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

The Public Building and Site Commission held a regular meeting Tuesday, January 28, 2020 in Room 203, Reed Intermediate School, and 3 Trades Lane, Newtown. Chairman Mitchell called the meeting to order at 7:00pm.

Present: Robert Mitchell, Anthony D'Angelo, Gus Brennan, Phil Clark, Art Norton, Gordon Johnson, Allen Adriani

Absent: Tom Catalina, Bob Edwards

Also Present: First Selectman Dan Rosenthal, Aaron Krueger of Consigli, Corey Shearer of Consigli, Scott Mangiagli of Kaestle Boos, Chief Viadero, Director of School Facilities Bob Gerber, Rusty Malik of Queensberry Arcaro, Joe Giacobbe of Caldwell & Walsh, Rick Spreyer, Purchasing Agent, Matt Ariniello, Director of the Community Center and Kinga Walsh, Chair of the Community Center Committee and one member of the press.

Public Participation: none.

Approval of Minutes: A. Adriani moved to approve the meeting minutes of January 2, 2020. G. Brennan seconded. All in favor.

Discussion of PBSC Committee membership change: Tom Catalina offered to move to an alternate position on the board as he will be unable to make at least four meetings during the winter. Through an action of the Board of Selectmen Mr. Catalina was moved to an alternate position on the PBSC and Gordon Johnson was moved from an alternate position to a full board member.

Introduction and discussion with the Director of School Facilities Bob Gerbert: Bob Mitchell introduced Bob Gerbert, Director of School Facilities. B. Mitchell reported that in the past Board of Education (BOE) maintenance projects didn't go through PBSC unless state reimbursements were involved. He is looking for much better interface with Bob Gerbert on all projects, even maintenance. B. Gerbert stated he was hired in September, having worked for the City of Stamford, Engineering Dept. for 13 years prior to working for Perdue Pharma for 5 years. He feels this is the right time and right place. He is experienced with capital projects for schools and looks forward to utilizing his experience and working with the PBSC. Dr. Rodrigue wants Mr. Gerbert to help rebuild the relationship between the Town and the schools.
B. Gerbert stated the Hawley boiler job is the number one priority, the Middle School is number two. A. Adriani stated that the Sustainable Energy Commission made a motion at their meeting that air quality studies be incorporated into design considerations on facilities when appropriate.

Rec'd. for Record 1-30 2020
Town Clerk of Newtown 10:51 am
Debbie Aurelia Halstead

Newtown Police Station:

Project Status and Next Steps: Potential Change Orders and credits net approximately $5,000, but not all have been costed. The three inch portions of sanitary lines need to be replaced with six inch line. B. Mitchell requested a list of change orders a week before the PBSC meeting. First Selectman Rosenthal noted the Town Engineer is involved in the Pecks Lane driveway. The Town has the fill and the staff to lay the driveway. If, at the end of the project, there is money available, it can be paved as part of the construction project.

Project Budget Review: C. Shearer stated the GMP is $10,411,049 is inclusive of preconstruction.

Project Schedule Review: Blasting has been finished; the foundation is complete for the sally port. Concrete was poured at the south elevation entryway. The slabs are not done, to provide protection during equipment movement. All demo is complete, inside and out. C. Shearer talked about roofing, partitions separating the sally port, under slab work, electrical, fire protection, and sprinklers. Site development is becoming clearer. Access will be given to PBSC to view the job and photos through ProCore. Major structural steel is coming March 3.

S. Mangiagli said they are working with Chief Viadero on security and talking with R. Spreyer about procurement of lockers and high density storage. Furniture is being discussed; sticking to budgets. There is no disconnect, it is a coordinated effort. Mr. Mangiagli has spoken to George Benson relative to exterior colors. Interior colors will be discussed with Chief Viadero.

Invoices for Payment: A. Norton moved to approve the Kaestle Boos invoice #18010.00-12 in the amount of $25,714.28. G. Brennan seconded. This brings the construction Administration to 14.29% thru December. All in favor.

A. Norton moved to approve the Consigli invoice #2 in the amount of $501,004.23. G. Brennan seconded. This brings the project to 6.09% complete thru December. All in favor.

Community Center/Senior Center:

Project Status and Close Out: R. Malik said there have been meetings with Allen Adriani and Gordon Johnson to go over outstanding items. A sketch has been provided showing how to pipe the hot water recirculation in the locker rooms. Utilizing a ¾ inch line will be easier and less expensive. The pump has to be sized for 5 GPM. Matt Ariniello plans to begin the thresh holds in the men's locker room, as it has the least staining.

Project Punch List and Outstanding Issues Review: The sensors are not corrected. Windows were insulated last week, however, the condensation continues. There was a question that this may be an HVAC/air flow issue. Joe Giacobbe will address the sheetrock in the electrical and mechanical room as well as the tiling around the pool deck. J. Giacobbe read the attached email relative to the balancing report. R. Malik forwarded this to the engineer, who expressed

air balancing was originally a concern. A. Adriani said the pool room wasn't balanced because they couldn't get to the registers, which could be part of the problem with the condensation on the windows. He can't tell if the registers have balancing dampers and suggested that be looked at as well. R. Malik stated that nothing was said during design meetings about the BMS system; it wasn't until value engineering that it was mentioned. The installation is correct, the uneven heating and cooling is a balancing issue. Matt Ariniello has a transition strip sample for the Senior Center. The Multipurpose room flooring will be replaced soon, due to a manufacturer defect. The floor will be replaced at no cost, other than to pay the subcontractor.

The Altro sales representative said bleach was acceptable for cleaning the floor; water was tested for agents. The technical representative for Altro, however, didn't accept responsibility, for the color changes saying if it cannot be proven then it is not their problem. The regional manager stated that bleach is not an acceptable cleaning product and caused the discoloration and recommended their product be used. This contradicts the information provided to the Community Center staff for maintenance.

First Selectman Rosenthal suggested pursuing a modification to the fire line, supported by the Fire Marshal. Duct work will be done Wednesday/Thursday; gas line on roof has not been done, J. Giacobbe will follow up. AON unit caulking will be done this week to prevent rain water infiltration to the unit. There was discussion relative to the fire pump strainer.

Kinga Walsh asked about the timing of piping the locker room and asked that it be done at a time to minimize the impact. G. Johnson said it would be after hours or early morning. She also requested a list of any value engineered items the PBSC feels need to be added back in.

B. Mitchell thanked A. Adriani and G. Johnson for following through and acting as engineers to find out what's going on.

Project Budget Review: n/a.

Change Order Review: none.

Invoices for Payment: none.

The next regular meeting is scheduled for February 25, 2020: B. Mitchell may not be available; another date may be looked at. February 24 was suggested. A special meeting may be called prior, if necessary.
Adjournment: Having no further business the Public Building & Site Commission adjourned their regular meeting at 8:15p.m.

Attachments: Consigli December 2019 report; AC 2000 Inc. email and attachment

Respectfully submitted,
Susan Marcinek

Consigli Owner Monthly Dashboard

December 2019

Newtown Police Station

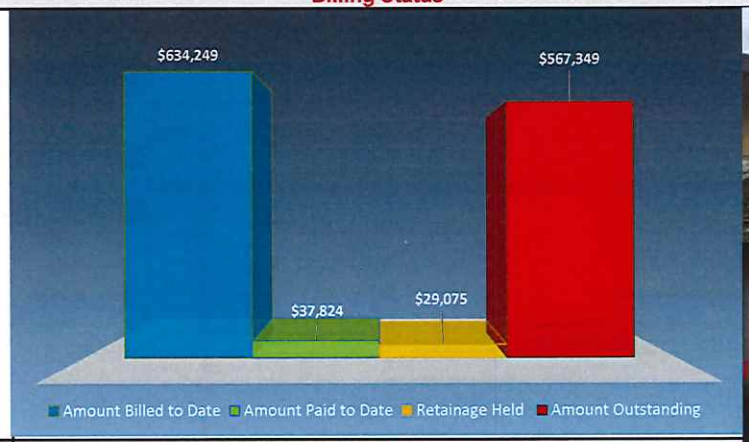
191 South Main St Newtown, 06470

CONSIGLI
Est. 1905

Executive Overview

- Current GMP of $10,411,049
- Contracts have been issued to all subcontractors. procurement is complete.
- MEP Coordination: All trades have been drawn and are currently engaged in clash detection and coordination of routing.
- Abatement is complete
- Demo of exterior walls, windows and metal panels have begun.
- Slab Demo for MEP rough and structural improvements to start mid January
- Site blasting and clearing of rock debris complete the end of the month .
- All subcontractors are fully engaged in the submittal submission process
- No current lead time issues on critical material procurement
- Certificate of Occupancy: November 18, 2020

