

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

The Public Building and Site Commission held a regular meeting Tuesday, November 26, 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, Art Norton, Gordon Johnson, Allen Adriani,

Absent: Bob Edwards

Also Present: First Selectman Dan Rosenthal, Aaron Krueger and Corey Shearer of Consigli, Rusty Malik of Quisenberry Arcari, Joe Giacobbe of Caldwell & Walsh (7:30pm), Rick Spreyer, Purchasing Agent, Matt Ariniello, Director of the Community Center and Kinga Walsh, Chairman of the Community Center Committee.

Public Participation: none.

Approval of Minutes: Mr. Norton moved to approve the meeting minutes of October 22, 2019 and October 21, 2019. Mr. D'Angelo seconded. All in favor.

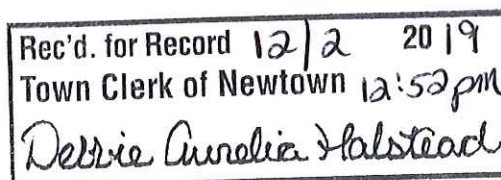
Newtown Police Station: Aaron Krueger introduced the onsite project manager, Corey Shearer, who was also involved with the Sandy Hook School.

Project Status and Next Steps: (att.) The GMP was approved on November 8; notices to proceed were issued to subcontractors on November 9. The reaction has been positive; many submittals have been received. Mr. Mitchell stated that Kaestle Boos agreed and are happy with the progress. The trailer is up and the fence will be set next week. The ground breaking was last week. There was discussion relative to access through Ethan Allen and a suggestion that the Pecks Lane property can be used as a second driveway instead. There is no ledge there, no wetlands and it makes more sense as it allows officers to bypass Rte. 25, if needed. Mr. Mitchell requested a rough order of magnitude cost for this potential future work.

Project Budget Review: There has been no change in the budget since the GMP approval. No alternates were accepted in the approved GMP.

Project Schedule Review: The schedule is three days behind; as it is still early in the project this is not an issue. Footings will be set the week of December 9. Re-bars are approved and in manufacture. Concrete will be mid-December/mid-January. Weekly job meetings will be on Tuesdays, at 9a.m or 10a.m.

Invoices for Payment: none.



Community Center/Senior Center: Bob Mitchell thanked Gordon Johnson and Allen Adriani for the time and effort spent in the last month and keeping everyone up to date on the hot water issue and other construction concerns.

Project Status and Close Out: Rusty Malik will go through the as builds and manuals and review the content to make sure all items are complete. Bob Mitchell said if everything is wrapped up in two weeks he will call a special meeting; everything has to be 100% complete and acceptable to the owner.

Project Punch List Review: Of the fourteen page punch list, many have been completed. Bob Mitchell stated a response is needed relative to the bubbling roof as the comment on the punch list notes *roof warranty obtained, bubbles don't affect warranty – fixing will void warranty*. Rusty Malik wants to deal with the manufacturer. Rusty Malik is communicating with a representative on the flooring discoloration. The biggest issue is the hot water issue; Bob Mitchell said all the other items sit with Caldwell & Walsh. Allen Adriani said that there is an error in the drawing of the recirculation loop; Gordon Johnson said it's too complicated and needs to be simpler. Allen Adriani asked Rusty Malik for specific information on the plumbing calculations (att.) from the plumbing engineer. For now, staff is running the handicap showers first thing in the morning to get the hot water in the line. Phil Clark asked about the timing in addressing the issues. Realizing that this had not been addressed, Rusty Malik will go back to them. Allen Adriani believes there is a circuit setter missing. Bob Mitchell wants this tied up by next week; having someone turn the water on each morning is not a solution. Other items on the punch list involve paint in the pool, panels in the door, floor tile, shower tile and window leaks/condensation issues. Escalation in the cost for strainer work is because the building is now occupied. Mr. Ariniello said that the pool could be temporarily closed to allow the work to be completed and lower the cost. The fire pump was added to the project; a tap is needed to find out if a new pump is needed. Joe Giacobbe believes a tap will solve the pressure issue. First Selectman Rosenthal stated he is satisfied with what the Fire Marshal says is good but thinks there should be a pressure test. Joe Giacobbe will conduct a pressure test. Phil Clark said if there are one or two items that are difficult to get resolved they can be worked through but all the rest should be done.

Project Budget Review: n/a

Change Order Review: Matt Ariniello said there is still a long list of electrical items, light sensors in the bathroom, outside light sensors and discoloration in vinyl flooring. They don't want to add the thresholds with the discoloration of the flooring and are waiting on an answer from the distributor. There was further discussion on the drainage issue in the locker rooms. Condensation on windows continues to be an issue.

Invoices for Payment: Bob Mitchell is not comfortable paying any invoices as he has a problem with the math and he doesn't believe all problems have been corrected. Joe Giacobbe said a couple of hours worth of work would correct that. A special meeting, provided there is

resolution to the issues, can be scheduled prior to the next regular meeting. No invoices were approved for payment.

Bob Mitchell pointed out a tripping hazard at the transition strip between carpet and tile in the Senior Center lobby. He asked Rusty Malik to find out what the strip is supposed to be.

Kinga Walsh voiced concern about the landscaping in the back of the building not being done, the discolored tiles and glue spots that show on the wallpaper at night.

Other Business

First Selectman Rosenthal reported that the Sandy Hook Permanent Memorial Commission selected a design in 2018 that has been value engineered from \$12 million to \$3.7 million. Public Building & Site will become involved early next year.

Bob Gerbert is the new facilities director for the Board of Education and is committed to attending meetings.

