

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

The Public Building and Site Commission held a regular meeting Tuesday, October 22, 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, Bob Edwards, Allen Adriani, Art Norton

Absent: Phil Clark, Gordon Johnson

Also Present: Aaron Kruger, Duane Clocker, Vic Ciacetta and Michael Trzesniowski of Consigli, Scott Magliagli of Kaestle Boos, Rusty Malik of Quisenberry Arcari, Joe Giacobbe of Caldwell & Walsh, Rick Spreyer, Purchasing Agent, Police Chief Viadero, Curt Symes, four members of the public and one member of the press.

Public Participation: none.

Approval of Minutes: Mr. Edwards moved to approve the special meeting minutes of September 25, 2019 and October 21, 2019. Mr. D'Angelo seconded. Motion was unanimously approved.

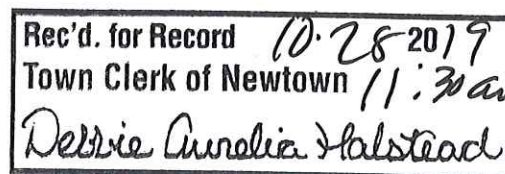
Newtown Police Station

Invoices for Payment: Mr. D'Angelo moved to recommend payment of the Fuss & O'Neill invoice #0215573 in the amount of \$611.00. Mr. Norton seconded. All in favor.

Mr. D'Angelo moved to recommend payment of the Kaestle Boos invoice #18010.00-11 in the amount of \$80,000. This brings them up to 100% for construction documents. Mr. Catalina seconded. All in favor.

Project Status and Next Steps: There will be a joint Board of Selectmen/PBSC meeting on November 6. The GMP will be presented. Consigli will be looking for Town approval, a release to make contract awards, and get underway with construction by November 8 and mobilize on site November 18.

Project Bidding Status: Scope reviews are being done on packages which did not have any question on coverage or price. Fifteen out of twenty-three packages are moving forward. Eight packages are being rebid based on coverage or higher than expected results. The eight package rebid will be in two rounds. The first round was steel, mill work, overhead door, paint and drywall. These bids came in on 10/17 with some price improvement; round one is being de-scoped. Round two is metal panel, siding, glass and glazing and due Nov. 1. Consigli will complete scope reviews on the three remaining packages on 11/4, 11/5 and 11/6 and issue a GMP on 11/6.



Project Budget Review: n/a

Project Schedule Review: The rebid pushed the schedule a week plus but they are still holding to the twelve month schedule (att.). When the subs are on board they will meet with them to go over the schedule.

Request for additional services for the rebid were submitted and approved by Bob Mitchell. The request has gone to the First Selectman. Rick Spreyer will follow up.

Community Center/Senior Center

Project Status: Factors preventing hot water from getting to the showers fast may be the low flow fixtures and the water is being tempered twice. The temperature was tested at the furthest sink and had hot water within a minute. Patrick Fontana, Sr. of A&B Mechanical stated the DTC field engineer accompanied them to look at the temperature of the hot water and investigate the duration of the water to come up to temperature. The showers were tested mid-morning and had hot water in less than a minutes. The field engineer was satisfied. Tempering is mixing hot, out of the hot water heater, with cold to bring down to lower temperature. The water doesn't recirculate in each branch. There will be a delay first thing because of water sitting overnight in the branches; the longer the branch the longer the delay. The problem is exasperated first thing in the morning. Gus Brennan suggested the solution might be as simple as having staff turn on the showers for two minutes in the morning. The recirculation loop is not at the showers, there is a distance of 40-50 feet. A&B stated that they were installed per contract documents, with low flow heads. DTC did not note anything not installed per contract. It is performing per documents.

Project Punch List Review: The HVAC punch list is 95% done, will be 100% by end of the week. There are a few architectural punch list items left. Rusty Malik has to verify the completed list. The Senior Center was not designed to have a dishwasher, since it is primarily a warming kitchen. Valves have been ordered for the pool. The hope is the work will be done Sunday night after closing; the valve will go on an existing pipe. At the same time the overflow pipe will be glued. Joe Giacobbe will follow up on water coming out of an exterior wall drain/valve causing rust line on the lower block level. The kitchen floor will be addressed when the kitchen is closed. The outside HVAC air filters and the return air filters need to be changed too often. DTC will check on this. It appears the system is pulling in outside air 24/7; it should be shut off at night as it is unoccupied. To prevent water going from the shower to the dressing area, Rusty Malik said they will look at shower curtains that are longer and install a marble threshold to act as a water dam. A shower head was changed and that helps keep water from spraying. Bob Mitchell said there is standing water at the drains and it is a problem and is to be corrected. Most drains in the dressing areas are fairly level. The drains that are too high need to be addressed. Joe Giacobbe will talk to Mark Principi relative to painting over rust on piping. Curt Symes asked about adjusting the tension on some doors in the Senior Center. Bob Edwards will check on this.

Project Budget Review: n/a

Community Center/Senior Center

Change Order Review: Mr. Malik said there are change orders he needs to understand more. Upon further discussion he approved four PCO's. Mr. D'Angelo moved to improve PCO #182 in the amount of \$642, PCO 194R in the amount of \$1094, PCO 211 in the amount of \$5,948 and PCO 212 in the amount of \$1,333 subject to the contractual funding obligation 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. Catalina moved the Quisenberry Arcari invoice #11998 in the amount of \$2,140.50 and invoice #11999 in the amount of \$359.50. Mr. D'Angelo seconded. Motion passes 6-1 (No: Edwards).