Billing Status



Progress Pictures

Schedule

Project Milestones	Target	Actual
Mobilize	11/18/2019	11/18/2019
Start Foundation Concrete Work	1/7/2020	
MEP Coordination Complete	1/28/2020	
Start MEP Underground Rough	2/11/2020	
Start Structural Steel	2/19/2020	

Roadblocks

Item	Resolution	BIC
Remove Existing Utility Pole	1/14/2020	Frontier
Brick Selection	1/27/2020	Midstate
Confirm Existing Metal Stud Gauge	1/20/2020	STI

Contract Status

Original Contract Amount	$10,411,049
Approved Change Orders	$0
Current Contract Amount	$10,411,049

Safety

Current Project Safety Score	99.70%
Total Man Hours to Date	2971.00
Incidents to Date/ Month	0

Change Orders

Verbal Approved	$0
Submitted	$0
Pending	$0
Total Potential Changes	$0
Projected Contract Amount With Potential Changes	**$10,411,049**

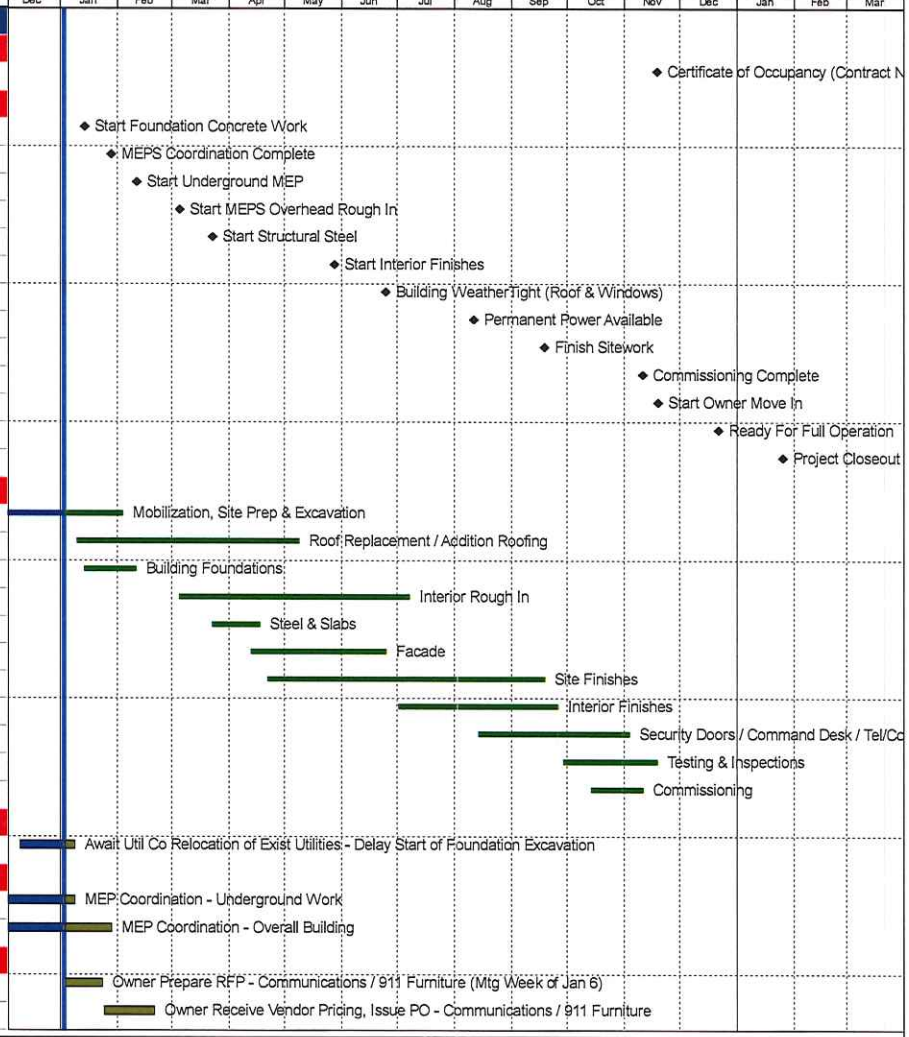
Construction Contingency

Current Balance	$270,754
Approved Transfers	$0
Pending Transfers	$0
Projected Balance	**$270,754**

Owner Coordination Items

- Security and AV Equipment Vendors
- Pecks Lane Entrance
- Testing of exported soil

Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
NEWTOWN POLICE HEADQUARTERS, NEWTOWN, CT					
CONTRACT MILESTONES					
A1790	Certificate of Occupancy (Contract Nov 18, 2020)	0	0		18-Nov-20*
PROJECT MILESTONES					
MS.160	Start Foundation Concrete Work	0	0	14-Jan-20	
MS.240	MEPS Coordination Complete	0	0		28-Jan-20
MS.330	Start Underground MEP	0	0	11-Feb-20	
MS.170	Start MEPS Overhead Rough In	0	0	05-Mar-20	
MS.130	Start Structural Steel	0	0	23-Mar-20	
MS.250	Start Interior Finishes	0	0	28-May-20	
MS.140	Building WeatherTight (Roof & Windows)	0	0		24-Jun-20
A7775	Permanent Power Available	0	0		11-Aug-20
MS.260	Finish Sitework	0	0		18-Sep-20
MS.280	Commissioning Complete	0	0		10-Nov-20
MS.270	Start Owner Move In	0	0	19-Nov-20	
A7066	Ready For Full Operation	0	0		21-Dec-20
MS.290	Project Closeout Complete	0	0		25-Jan-21
CONSTRUCTION SUMMARY ACTIVITIES					
SUM.190	Mobilization, Site Prep & Excavation	31	22	22-Nov-19 A	03-Feb-20
SUM.420	Roof Replacement / Addition Roofing	86	86	10-Jan-20	08-May-20
SUM.330	Building Foundations	20	20	14-Jan-20	10-Feb-20
SUM.360	Interior Rough In	87	87	05-Mar-20	07-Jul-20
SUM.340	Steel & Slabs	20	20	23-Mar-20	17-Apr-20
SUM.350	Facade	52	52	13-Apr-20	24-Jun-20
SUM.380	Site Finishes	105	105	22-Apr-20	18-Sep-20
SUM.370	Interior Finishes	60	60	02-Jul-20	25-Sep-20
SUM.400	Security Doors / Command Desk / Tel/Com Equipment / Training	56	56	14-Aug-20	03-Nov-20
SUM.390	Testing & Inspections	35	35	29-Sep-20	18-Nov-20
SUM.410	Commissioning	20	20	14-Oct-20	10-Nov-20
SCHEDULE IMPACTS					
ISSUE 3	Await Util Co Relocation of Exist Utilities - Delay Start of Foundation Excavati	20	4	10-Dec-19 A	08-Jan-20
MEPS COORDINATION					
A7218	MEP Coordination - Underground Work	20	4	03-Dec-19 A	08-Jan-20
A1780	MEP Coordination - Overall Building	40	18	03-Dec-19 A	28-Jan-20
LONG LEAD MATERIALS - OWNER					
A7935	Owner Prepare RFP - Communications / 911 Furniture (Mtg Week of Jan 6)	15	15	03-Jan-20	23-Jan-20
A7945	Owner Receive Vendor Pricing, Issue PO - Communications / 911 Furniture	20	20	24-Jan-20	20-Feb-20

