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

The Public Building and Site Commission held a special meeting Wednesday, September 25, 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, Art Norton, Gordon Johnson,

Allen Adriani

Absent: Phil Clark, Bob Edwards

Also Present: Chuck Boos of Kaestle Boos, Vic Ciancetta and Michael Trzesniowski of Consigli, Rusty Malik of Quisenberry Arcari, Joe Giacobbe of Caldwell & Walsh (7:23pm), Rick Spreyer, Purchasing Agent, Police Commission Chairman Joel Faxon, Community Center Director Matt Ariniello, First Selectman Dan Rosenthal and one member of the press.

Public Participation: none.

Approval of Minutes: Mr. D'Angelo moved to approve the minutes of the August 27, 2019 meeting. Mr. Catalina seconded. Motion was unanimously approved.

Newtown Police Station

Project Status and Next Steps: The goal is to have a complete GMP for approval that would enable construction to begin.

Project Bidding Status: Vic Ciancetta reported there was a successful bid opening with 27-28 bid packages. The coverage was light on some trades. They are recommending rebidding three key packages (glass & glazing, siding, metal panel) that had only one bidder. If those three packages are not included, based on Consigli estimate, the project would be under budget. The plan is to rebid quickly; a ten day turnaround rebid effort will keep the overall schedule on track. Additional packages had only two bids: Steel, doors, frames & hardware, acoustic ceilings and painting. There was one bid received for fire protection and no bids received for overhead door. Rick Spreyer said the Town has explicit language relative to the quote threshold but is not as explicit with the sealed bid requests. Bids have been awarded when under three have been submitted. First Selectman Rosenthal will check with Town counsel. HVAC had seven bidders, site work had eight bidders. The drivers were glass & glazing, siding and metal panel. Bob Mitchell said that if bids are significantly over the estimate it is worth rebidding; if it is on or below there is no reason to rebid. Mike Trzesniowski will hold scope reviews, which will take one-two weeks. The bidders receive a comprehensive set of bidder instructions, including design drawings and specs, schedule and logistics. Their proposal includes the bid and a full scope description, alternate pricing, unit prices and acknowledgement of an understanding of schedule. They rely on specifications to define systems. It is expected that the low bidder meets all requirements of the specs. The base bid is within the master budget; eight add alternates are above and beyond. Art Norton questioned the feedback on glass & glazing, siding and metal panel. One pulled out last minute. Vic Ciancetta expected at least three bids for each package and will circle back to ask why they weren't submitted. It may be related to manufacturer pricing or timing. It is an active market and that is why the bid was extended. All packages do not have to be rebid at the same time. Gus Brennan wants an outline of the bids to decide if there are additional packages they should be looking at. The bids are awarded after the GMP is in place. Rick Spreyer will send the bid list to the committee.

Rec'd. for Record 9-30 20 19
Town Clerk of Newtown 2:40
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Project Budget Review: If the rebids can be brought back in line Vic Ciancetta expects numbers to be under the target budget.

Project Schedule Review: A 75% updated CD schedule was reviewed (att.). Between Sept. 26 – Oct. 16 (possibly extended to Oct. 18 with the rebid) Consigli will evaluate bids, conduct scope reviews and submit a GMP. After GMP approval, sub contracts (initial trades for starting work) will be awarded the last week of October. Target mobilization is November. Renovation of existing building runs from November 2019 to August 2020. New addition construction exterior work will begin November 2019 to April 2020; interior work February thru September 2020. Site work will begin in November thru December and continued in the spring. Needs for winter conditions have been bought with the packages. Certificate of occupancy is expected to be November 3, 2020. The GMP needs Board of Selectman approval.

Invoices for Payment: Mr. Norton moved to approve the Consigli invoice #6 in the amount of \$6,651.59. Mr. D'Angelo seconded. This brings them to 90% preconstruction phase. All in favor.

Community Center/Senior Center Project Status: see punch list review.