Mr. D'Angelo moved, pending the availability of funds, to recommend payment of invoice #24 to Caldwell Walsh in the amount of \$343,684.63. This is 99% complete; we are holding retainage. Mr. Catalina seconded. All in favor.

24A needs to be verified; no action taken.

The next regular meeting is scheduled for November 26, 2019.

Adjournment: Having no further business the Public Building & Site Commission adjourned their regular meeting at 8:53pm.

Attachments: Consigli Design Phase Schedule Update Summary, 10/21/19

Respectfully submitted,
Susan Marcinek

Activity ID	Activity Name	Run Dur	Start	Finish	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
NEWTOWN POLICE HEADQUARTERS, NEWTOWN, CT																			
PROJECT MILESTONES																			
Project Milestones																			
A1390	GMP Approved	319	28-Aug-19 A	25-Jan-21															
A1800	Mobilize	282	08-Nov-19	21-Dec-20															
A7030	Renovations & New Additions Construction	282	08-Nov-19	21-Dec-20															
		0		08-Nov-19															
		0		18-Nov-19															
A7030	Renovations & New Additions Construction	249	18-Nov-19	09-Nov-20															
A1320	Building Permit Acquired	0		22-Nov-19															
A1790	Certificate of Occupancy	0		18-Nov-20															
A7066	Ready For Full Operation	0		21-Dec-20															
PRECONSTRUCTION																			
Town Department & Agency Reviews & Approval																			
A1090	Apply / Obtain Building Permit, Other Local Approvals	21	25-Oct-19	22-Nov-19															
		21	25-Oct-19*	22-Nov-19															
BID, GMP, SUB-CONTRACTOR AWARD & PROCUREMENT																			
Initial Bidding																			
A6060	Sub-Contractor Bidding	0	28-Aug-19 A	16-Oct-19 A															
		0	28-Aug-19 A	18-Sep-19 A															
A5930	Bid Extension	0	19-Sep-19 A	25-Sep-19 A															
A7435	Bid Evaluation	0	26-Sep-19 A	27-Sep-19 A															
A7445	Scope Reviews - Bid Packages With Clear Low Responsive Bidder	0	03-Oct-19 A	16-Oct-19 A															
Rebid # 1: Select Bid Packages (No Spec Revisions Required)																			
A7375	#1 Rebid Period - Steel, OHD, Painting, Millwork, Drywall	5	07-Oct-19 A	25-Oct-19															
		0	07-Oct-19 A	17-Oct-19 A															
A7395	Rebid #1 - Scope Reviews	5	21-Oct-19	25-Oct-19															
Rebid #2: Select Bid Packages (Revised Specs / Over Budget)																			
A7385	#2 Rebid - Revise Design Documents & Specs	13	03-Oct-19 A	06-Nov-19															
		1	03-Oct-19 A	21-Oct-19															
A7405	#2 Rebid Period - Siding, Metal Panels, Glass	9	22-Oct-19	01-Nov-19															
A7415	#2 Rebid - Scope Reviews	3	04-Nov-19	06-Nov-19															
Finalize GMP and Town Approvals, Contract Award																			
A5700	CM Prepare & Submit GMP	22	31-Oct-19	02-Dec-19															
		5	31-Oct-19	06-Nov-19															
A7278	Joint PBSC / BOS - Special Meeting - For GMP Presentation	1	06-Nov-19	06-Nov-19															
A7455	Town Release Award of Contracts & Start of Construction	2	07-Nov-19	08-Nov-19															

Actual Work

Remaining Work

Critical Remaining Work

Milestone

Date Date: 21-Oct-19

Run Date: 22-Oct-19 13:43

Page: 1 of 2

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Consigli Construction Co., Inc.

NEWTOWN POLICE HEADQUARTERS, NEWTOWN, CT

Design Phase - Schedule Update - SUMMARY - 21-Oct-19



Consigli

Est. 1905

Activity ID	Activity Name	Start	Finish	Rem Dur	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
A5730	GMP Approval		08-Nov-19	0																											
A7485	Award Construction Contracts	11-Nov-19	02-Dec-19	15																											
MEPS COORDINATION																															
LONG LEAD MATERIALS																															
CONSTRUCTION																															
Mobilization		03-Dec-19	29-Jan-20	40																											
New Additions Construction		18-Nov-19	04-Jun-20	140																											
Exterior		18-Nov-19	18-Nov-19	255																											
Interior		18-Nov-19	22-Nov-19	5																											
Renovation of Existing Building		25-Nov-19	28-Sep-20	215																											
Exterior		25-Nov-19	28-Sep-20	110																											
Interior		20-Feb-20	28-Sep-20	155																											
Sitework		16-Dec-19	24-Jun-20	135																											
Punchlist & Commissioning		25-Nov-19	21-Sep-20	210																											
Owner FF&E & Staff Move In		18-Nov-19	27-Aug-20	199																											
Closeout		03-Aug-20	18-Nov-20	75																											
		19-Nov-20	21-Dec-20	22																											
		19-Nov-20	25-Jan-21	44																											

◆ GMP Approval

■ Award Construction Contracts