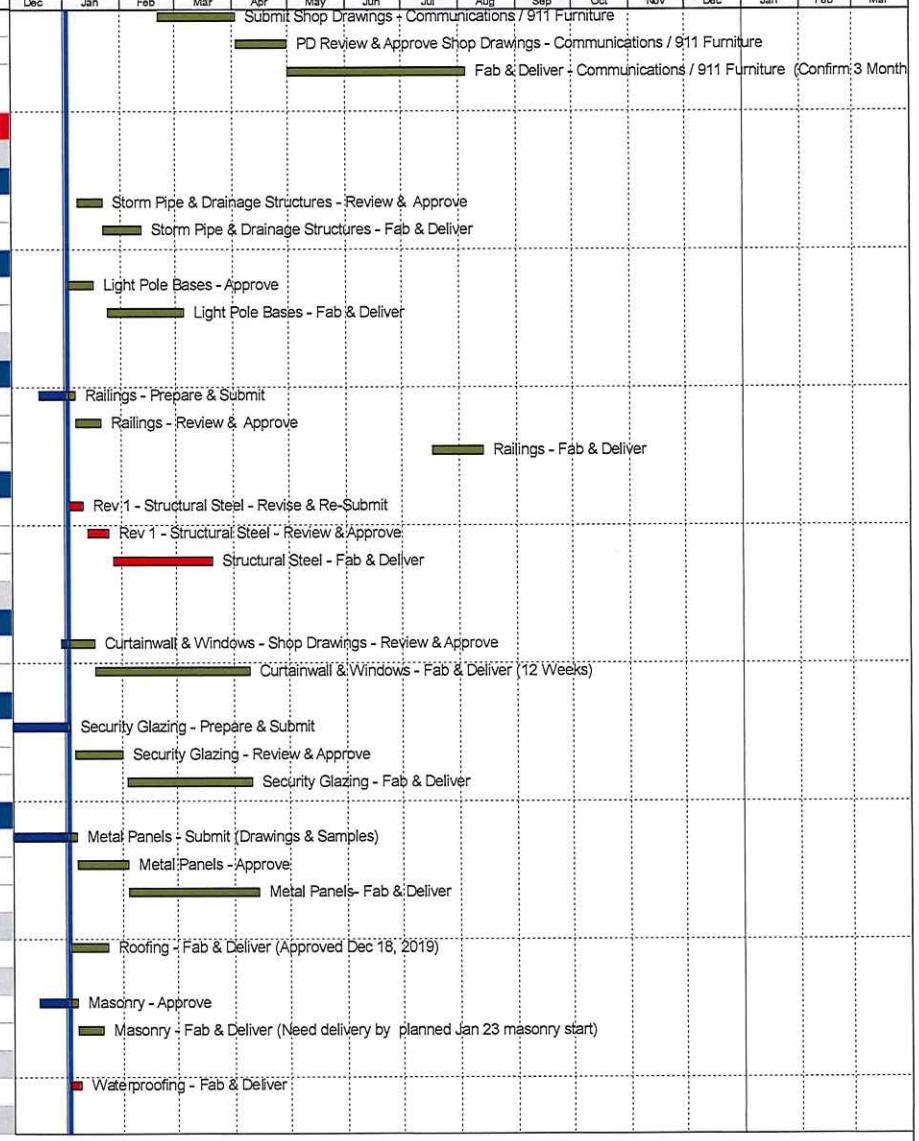


Remaining Level of Effort ◆ ◆ Milestone
Actual Level of Effort
Actual Work
Remaining Work
Critical Remaining Work

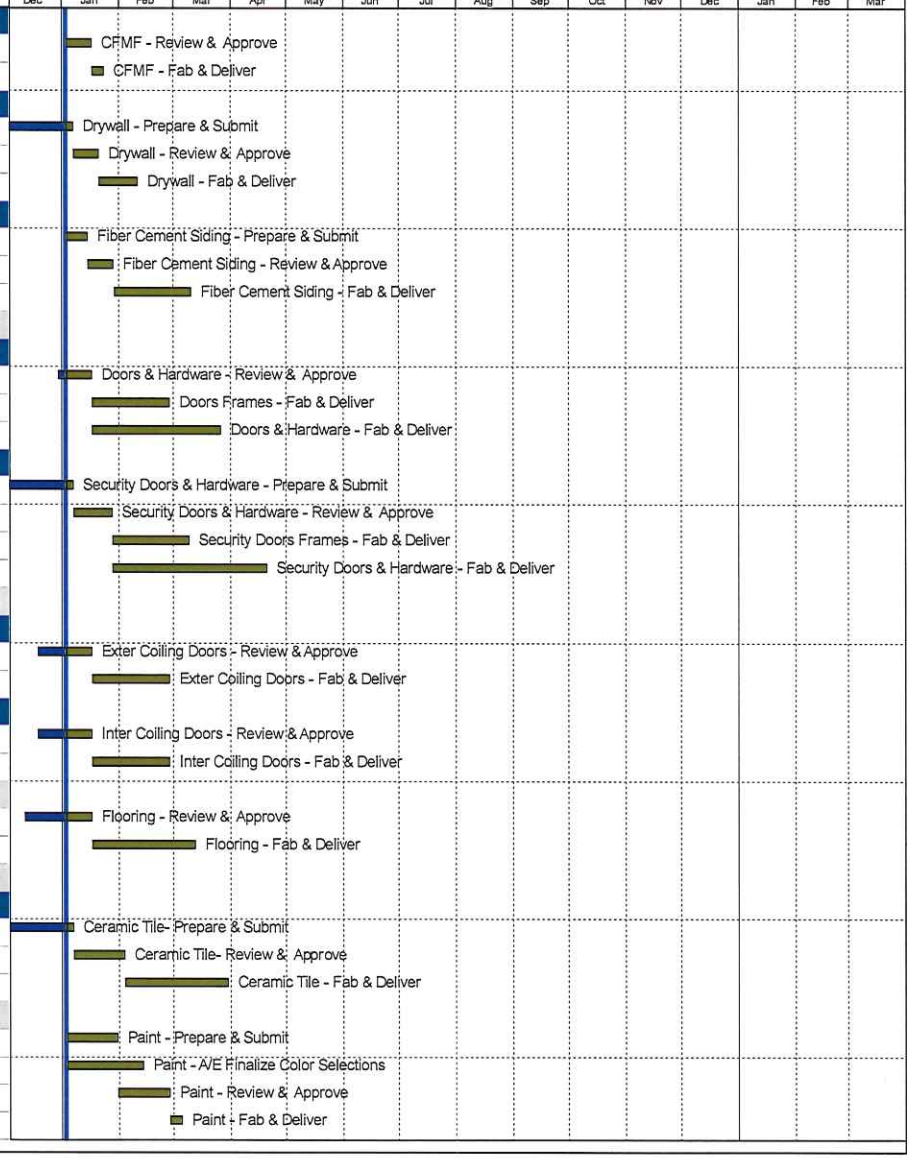
Consigli Construction Co., Inc.
NEWTOWN POLICE HEADQUARTERS, NEWTOWN, CT
Project Schedule - UPDATE - 03-Jan-20