Project Punch List Review: Caldwell & Walsh has the punch list from Quisenberry Arcari and needs more specific clarification on some items. Matt Ariniello stated there are outstanding large items such as pool deck masonry as well as masonry outside the pool area. Hot water issues continue. The pools VFD's have been kicking offline requiring the use of more chlorine. There have been HVAC issues; the sand filter and booster pump needed re-plumbing. There have been boiler issues. Mr. Ariniello will get all that information to Rusty Malik of QA. Bob Mitchell stated these critical items need addressing. Gordon Johnson checked the boiler room/mechanical room mixing valve and the position of the check valves and pump. Pumped water is going through one heater that is not operational; the temperature will not be up to where it should be. He went over the specs in regards to shower valves. The balancing valves are not adjustable. Mr. Johnson suggested taking them apart and readjust to get more of a flow of hot water, just to get the water source from A to B. There is no line that comes off the hallway to the showers. He also suggested plumbers make sure there is not a cross connections in the piping that would cause a delay in the hot water. Mr. Malik stated the engineers are meeting with plumbers. In the kitchen there is only one supply diffuser, in front of the hood. The heat and the cold air coming out cause condensation to drip on the floor. Matt Ariniello said the locker room drainage is a huge issue; water spills into changing area. New shower heads have been received and will be installed, starting in the woman's locker room. Dams will also be installed to keep the water in the showers. Light sensors need to be fixed. The kitchen floor needs to be sealed. The multipurpose room will be retiled due to a defect in the floor tile. Matt Ariniello said that filters need frequent changing. Gus Brennan said that ducts should've been sealed; Joe Giacobbe said the ducts were cleaned and sealed. Bob Mitchell asked that the return lines be checked. Allen Adriani asked about wires that are hanging from the ceiling; they are IT wires and Matt Ariniello will get a box to cover the wires. The building inspector is investigating an ADA complaint regarding a low toilet. Mr. Mitchell wants the water evaporation issue addressed. Allen Adriani said that the Southeast corner of the pool has ducts but no registers; he is concerned that in the winter there will be condensation problems.

Project Budget Review: no discussion.

Change Order Review: Caldwell & Walsh and Quisenberry Arcari are at an impasse. The discrepancies need to be resolved. The kitchen light change order will be reduced. The labels on the fire alarm panel indicated room numbers; the room signage is not numbered. A modulation valve was installed; Joe Giacobbe will bring in the drawings.

Mr. D'Angelo moved to recommend approval of PCO#212 in the amount of \$1,333. The motion was not seconded and therefore not before the meeting.

Invoices for Payment: Mr. Johnson moved to approve the Quisenberry Arcari invoice #12084 in the amount of \$1,070.25 and the Quisenberry Arcari invoice #12085 in the amount of \$179.75. Mr. Catalina seconded. All in favor.

The next regular meeting is scheduled for October 22, 2019.

Adjournment: Having no further business the Public Building & Site Commission adjourned their special meeting at 8:28pm.

