

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 Ciacetta 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.

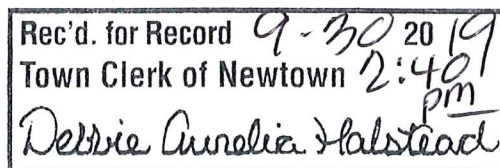
Public Participation: none.

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 Ciacetta 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 Ciacetta 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.



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

2055 - NEWTOWN POLICE HEADQUARTERS, NEWTOWN, CT						Page 1 of 3												
Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish	Total Float	201920202021											
NEWTOWN POLICE HEADQUARTERS, NEWTOWN, CT						J J A S O N D J F M A M J J A S O N D J J A S O N D J F M A M J J A S O N D												
PROJECT MILESTONES																		
Project Milestones																		
A1320	Building Permit Acquired	378	351	09-Aug-19 A	08-Jan-21	0	◆ Building Permit Acquired											
A1390	GMP Approved	301	301	30-Sep-19	07-Dec-20	22	◆ GMP Approved											
A1800	Mobilize	301	301	30-Sep-19	07-Dec-20	22	◆ Mobilize											
A7030	Renovations & New Additions Construction	249	249	11-Nov-19	02-Nov-20	23	Renovations & New Additions Construction											
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																		
Public Building Sub-Committee Meetings						40	40	27-Aug-19	22-Oct-19	13								
A7136	PBSC Meeting (Authorization to Go Out to Bid)	40	40	27-Aug-19	22-Oct-19	3												
A7146	PBSC Meeting	1	1	27-Aug-19*	27-Aug-19	29	PBSC Meeting (Authorization to Go Out to Bid)											
A7278	Special PBSC Meeting - Approve GMP	1	1	24-Sep-19*	24-Sep-19	23	PBSC Meeting											
Town Department & Agency Reviews & Approval						21	21	30-Aug-19	30-Sep-19	29	Special PBSC Meeting - Approve GMP							
A1090	Apply / Obtain Building Permit, Other Local Approvals	21	21	30-Aug-19	30-Sep-19	29	Apply / Obtain Building Permit, Other Local Approvals											
BID, GMP, SUB-CONTRACTOR AWARD & PROCUREMENT																		
A6080	CM Prepare Bid Packages, Front End Requirements	79	52	09-Aug-19 A	01-Nov-19	0	CM Prepare Bid Packages, Front End Requirements											
A6060	Sub-Contractor Bidding	15	3	09-Aug-19 A	23-Aug-19	0	Sub-Contractor Bidding											
A5930	Possible Bid Extension	15	15	28-Aug-19	18-Sep-19	0	Possible Bid Extension											
A5700	CM Prepare & Submit GMP	5	5	19-Sep-19	25-Sep-19	0	CM Prepare & Submit GMP											
A5710	Owner Review GMP	15	15	26-Sep-19	16-Oct-19	0	Owner Review GMP											
A5730	GMP Approval	4	4	17-Oct-19	22-Oct-19	0	GMP Approval											
A6960	Award Sub-Contracts (Initial Trades for Starting Work)	0	0		22-Oct-19	0	Award Sub-Contracts (Initial Trades for Starting Work)											
MEPS COORDINATION						8	8	23-Oct-19	01-Nov-19	0								
A7218	MEP Coordination - Underground Work	40	40	04-Nov-19	31-Dec-19	45	MEP Coordination - Underground Work											
A1780	MEP Coordination - Overall Building	20	20	04-Nov-19	02-Dec-19	30	MEP Coordination - Overall Building											
LONG LEAD MATERIALS																		
A7036	Submit / Approve / Fab & Deliver - Additions Steel (14 Weeks)	40	40	04-Nov-19	31-Dec-19	45	Submit / Approve / Fab & Deliver - Additions Steel (14 Weeks)											
A7288	Submit / Approve / Fab & Deliver - AHUs (14 Weeks)	130	130	04-Nov-19	06-May-20	169	Submit / Approve / Fab & Deliver - AHUs (14 Weeks)											
A7206	Submit / Approve / Fab & Deliver - Communications / 911 Furniture (6 Months+)	70	70	04-Nov-19	12-Feb-20	0	Submit / Approve / Fab & Deliver - Communications / 911 Furniture (6 Months+)											
						70	70	04-Nov-19	12-Feb-20	28								
						130	130	04-Nov-19	06-May-20	169								

Actual Work

Remaining Work

Critical Remaining Work

Milestone

Consigli Construction Co., Inc.

NEWTOWN POLICE HEADQUARTERS, NEWTOWN, CT

Design Phase - Schedule Update - DETAILED - 21-Aug-19

Data Date: 21-Aug-19

Run Date: 22-Aug-19 14:13

Page: 1 of 3