Run Date: 07-Jan-20
Data Date: 03-Jan-20

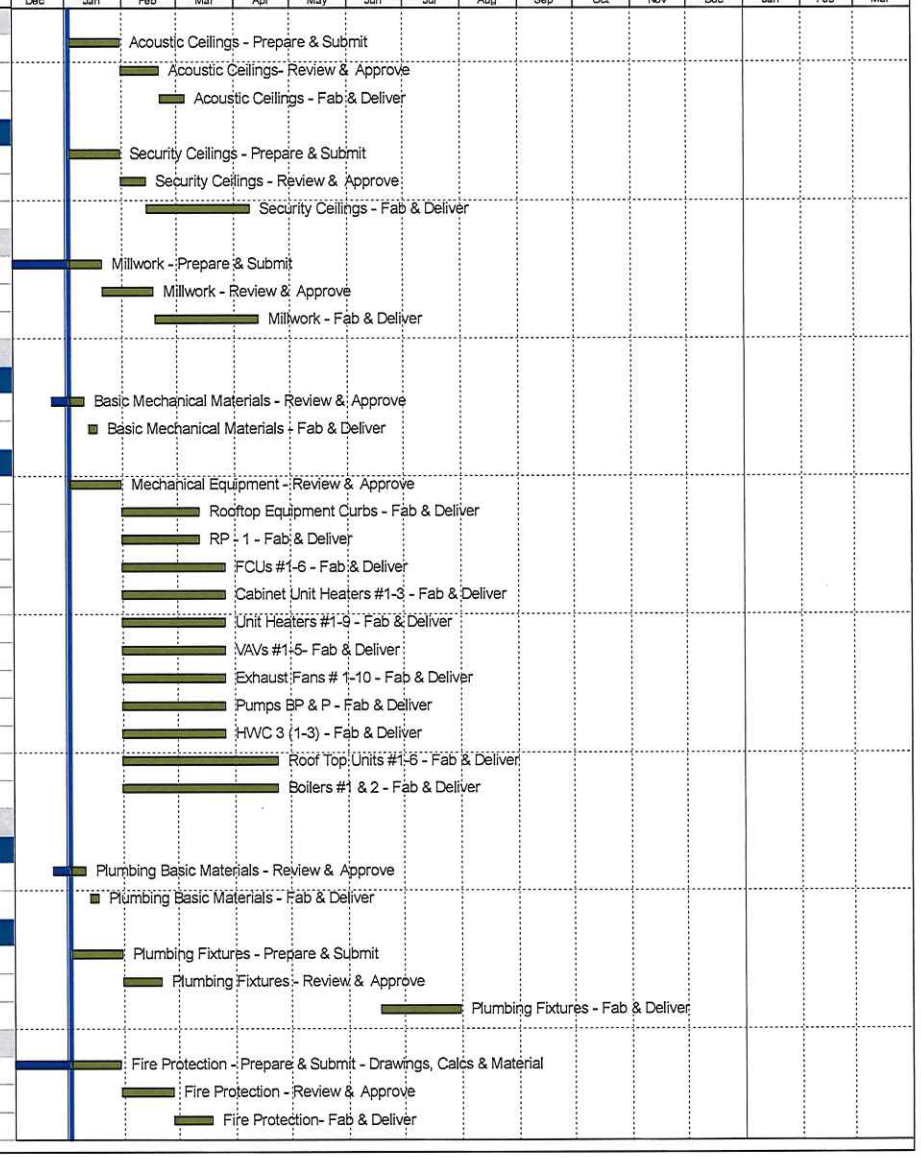
Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
A7955	Submit Shop Drawings - Communications / 911 Furniture	30	30	21-Feb-20	02-Apr-20
A7965	PD Review & Approve Shop Drawings - Communications / 911 Furniture	20	20	03-Apr-20	30-Apr-20
A7206	Fab & Deliver - Communications / 911 Furniture (Confirm 3 Month Duration With Owner)	66	66	01-May-20	04-Aug-20
SUBMITTALS					
SITEWORK					
SITE PIPING & MANHOLES/CATCHBASINS					
A3985	Storm Pipe & Drainage Structures - Review & Approve	10	10	08-Jan-20	21-Jan-20
A3995	Storm Pipe & Drainage Structures - Fab & Deliver	15	15	22-Jan-20	11-Feb-20
LIGHT POLE BASES					
A3932	Light Pole Bases - Approve	10	10	03-Jan-20 A	16-Jan-20
A3934	Light Pole Bases - Fab & Deliver	30	30	24-Jan-20	05-Mar-20
STEEL & MISC METALS					
RAILINGS					
A6445	Railings - Prepare & Submit	9	2	18-Dec-19 A	06-Jan-20
A6455	Railings - Review & Approve	10	10	07-Jan-20	20-Jan-20
A6465	Railings - Fab & Deliver	20	20	17-Jul-20	13-Aug-20
ADDITION STRUCTURAL STEEL					
A8065	Rev 1 - Structural Steel - Revise & Re-Submit	6	6	03-Jan-20	10-Jan-20
A8075	Rev 1 - Structural Steel - Review & Approve	10	10	13-Jan-20	24-Jan-20
A4205	Structural Steel - Fab & Deliver	40	40	27-Jan-20	20-Mar-20
CURTAINWALL & METAL PANELS					
CURTAINWALL & WINDOWS					
A4285	Curtainwall & Windows - Shop Drawings - Review & Approve	10	10	30-Dec-19 A	16-Jan-20
A4295	Curtainwall & Windows - Fab & Deliver (12 Weeks)	60	60	17-Jan-20	09-Apr-20
SECURITY GLAZING					
A4915	Security Glazing - Prepare & Submit	20	1	03-Dec-19 A	03-Jan-20
A4925	Security Glazing - Review & Approve	20	20	06-Jan-20	31-Jan-20
A4935	Security Glazing - Fab & Deliver	50	50	03-Feb-20	10-Apr-20
METAL PANELS					
A4305	Metal Panels - Submit (Drawings & Samples)	20	2	03-Dec-19 A	06-Jan-20
A4315	Metal Panels - Approve	20	20	07-Jan-20	03-Feb-20
A4325	Metal Panels- Fab & Deliver	50	50	04-Feb-20	13-Apr-20
ROOFING					
A4265	Roofing - Fab & Deliver (Approved Dec 18, 2019)	15	15	03-Jan-20	23-Jan-20
MASONRY					
A4105	Masonry - Approve	10	2	17-Dec-19 A	06-Jan-20
A4115	Masonry - Fab & Deliver (Need delivery by planned Jan 23 masonry start)	10	10	07-Jan-20	20-Jan-20
WATERPROOFING					
A4085	Waterproofing - Fab & Deliver	5	4	02-Jan-20 A	08-Jan-20*
DRYWALL					