Att: Consigli Schedule Update, Aug. 21, 2019

Respectfully submitted, Susan Marcinek

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NEWTOWN POLICE HEADQUARTERS, NEWTOWN, CT	N, CT	378	351	09-Aug-19 A	08-Jan-21	0	
PROJECT MILESTONES		301	301	30-Sep-19	07-Dec-20	22	
Project Milestones		301	301	30-Sep-19	07-Dec-20	22	
A1320 Building Permit Acquired		0	0		30-Sep-19	29	◆ Building Permit Acquired
A1390 GMP Approved		0	0	THE SECOND SECON	22-Oct-19	0	◆ GMP Approved
A1800 Mobilize		0	0	A A STATE OF THE S	11-Nov-19	5	◆ Mobilize
A7030 Renovations & New Additions Construction	J.C.	249	249	11-Nov-19	02-Nov-20	23	Renovations & New Additions: Constru
A1790 Certificate of Occupancy		0	0		03-Nov-20	22	♦ Certificate of Occupancy
A7066 Ready For Full Operation		0	0		07-Dec-20	22	Ready For Full Operation
PRECONSTRUCTION		40	40	27-Aug-19	22-Oct-19	13	
Public Building Sub-Committee Meetings		40	40	27-Aug-19	22-Oct-19	3	
A7136 PBSC Meeting (Authorization to Go Out to Bid)	o Bid)	-	-	27-Aug-19*	27-Aug-19	23	i: PBSC Meeting (Aukhanzation to Go:Out to Bid)
A7146 PBSC Meeting		-	-	24-Sep-19*	24-Sep-19	23	i PBSC Meeting
A7278 Special PBSC Meeting - Approve GMP		-	-	22-Oct-19	22-Oct-19	0	I Spedial PBSC Meeting - Approve GMP
Town Department & Agency Reviews & Approval		21	21	30-Aug-19	30-Sep-19	29	
A1090 Apply / Obtain Building Permit, Other Local Approvals	al Approvals	21	21	30-Aug-19	30-Sep-19	23	Apply / Obtain Building Permit, Other Logal Approvals
BID, GMP, SUB-CONTRACTOR AWARD & PROCUREMENT	JREMENT	79	25	09-Aug-19 A	01-Nov-19	0	
A6080 CM Prepare Bid Packages, Front End Requirements	quirements	15	က	09-Aug-19 A	23-Aug-19	0	■ CM Prepare Bid Packages, Front End Requirements
A6060 Sub-Contractor Bidding		15	15	28-Aug-19	18-Sep-19	0	Sub-Contractor Bidding
A5930 Possible Bid Extension		2	2	19-Sep-19	25-Sep-19	0	■ Possible Bid Extension
A5700 CM Prepare & Submit GMP		15	15	26-Sep-19	16-Oct-19	0	CM Prepare & Submit GMP
A5710 Owner Review GMP		4	4	17-Oct-19	22-Oct-19	0	I Owner Review GMP
A5730 GMP Approval		0	0		22-Oct-19	0	◆ GMP Apprbval
A6960 Award Sub-Contracts (Initial Trades for Starting Work)	starting Work)	ω	ω	23-Oct-19	01-Nov-19	0	 Award Sub-Contracts (Initial Trades for Starting Work)
MEPS COORDINATION		40	40	04-Nov-19	31-Dec-19	45	
A7218 MEP Coordination - Underground Work		20	20	04-Nov-19	02-Dec-19	30	☐ MEP Coordination - Underground Work
A1780 MEP Coordination - Overall Building		40	40	04-Nov-19	31-Dec-19	45	MEP Coordination - Overalt Building
LONG LEAD MATERIALS		130	130	04-Nov-19	06-May-20	169	
	ons Steel (14 Weeks)	70	70	04-Nov-19	12-Feb-20	0	Submit /Approve / Fab & Deliver - Additions Steel (14 Weeks)
	(14 Weeks)	70	2	04-Nov-19	12-Feb-20	28	Submit //Approve / Fab & Deliver - AHUs (14 Weeks)
A7206 Submit / Approve / Fab & Deliver - Communications / 911 Furniture (6 Months+)	nunications / 911 Furniture (6 Months+)	130	130	04-Nov-19	06-May-20	169	Submit / Approve / Fab & Deliver - Communications / 91
Date: 21-Aug-19 Acual Work Run Date: 22-Aug-19 14:13 Consultation			Jii Con	Consigli Construction Co., Inc.	o., Inc.		
Page: 1 of 3	NEWIOWN	_	I HEA	DOOAKIER	POLICE HEADQUARIERS, NEW LOWN, CI	N N N	P P C P P C C

