Electrical Requirements	Relocate termination of (3) fire pit lines and provide, install, and wire (2) additional fire pit controllers	\$642	T&M work already completed
194	Install low profile Kitchen lights, change to 27" 3 bay sink	Bulletin 16 contained lighting changes that were revised so no new light were added. However, two lights needed to be swapped to low profile lights due to conflicts with ductwork. Also, per submittal comments, the 3 bay sink was changed from 24" to 27".	\$2,790	T&M work already completed
202	Pool Water Lost to Overflow Design, Construction of Access Road	Needed to replace water after the pools had gone down a couple of feet due to the design of the overflows in the surge tanks being 20" below the level of the pools. Also includes T&M work by the site contractor to create the access road behind the building for the water trucks.	\$17,648	T&M work already completed
203	Replace Damaged Hydrant	Replace damaged gasket on existing hydrant that was to be relocated. Existing hydrant was removed, reinstalled, and retested - upon test, the gasket was faulty and needed to be dug up, replaced, and reinstalled.	\$5,148	T&M work already completed
206	Credit for Concrete in lieu of Pavers at Crosswalks	Pour concrete at (2) crosswalks towards the Municipal Center in lieu of pavers	(\$7,900)	T&M work already completed
			\$59,454	