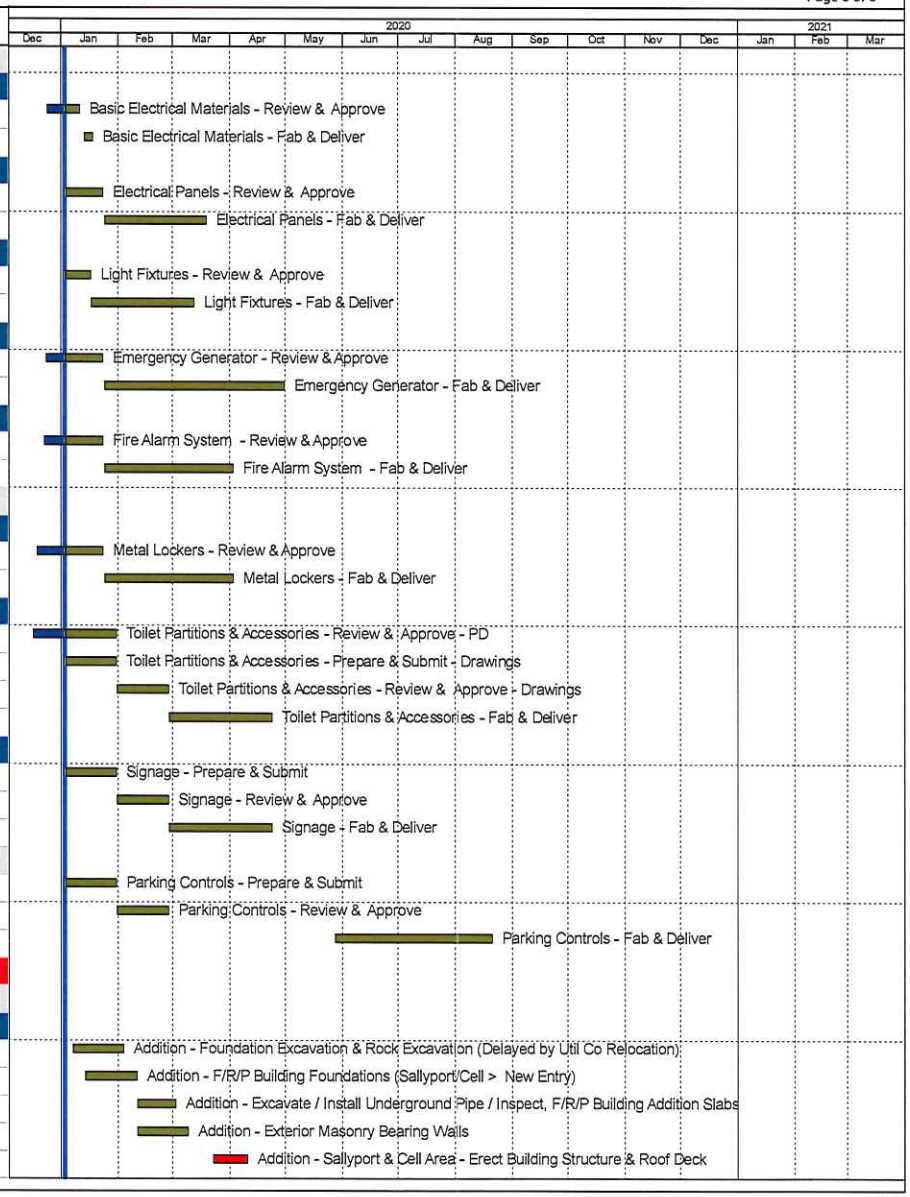
Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
COLD FORMED METAL FRAMING					
A5455	CFMF - Review & Approve	10	10	03-Jan-20	16-Jan-20
A5465	CFMF - Fab & Deliver	5	5	17-Jan-20	23-Jan-20
DRYWALL					
A5505	Drywall - Prepare & Submit	15	2	03-Dec-19 A	06-Jan-20
A5515	Drywall - Review & Approve	10	10	07-Jan-20	20-Jan-20
A5525	Drywall - Fab & Deliver	15	15	21-Jan-20	10-Feb-20
FIBER CEMENT SIDING					
A4005	Fiber Cement Siding - Prepare & Submit	8	8	03-Jan-20	14-Jan-20
A4015	Fiber Cement Siding - Review & Approve	10	10	15-Jan-20	28-Jan-20
A4025	Fiber Cement Siding - Fab & Deliver	30	30	29-Jan-20	10-Mar-20
DOORS & HARDWARE					
REGULAR DOORS & HARDWARE					
A5565	Doors & Hardware - Review & Approve	15	10	30-Dec-19 A	16-Jan-20
A5575	Doors Frames - Fab & Deliver	30	30	17-Jan-20	27-Feb-20
A5645	Doors & Hardware - Fab & Deliver	50	50	17-Jan-20	26-Mar-20
DETENTION DOORS & HARDWARE					
A6495	Security Doors & Hardware - Prepare & Submit	15	2	03-Dec-19 A	06-Jan-20
A6505	Security Doors & Hardware - Review & Approve	15	15	07-Jan-20	27-Jan-20
A6515	Security Doors Frames - Fab & Deliver	30	30	28-Jan-20	09-Mar-20
A6525	Security Doors & Hardware - Fab & Deliver	60	60	28-Jan-20	20-Apr-20
COILING DOORS					
EXTERIOR					
A4955	Exter Coiling Doors - Review & Approve	10	10	19-Dec-19 A	16-Jan-20
A4965	Exter Coiling Doors - Fab & Deliver	30	30	17-Jan-20	27-Feb-20
INTERIOR					
A6545	Inter Coiling Doors - Review & Approve	10	10	19-Dec-19 A	16-Jan-20
A6555	Inter Coiling Doors - Fab & Deliver	30	30	17-Jan-20	27-Feb-20
FLOORING					
A5595	Flooring - Review & Approve	10	10	12-Dec-19 A	16-Jan-20
A5605	Flooring - Fab & Deliver	40	40	17-Jan-20	12-Mar-20
CERAMIC TILE & TERRAZO					
CERAMIC TILE					
A7905	Ceramic Tile- Prepare & Submit	20	2	03-Dec-19 A	06-Jan-20
A5625	Ceramic Tile- Review & Approve	20	20	07-Jan-20	03-Feb-20
A5635	Ceramic Tile - Fab & Deliver	40	40	04-Feb-20	30-Mar-20
PAINTING					
A5755	Paint - Prepare & Submit	20	20	03-Jan-20	30-Jan-20
A6565	Paint - A/E Finalize Color Selections	30	30	03-Jan-20	13-Feb-20
A5765	Paint - Review & Approve	20	20	31-Jan-20	27-Feb-20
A5775	Paint - Fab & Deliver	5	5	28-Feb-20	05-Mar-20



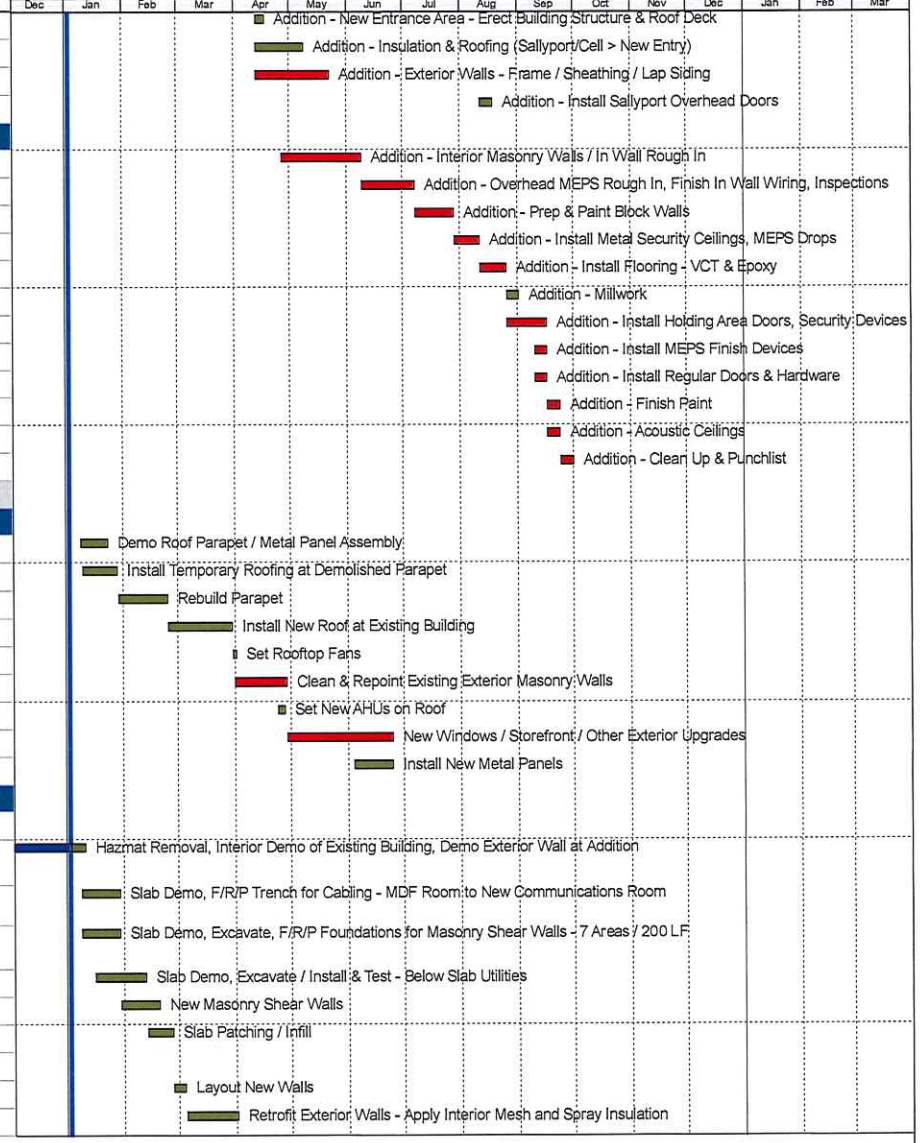
Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
ACOUSTIC CEILINGS					
A5795	Acoustic Ceilings - Prepare & Submit	20	20	03-Jan-20	30-Jan-20
A5805	Acoustic Ceilings- Review & Approve	15	15	31-Jan-20	20-Feb-20
A5815	Acoustic Ceilings - Fab & Deliver	10	10	21-Feb-20	05-Mar-20
SECURITY CEILINGS					
A5475	Security Ceilings - Prepare & Submit	20	20	03-Jan-20	30-Jan-20
A5485	Security Ceilings - Review & Approve	10	10	31-Jan-20	13-Feb-20
A5495	Security Ceilings - Fab & Deliver	40	40	14-Feb-20	09-Apr-20
MILLWORK					
A5825	Millwork - Prepare & Submit	20	12	03-Dec-19 A	20-Jan-20
A5835	Millwork - Review & Approve	20	20	21-Jan-20	17-Feb-20
A5845	Millwork - Fab & Deliver	40	40	18-Feb-20	13-Apr-20
MECHANICAL					
BASIC MATERIALS					
A5865	Basic Mechanical Materials - Review & Approve	15	6	24-Dec-19 A	10-Jan-20
A5875	Basic Mechanical Materials - Fab & Deliver	5	5	13-Jan-20	17-Jan-20
MECHANICAL EQUIPMENT					
A5895	Mechanical Equipment - Review & Approve	20	20	02-Jan-20 A	30-Jan-20
A6575	Rooftop Equipment Curbs - Fab & Deliver	30	30	31-Jan-20	12-Mar-20
A6605	RP - 1 - Fab & Deliver	30	30	31-Jan-20	12-Mar-20
A6205	FCUs #1-6 - Fab & Deliver	40	40	31-Jan-20	26-Mar-20
A6585	Cabinet Unit Heaters #1-3 - Fab & Deliver	40	40	31-Jan-20	26-Mar-20
A6595	Unit Heaters #1-9 - Fab & Deliver	40	40	31-Jan-20	26-Mar-20
A6625	VAVs #1-5- Fab & Deliver	40	40	31-Jan-20	26-Mar-20
A6635	Exhaust Fans # 1-10 - Fab & Deliver	40	40	31-Jan-20	26-Mar-20
A6645	Pumps BP & P - Fab & Deliver	40	40	31-Jan-20	26-Mar-20
A6655	HWC 3 (1-3) - Fab & Deliver	40	40	31-Jan-20	26-Mar-20
A5905	Roof Top Units #1-6 - Fab & Deliver	60	60	31-Jan-20	23-Apr-20
A6615	Boilers #1 & 2 - Fab & Deliver	60	60	31-Jan-20	23-Apr-20
PLUMBING					
BASIC MATERIALS					
A5925	Plumbing Basic Materials - Review & Approve	10	6	24-Dec-19 A	10-Jan-20
A5935	Plumbing Basic Materials - Fab & Deliver	5	5	13-Jan-20	17-Jan-20
PLUMBING FIXTURES					
A5945	Plumbing Fixtures - Prepare & Submit	20	20	03-Jan-20	30-Jan-20
A5955	Plumbing Fixtures - Review & Approve	15	15	31-Jan-20	20-Feb-20
A5965	Plumbing Fixtures - Fab & Deliver	30	30	18-Jun-20	30-Jul-20
FIRE PROTECTION					
A5975	Fire Protection - Prepare & Submit - Drawings, Calcs & Material	30	19	03-Dec-19 A	29-Jan-20
A5985	Fire Protection - Review & Approve	20	20	30-Jan-20	26-Feb-20
A5995	Fire Protection- Fab & Deliver	15	15	27-Feb-20	18-Mar-20