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CONSTRUCTION	CTION	294	294	11-Nov-19	08-Jan-21	0	
Mobilization	uo	5	5	11-Nov-19	15-Nov-19	2	
A1100	Mobilize	0	0	11-Nov-19		0	◆ Mdbilize
A1120	Deliver & Setup Construction Trailers	2	2	11-Nov-19	15-Nov-19	2	Deliver & Setup Construction Trailers
A1130	Install Construction Fence / Erosion Control	2	S.	11-Nov-19	15-Nov-19	2	I install Construction Fence / Erosion Control
novatio	Renovation of Existing Building	200	200	18-Nov-19	28-Aug-20	25	
Exterior		140	140	09-Dec-19	24-Jun-20	31	
A7345	Demo Roof Parapet / Metal Panel Assembly	£	#	09-Dec-19	23-Dec-19	53	☐ Demo Roof Parapet / Metal: Panel Assembly
A7350	Install Temporary Roofing at Demolished Parapet	30	30	10-Dec-19	22-Jan-20	53	install Temporary Roofing at Demolished Parapet
A7355	Rebuild Parapet	19	19	30-Dec-19	24-Jan-20	53	Rebuild Parapet
A7360	Install New Roof at Existing Building	25	25	27-Jan-20	28-Feb-20	23	Install New Roof at Existing Building
A7298	Set New AHUs on Roof	2	2	13-Feb-20	14-Feb-20	78	1 Set New AHUs on Roof
A7365	Retrofit Exterior Walls - Apply Interior Mesh and Spray Insulation	20	20	02-Mar-20	27-Mar-20	53	Retroff Exterior Walls - Apply Interior Mesh and Spray
A7308	Clean & Repoint Existing Exterior Masonry Walls	20	20	01-Apr-20*	28-Apr-20	31	Clean & Repoint Existing Exterior Masonry Wals
A1230	New Windows / Storefront / Other Exterior Upgrades	40	40	29-Apr-20	24-Jun-20	31	New:Windows / Storefront / Other Exterior
A7318	Install New Metal Panels	15	15	04-Jun-20	24-Jun-20	31	☐ Install New Metal Panels
Interior		200	200	18-Nov-19	28-Aug-20	25	
A6925	Hazmat Removal, Interior Demo of Existing Building, Demo Exterior Wall at Addition	25	25	18-Nov-19	23-Dec-19	25	—— Hazmat Removal, Interior Demo of Existing Building, Demo Exterior
A7186	Slab Demo, F/R/P Trench for Cabling - MDF Room to New Communications Room	15	15	10-Dec-19	31-Dec-19	25	☐ Slab Demo, F/RVPTrench for Cabling : MDF Room to New Co
A7188	Slab Demo, Excavate, F/R/P Foundations for Masonry Shear Walls - 7 Areas / 200 LF	15	15	10-Dec-19	31-Dec-19	25	Slab Demo, Excavate, F/R/P Foundations for Masonry
A7196	Slab Demo, Excavate / Install & Test - Below Slab Utilities	20	20	24-Dec-19	22-Jan-20	25	Slab Demo, Excavate / Install & Test - Below Slab Utilities
A7338	Slab Patching / Infill	10	10	16-Jan-20	29-Jan-20	25	🖺 Sab Patching / Jnfill
A7051	Layout New Walls	10	10	23-Jan-20	05-Feb-20	52	□ Layout New Walls
A7348	New Masonry Shear Walls	15	15	30-Jan-20	19-Feb-20	25	☐ New Masohry Shear Walts
A7041	Overhead & In Wall MEPS Rough In & Wall Framing / Drywall	20	20	30-Jan-20	06-May-20	25	Overhead & In Wall MEPS Rough in & Wall Framin
A7046	Interior Finishes - Renovation	80	80	07-May-20	28-Aug-20	25	Interior Finishes - Rehovation