Rick Spreyer, Purchasing Agent, will be working with the Library Director, Douglas Lord, on a list of capital projects. PBSC members will be involved in the projects.

Nomination process for Chair and Vice-Chair: Mr. Mitchell directed members to send nominations to Sue Marcinek, clerk.

Approval of 2020 meeting calendar: Mr. D'Angelo moved to approve the 2020 meeting calendar (att.). Mr. Brennan seconded. All in favor.

The next regular meeting is scheduled for December 17, 2019.

Adjournment: Having no further business the Public Building & Site Commission adjourned their regular meeting at 8:48pm.

Attachments: Cosigli Monthly Preconstruction Report, issued November 14, 2019; A. Adriani request of R. Malik; 2020 PBSC calendar

Respectfully submitted,
Susan Marcinek



Town of Newtown New Police Headquarters

MONTHLY PRECONSTRUCTION REPORT – FINAL REPORT
October-November 2019
Issued November 14, 2019



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Town of Newtown New Police Headquarters

MONTHLY PRECONSTRUCTION REPORT – FINAL REPORT **October-November 2019** **Issued November 14, 2019**

EXECUTIVE SUMMARY

Since our last report we had our initial bid opening on 9/25/19 and descopes the following week. After a bid evaluation we reissued the Steel, OHD, Painting, and Millwork packages due to lack of coverage. We had a bid opening on 10/17/19 and descopes the following week. We also had to redesign and rebid on the Siding, Metal panels and Glass packages. The bid opening was on 11/1/19 and descopes the following week.

We presented our GMP for approval on 11/6/19.

KEY DISCUSSIONS / STUDIES

PBSC Meeting November 6, 2019 – approved the 100% GMP

On November 8, 2019 we submitted, and the Town executed, our GMP Amendment to the existing CM Agreement. This marked authorization to proceed with the Construction Phase. Accordingly, on November 8, 2019 we submitted, and the Town executed, 23 award letters authorizing Consigli to establish Subcontracts with the Subcontractors in preparation for construction. Letters of Intent were then issued to the Subcontractors and full Subcontracts are in progress as we prepare to mobilize to the site the week of Nov 18.

This is our Final Preconstruction Report as our Preconstruction Services have been completed as of Nov 8, 2019 (signing of the GMP Amendment).



Town of Newtown New Police Headquarters

MONTHLY PRECONSTRUCTION REPORT – FINAL REPORT October-November 2019 Issued November 14, 2019

MEETINGS ATTENDED

DATE	TYPE	LOCATION
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	
8/27/2019	PBSC Meeting	
9/6/2019	Pre-Bid Meeting and site visit	
9/25/2019	PBSC Meeting	
10/21/2019	BOS Meeting	
10/22/2019	PBSC Meeting	
11/6/2019	PBSC Meeting	

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
11/6/2019	Estimate	100% GMP



Town of Newtown New Police Headquarters



MONTHLY PRECONSTRUCTION REPORT – FINAL REPORT **October-November 2019** **Issued November 14, 2019**

PRECONSTRUCTION SERVICES COST SUMMARY

Increased precon services for select investigative work:	\$	2,741	(work on T&M basis)
Increased for additional precon service for rebidding	\$	15,000	
Revised Preconstruction service contract amount:	\$	52,741	
Cost Incurred through	\$	37,825	
Amount Billed to Date:	\$	37,825	
Amount Paid to Date:	\$	37,825	



Susan Marcinek <susan.marcinek@newtown-ct.gov>

Hot Water Loop

Al Adriani <aladriani@gmail.com>

Wed, Nov 27, 2019 at 8:09 AM

To: Rusty Malik <rmlik@qamarch.com>

Cc: Susan Marcinek <Susan.marcinek@newtown-ct.gov>, Robert Mitchell <RMitchell@mitchellag.com>, Gordon Johnson <stonybrookfarm@charter.net>

Hi Rusty,

As discussed at last night's meeting, for the current installed recirculation loop, I would like the plumbing engineer to provide the following information:

- Total Length of pipe and calculated pressure drop in FT
- # of elbows and calculated pressure drop in FT
- # of valves and calculated pressure drop in FT
- # of tees and calculated pressure drop in FT
- # of circuit setters and calculated pressure drop in FT
- # of check valves and calculated pressure drop in FT
- Mixing valve pressure drop head loss in FT
- Any other components in the system and their head loss
- The total calculated head loss for the entire hot water recirculation loop that was used to size the circulation pump at 5GPM. Plot this point on the pump curve and provide.

For the proposed scheme to add additional recirculation in the locker rooms, please have the engineer provide the following design information.

- Make and model of the hot water balancing assembly
- For each additional loop provide the reticulation flow rate
- For each hot water balancing assembly provide the expected DP in FT of head and for each loop
- Provide the length of pipe from the main HWS supply to the balancing valve and length of pipe back to the HWR.

Thanks,

Allen

3 Primrose Street
Newtown, CT 06470
Tel (203) 270-4201



TOWN OF NEWTOWN

PUBLIC BUILDING AND SITE COMMISSION

The following is a list of meetings of the Public Building and Site Commission for 2020. Meetings are held at Reed Intermediate School, 3 Trades Lane, Newtown, CT at 7:00 p.m.

January 28

February 25

March 24

April 28

May 26

June 23

July 28

August 25

September 22

October 27

November 24

December 15

January 26, 2021

If you plan to attend this meeting and require assisted hearing devices or an interpreter, please contact the office of the First Selectman at (203) 270-4201 at least forty-eight (48) hours prior to the meeting.