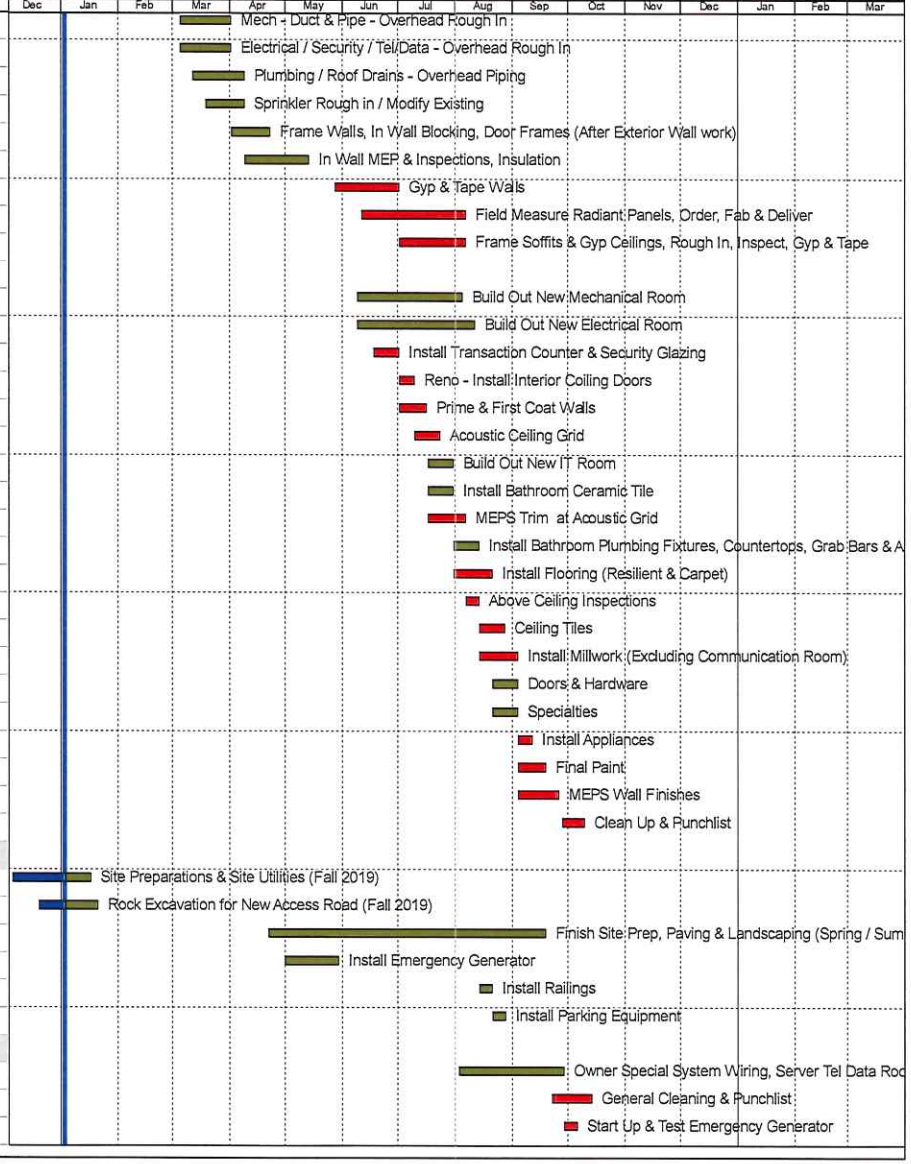
Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
ELECTRICAL					
BASIC MATERIALS					
A6015	Basic Electrical Materials - Review & Approve	10	6	24-Dec-19 A	10-Jan-20
A6025	Basic Electrical Materials - Fab & Deliver	5	5	13-Jan-20	17-Jan-20
ELECTRICAL PANELS & TRANSFORMERS					
A6045	Electrical Panels - Review & Approve	15	15	03-Jan-20 A	23-Jan-20
A6055	Electrical Panels - Fab & Deliver	40	40	24-Jan-20	19-Mar-20
LIGHT FIXTURES					
A6075	Light Fixtures - Review & Approve	10	10	03-Jan-20 A	16-Jan-20
A6085	Light Fixtures - Fab & Deliver	40	40	17-Jan-20	12-Mar-20
EMERGENCY GENERATOR					
A6365	Emergency Generator - Review & Approve	15	15	24-Dec-19 A	23-Jan-20
A6375	Emergency Generator - Fab & Deliver	70	70	24-Jan-20	30-Apr-20
FIRE ALARM SYSTEM					
A6395	Fire Alarm System - Review & Approve	15	15	23-Dec-19 A	23-Jan-20
A6405	Fire Alarm System - Fab & Deliver	50	50	24-Jan-20	02-Apr-20
SPECIALTIES					
METAL LOCKERS					
A6425	Metal Lockers - Review & Approve	15	15	19-Dec-19 A	23-Jan-20
A6435	Metal Lockers - Fab & Deliver	50	50	24-Jan-20	02-Apr-20
TOILET PARTITIONS & ACCESSORIES					
A6105	Toilet Partitions & Accessories - Review & Approve - PD	20	20	17-Dec-19 A	30-Jan-20
A8085	Toilet Partitions & Accessories - Prepare & Submit - Drawings	20	20	03-Jan-20	30-Jan-20
A8095	Toilet Partitions & Accessories - Review & Approve - Drawings	20	20	31-Jan-20	27-Feb-20
A6115	Toilet Partitions & Accessories - Fab & Deliver	40	40	28-Feb-20	23-Apr-20
SIGNAGE					
A6125	Signage - Prepare & Submit	20	20	03-Jan-20	30-Jan-20
A6135	Signage - Review & Approve	20	20	31-Jan-20	27-Feb-20
A6145	Signage - Fab & Deliver	40	40	28-Feb-20	23-Apr-20
PARKING CONTROLS					
A6255	Parking Controls - Prepare & Submit	20	20	03-Jan-20	30-Jan-20
A6285	Parking Controls - Review & Approve	20	20	31-Jan-20	27-Feb-20
A6295	Parking Controls - Fab & Deliver	60	60	28-May-20	20-Aug-20
CONSTRUCTION					
New Additions Construction					
Exterior					
A7156	Addition - Foundation Excavation & Rock Excavation (Delayed by Util Co Rel	20	20	07-Jan-20	03-Feb-20
A1151	Addition - F/R/P Building Foundations (Sallyport/Cell > New Entry)	20	20	14-Jan-20	10-Feb-20
A1156	Addition - Excavate / Install Underground Pipe / Inspect, F/R/P Building Addit	15	15	11-Feb-20	02-Mar-20
A1153	Addition - Exterior Masonry Bearing Walls	20	20	11-Feb-20	09-Mar-20
A1152	Addition - Sallyport & Cell Area - Erect Building Structure & Roof Deck	15	15	23-Mar-20	10-Apr-20