140 - MEAN - CC02							
Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Flnish	Total Float	2019 2021 2020 2020 2020 2021 2 2021
New Addit	New Additions Construction	210	210	18-Nov-19	14-Sep-20	62	
Exterior		105	105	18-Nov-19	15-Apr-20	184	
A7156	Foundation Excavation & Rock Excavation (As Required)	20	20	18-Nov-19	16-Dec-19	2	Foundation Excavation & Rock Excavation (As Required)
A1151	F/R/P Building Foundations (Sallyport/Cell > New Entry)	20	20	03-Dec-19	31-Dec-19	0	■ P/R/P Building Foundations (Sallyport/Cell > New Entry)
A1156	Excavate / Install Underground Pipe / Inspect, F/R/P Building Addition Slabs	15	15	02-Jan-20	22-Jan-20	15	■ Excavate / Install Underground Proe/ Inspect, F/R/P Building Addil
A1153	Exterior Masonry Bearing Walls	30	30	02-Jan-20	12-Feb-20	0	Exterior Masonry Bearing Walls
A1152	Sallyport & Cell Area - Erect Building Structure & Roof Deck	15	15	13-Feb-20	04-Mar-20	0	■ Sallyport & Cell Area - Erect Building Structure: & Roof Deck
A7176	New Entrance Area - Erect Building Structure & Roof Deck	2	2	05-Mar-20	11-Mar-20	209	New Entrance Area - Erect Building Structure & Roof Deck
A7198	Insulation & Roofing (Sallyport/Cell > New Entry)	20	20	05-Mar-20	01-Apr-20	0	■ Insulation: & Roofing (Sallyport/Cell > New Entry)
A7328	Exterior Walls - Frame / Sheathing / Lap Siding / Overhead Doors	30	30	05-Mar-20	15-Apr-20	184	Exterior Walls - Frame / Sheathing / Lap Siding / Overhea
Interior		150	150	13-Feb-20	14-Sep-20	0	
A7200	Interior Masonry Walls	30	30	13-Feb-20	25-Mar-20	35	Interior Masonry Walls
A1154	MEPS Rough in & Walls	20	20	02-Apr-20	11-Jun-20	0	MEPS Rough in & Walls
A7031	Interior Finishes - Addition	65	65	12-Jun-20	14-Sep-20	0	Interior Finishes - Addition
Sitework		204	204	11-Nov-19	27-Aug-20	06	
A1150	Site Preparations & Site Utilities (Fall 2019)	30	30	11-Nov-19	23-Dec-19	0	Site Preparations & Site Utilities (Fail 2019)
A7228	Rock Excavation for New Access Road (Fall 2019)	20	20	25-Nov-19	23-Dec-19*	2	Rock Excavation for New Access Road (Fall 2019)
A7056	Finish Site Prep, Paving & Landscaping (Spring / Summer 2020)	105	105	01-Apr-20*	27-Aug-20	6	Finish Site Prep, Paving & Landscaping (Spriii
Punchlist,	Punchlist, Commissioning & Closeout	119	119	20-Jul-20	08-Jan-21	0	
A7202	Owner Special System Wiring, Server Tel Data Room & 911 Backbone	40	40	20-Jul-20	14-Sep-20	53	Owner Special System Wining, Server Tel D
A6380	General Cleaning & Punchlist	15	15	08-Sep-20	28-Sep-20	0	■ General Cleaning & Punchlist
A7204	Communication Room Equipment & Cell Area Security (Cameras / Hardware) - Install, Test & Owner Training	25	25	15-Sep-20	20-0ct-20	23	Communication Room Equipment & Cell
A6360	Mechanical Systems - Testing & Balancing, Commissioning	20	20	29-Sep-20	27-0ct-20	0	Mechanical Systems - Testing & Bafanc
A7238	Final Cleaning	2	5	21-Oct-20	27-Oct-20	0	■ Final Ceaning
A6340	Final Life / Safety Inspections	2	2	28-Oct-20	03-Nov-20	0	# Final Life/ Safety Inspections
A6330	Certificate of Occupancy	0	0	PRINCIPAL MATERIAL CONTINUES TO STATE OF STATE O	03-Nov-20	0	◆ Certificate of Occupancy
A6935	Owner FF&E Move In, Staff Move In	21	21	04-Nov-20	04-Dec-20	23	Owner FF&E Move In, Staff Move II
A7020	Project Close Out	4	4	04-Nov-20	08-Jan-21	0	Project Close Out
A6370	Ready For Full Oneration	C	c	AND THE PROPERTY OF THE PROPER	07-Dec-20	22	◆ Ready For Full Operation