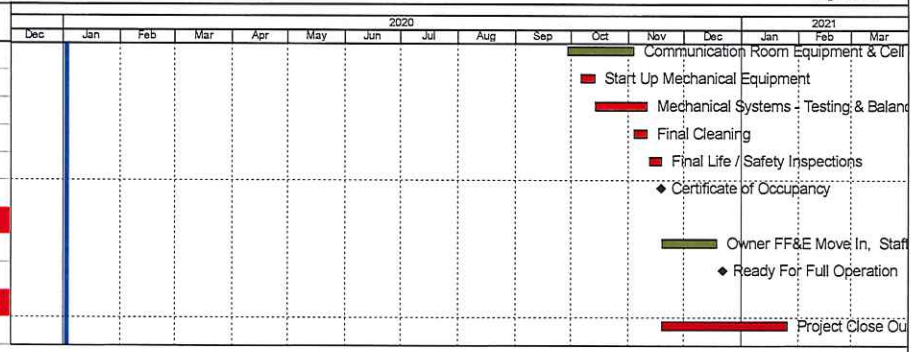
Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
A7176	Addition - New Entrance Area - Erect Building Structure & Roof Deck	5	5	13-Apr-20	17-Apr-20
A7198	Addition - Insulation & Roofing (Sallyport/Cell > New Entry)	20	20	13-Apr-20	08-May-20
A7328	Addition - Exterior Walls - Frame / Sheathing / Lap Siding	30	30	13-Apr-20	22-May-20
A7835	Addition - Install Sallyport Overhead Doors	5	5	12-Aug-20	18-Aug-20
Interior					
A7200	Addition - Interior Masonry Walls / In Wall Rough In	30	30	27-Apr-20	08-Jun-20
A7655	Addition - Overhead MEPS Rough In, Finish In Wall Wiring, Inspections	20	20	09-Jun-20	07-Jul-20
A7665	Addition - Prep & Paint Block Walls	15	15	08-Jul-20	28-Jul-20
A7675	Addition - Install Metal Security Ceilings, MEPS Drops	10	10	29-Jul-20	11-Aug-20
A7815	Addition - Install Flooring - VCT & Epoxy	10	10	12-Aug-20	25-Aug-20
A7875	Addition - Millwork	5	5	26-Aug-20	01-Sep-20
A7825	Addition - Install Holding Area Doors, Security Devices (Hardware), Rolling D	15	15	26-Aug-20	16-Sep-20
A7845	Addition - Install MEPS Finish Devices	5	5	10-Sep-20	16-Sep-20
A7855	Addition - Install Regular Doors & Hardware	5	5	10-Sep-20	16-Sep-20
A7865	Addition - Finish Paint	5	5	17-Sep-20	23-Sep-20
A7885	Addition - Acoustic Ceilings	5	5	17-Sep-20	23-Sep-20
A7895	Addition - Clean Up & Punchlist	5	5	24-Sep-20	30-Sep-20
Renovation of Existing Building					
Exterior					
A7345	Demo Roof Parapet / Metal Panel Assembly	11	11	09-Jan-20	23-Jan-20
A7350	Install Temporary Roofing at Demolished Parapet	13	13	10-Jan-20	28-Jan-20
A7355	Rebuild Parapet	19	19	29-Jan-20	24-Feb-20
A7360	Install New Roof at Existing Building	25	25	25-Feb-20	30-Mar-20
A8045	Set Rooftop Fans	2	2	31-Mar-20	01-Apr-20
A7308	Clean & Repoint Existing Exterior Masonry Walls	20	20	01-Apr-20*	28-Apr-20
A7298	Set New AHUs on Roof	2	2	24-Apr-20	27-Apr-20
A1230	New Windows / Storefront / Other Exterior Upgrades	40	40	29-Apr-20	24-Jun-20
A7318	Install New Metal Panels	15	15	04-Jun-20	24-Jun-20
Interior					
Demo, Slab Excavation, Underground, New Masonry Walls					
A6925	Hazmat Removal, Interior Demo of Existing Building, Demo Exterior Wall at Addition	25	6	03-Dec-19 A	10-Jan-20
A7186	Slab Demo, F/R/P Trench for Cabling - MDF Room to New Communications Room	15	15	09-Jan-20	29-Jan-20
A7188	Slab Demo, Excavate, F/R/P Foundations for Masonry Shear Walls - 7 Areas / 200 LF	15	15	09-Jan-20	29-Jan-20
A7196	Slab Demo, Excavate / Install & Test - Below Slab Utilities	20	20	16-Jan-20	12-Feb-20
A7348	New Masonry Shear Walls	15	15	30-Jan-20	19-Feb-20
A7338	Slab Patching / Infill	10	10	13-Feb-20	26-Feb-20
MEPS Rough & Walls					
A7051	Layout New Walls	5	5	27-Feb-20	04-Mar-20
A7365	Retrofit Exterior Walls - Apply Interior Mesh and Spray Insulation	20	20	05-Mar-20	01-Apr-20



Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
A7485	Mech - Duct & Pipe - Overhead Rough In	20	20	05-Mar-20	01-Apr-20
A7505	Electrical / Security / Tel/Data - Overhead Rough In	20	20	05-Mar-20	01-Apr-20
A7495	Plumbing / Roof Drains - Overhead Piping	20	20	12-Mar-20	08-Apr-20
A7535	Sprinkler Rough in / Modify Existing	15	15	19-Mar-20	08-Apr-20
A7515	Frame Walls, In Wall Blocking, Door Frames (After Exterior Wall work)	15	15	02-Apr-20	22-Apr-20
A7525	In Wall MEP & Inspections, Insulation	25	25	09-Apr-20	13-May-20
A7545	Gyp & Tape Walls	25	25	28-May-20	01-Jul-20
A7645	Field Measure Radiant Panels, Order, Fab & Deliver	40	40	11-Jun-20	06-Aug-20
A7555	Frame Soffits & Gyp Ceilings, Rough In, Inspect, Gyp & Tape	25	25	02-Jul-20	06-Aug-20
Finishes					
A7725	Build Out New Mechanical Room	40	40	09-Jun-20	04-Aug-20
A7745	Build Out New Electrical Room	45	45	09-Jun-20	11-Aug-20
A7915	Install Transaction Counter & Security Glazing	10	10	18-Jun-20	01-Jul-20
A7925	Reno - Install Interior Coiling Doors	5	5	02-Jul-20	09-Jul-20
A7565	Prime & First Coat Walls	10	10	02-Jul-20	16-Jul-20
A7575	Acoustic Ceiling Grid	10	10	10-Jul-20	23-Jul-20
A7755	Build Out New IT Room	10	10	17-Jul-20	30-Jul-20
A8025	Install Bathroom Ceramic Tile	10	10	17-Jul-20	30-Jul-20
A7585	MEPS Trim at Acoustic Grid	15	15	17-Jul-20	06-Aug-20
A8035	Install Bathroom Plumbing Fixtures, Countertops, Grab Bars & Accessories	10	10	31-Jul-20	13-Aug-20
A7625	Install Flooring (Resilient & Carpet)	15	15	31-Jul-20	20-Aug-20
A7685	Above Ceiling Inspections	5	5	07-Aug-20	13-Aug-20
A7635	Ceiling Tiles	10	10	14-Aug-20	27-Aug-20
A7615	Install Millwork (Excluding Communication Room)	15	15	14-Aug-20	03-Sep-20
A7605	Doors & Hardware	10	10	21-Aug-20	03-Sep-20
A7705	Specialties	10	10	21-Aug-20	03-Sep-20
A7715	Install Appliances	5	5	04-Sep-20	11-Sep-20
A7695	Final Paint	10	10	04-Sep-20	18-Sep-20
A7595	MEPS Wall Finishes	15	15	04-Sep-20	25-Sep-20
A7735	Clean Up & Punchlist	10	10	28-Sep-20	09-Oct-20
Sitework					
A1150	Site Preparations & Site Utilities (Fall 2019)	30	10	06-Dec-19 A	16-Jan-20
A7228	Rock Excavation for New Access Road (Fall 2019)	20	12	20-Dec-19 A	20-Jan-20
A7056	Finish Site Prep, Paving & Landscaping (Spring / Summer 2020)	105	105	22-Apr-20*	18-Sep-20
A7785	Install Emergency Generator	20	20	01-May-20	29-May-20
A7975	Install Railings	5	5	14-Aug-20	20-Aug-20
A8055	Install Parking Equipment	5	5	21-Aug-20	28-Aug-20
Punchlist & Commissioning					
A7202	Owner Special System Wiring, Server Tel Data Room & 911 Backbone	40	40	03-Aug-20	28-Sep-20
A6380	General Cleaning & Punchlist	15	15	22-Sep-20	13-Oct-20
A7795	Start Up & Test Emergency Generator	5	5	29-Sep-20	05-Oct-20



Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
A7204	Communication Room Equipment & Cell Area Security (Cameras / Hardware	25	25	29-Sep-20	03-Nov-20
A7805	Start Up Mechanical Equipment	5	5	06-Oct-20	13-Oct-20
A6360	Mechanical Systems - Testing & Balancing, Commissioning	20	20	14-Oct-20	10-Nov-20
A7238	Final Cleaning	5	5	04-Nov-20	10-Nov-20
A6340	Final Life / Safety Inspections	5	5	12-Nov-20	18-Nov-20
A6330	Certificate of Occupancy	0	0		18-Nov-20
Owner FF&E & Staff Move In					
A6935	Owner FF&E Move In, Staff Move In	21	21	19-Nov-20	18-Dec-20
A6370	Ready For Full Operation	0	0		21-Dec-20
Closeout					
A7020	Project Close Out	44	44	19-Nov-20	25-Jan-21



Subject: Newtown CC T&B comments

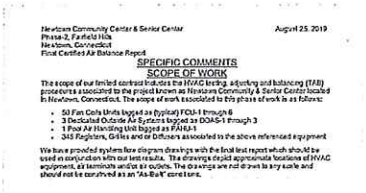
Bruce Ratcliffe Sr. <BruceSr@ac2000.us> Tue, Jan 28, 2:49 PM (22 hours ago)
to Joseph L. Giacobbe

You are viewing an attached message. Town of Newtown Mail can't verify the authenticity of attached messages.

Joe,
Attached please find the T&B contractors description of the outdoor air balancing at the Community Center. During the VE work we eliminated the Building Management control system. Without this central control system the balancer is unable to globally set the individual control dampers all to the same fully open setting.
During the balance work for multiple air handling units connected to a central outside air system, in order to set the air flow CFM individually all the control dampers must be set to the same full open (non modulating) position.
When this can not be accomplished, because there is no central control system, the outdoor air system is balanced to the total required system air flow CFM. The ODA dampers at the individual air handling units then open and close to admit the required outdoor air into the individual spaces as dictated by the demand ventilation control sensor mounted in the space.
Regards,

Bruce Ratcliffe Sr
AC 2000 Inc.
238 Reservoir Rd.
Southbury Ct. 06488
Office: 203 270-9347 x 301

email: brucesr@ac2000.us



Newtown Community Center & Senior Center August 25, 2019
Phase-2, Fairfield Hills
Newtown, Connecticut
Final Certified Air Balance Report

SPECIFIC COMMENTS
SCOPE OF WORK

The scope of our limited contract includes the HVAC testing, adjusting and balancing (TAB) procedures associated to the project known as Newtown Community & Senior Center located in Newtown, Connecticut. The scope of work associated to this phase of work is as follows:

- 50 Fan Coils Units tagged as (typical) FCU-1 through 6
- 3 Dedicated Outside Air Systems tagged as DOAS-1 through 3
- 1 Pool Air Handling Unit tagged as PAHU-1
- 345 Registers, Grilles and or Diffusers associated to the above referenced equipment

We have provided system flow diagram drawings with the final test report which should be used in conjunction with our test results. The drawings depict approximate locations of HVAC equipment, air terminals and/or air outlets. The drawings are not drawn to any scale and should not be construed as an "As-Built" constructs.

Newtown Specifi...

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FIELD NOTES AND OBSERVATIONS

There are a total of 50 fan coil units that serve various areas throughout the first floor at the Newtown Community and Senior Center. These fan coil units are equipped with direct drive multi speed fan motors. There are 6 "typical" tagging of fan coil units utilized on the project. All the units are Mitsubishi model numbers PEFY-P06, 08, 12, 15, 18, 24, 30, 36, 48 or 54. There are minimal access to the fan section to record design and actual field nameplate data for these fan coil units. However, our Technicians did confirm that the fan coil units are all installed as designed. There are no issues noted with the mechanical operation of each fan coil units.

Generally speaking all the fan coil units have been confirmed to be delivering design supply CFM. The only exception are the units tagged as FCU-1-1A, 1B, 1C, FCU-1-2A and 2B and FCU-1-3. These systems are set on high fan speed and are being reported as operating below the design supply air shown on the air equipment schedule. Referring to the manufacturer equipment specifications, the design airflow of these fan coils exceeds the nominal total airflow rating of the units. Additionally, there are some non-ducted fan coil units serving various areas. There are no available direct airflow readings for these non-ducted fan coil units, however our Technicians did a visual inspection of those units and no issues were noted.

Also associated to the fan coil units are two dedicated outside air systems tagged as DOAS-1 and 2. There is an additional dedicated outside air system tagged as DOAS-3 that serves the filter room associated to the pool area. The supply side of the units tagged as DOAS-1 and 2 serve as the means to introduce outside air to each of the fan coil units and the exhaust side exhausts airflow from a combination of direct duct connections to the return air of the fan coil units or via ceiling registers located in the space served. Each of the outside air connections (supply air from the dedicated outside air systems) to the fan coil units are equipped with motorized dampers at the outside air intake connection. This damper cycles to either an open or closed position to introduce outside air depending on the mode of operation. The damper operation is wired to open if an increase in C02 is recognized in the space served. Due to the damper control configuration and sequence of operation associated for these outside

dampers, the actual outside airflow quantities could not be confirmed for the fan coil units. Additionally, any of the exhaust outlets that are directly connected to the return ducts for the fan coil units could not be read as well without the outside fresh air quantities being set. However, the exhaust outlets that are equipped with a ceiling register have been balanced accordingly. The unit tagged as DOAS-3 was confirmed to be operating within acceptable design parameters.

The rooftop unit tagged as PAHU-1 serves the pool area. The outlets associated to this system are not accessible because they are located over the pool water. As directed, our Technicians confirmed total supply air for the unit by referencing manufacturer fan performance curves to actual collected field performance fan data. No issues were noted, and this unit is being reported as delivering design supply air. Additionally, our Technicians confirmed there were no excessive noise issues or drafts associated around the pool area.

All the air filters for the air equipment were noted to be clean and installed properly. The units are controlled via wall mounted thermostats that were verified to be installed in appropriate locations and operating properly. No field revisions were noted for this project.

It should be noted that the TAB work associated to the kitchen equipment, MAU-1 and 2 and Exhaust Fans EF-1 and 2 is being completed by the manufacturer installing the equipment.