

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

The Public Building and Site Commission held a Special Meeting, Monday, February 24, 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, Art Norton, Gordon Johnson, Allen Adriani

Absent: Tom Catalina, Phil Clark, Bob Edwards

Also Present: First Selectman Dan Rosenthal, Aaron Krueger of Consigli, Corey Shearer of Consigli, Scott Mangiagli of Kaestle Boos, Chief Viadero, Rusty Malik of Quisenberry Arcari, , 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: G. Brennan moved to approve the meeting minutes of January 28, 2020.

A. Norton seconded. All in favor.

Newtown Police Station:

Project Status and Next Steps: Site development continues along with the installation of drainage structures. Fire protection and domestic water is going through the building. Foundations are complete and structural CMU for the addition are on target to start steel on March 3. All under slab utilities are complete. Framing is being looked at. Windows are set to be released. Roof rip and repair will be towards late March. All materials associated with roof top units, exhaust fans, boilers, furnaces and electrical equipment are all released. The review of the transformers, panels and associated switch gear is expected end of next week.

Project Budget Review: n/a.

Project Schedule Review: The project is on schedule for November 18.

Invoices for Payment:

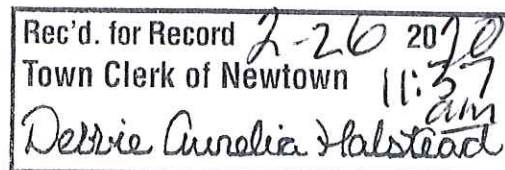
Corey Shearer and Aaron Krueger reviewed the change requests (final page of Consigli monthly report). Kaestle Boos reviewed and agree with four out of six requests; #13 & #14 are being reviewed by the engineer. A. Norton moved to approve change order 1 which includes CR 12, CR 15, CR 18 and CR 22 in the amount of \$35,625.33. G. Brennan seconded. All in favor. The change order log will include contingency draws.

A. Norton moved to approve the Kaestle Boos invoice #18010.00-13 in the amount of \$12,857.14.

G. Brennan seconded. All in favor.

A. D'Angelo moved to approve the Consigli invoice #3 in the amount of \$590,069.70.

G. Brennan seconded. All in favor.



Community Center/Senior Center:

Project Status and Close Out: R. Malik hasn't gotten the emails on items that were missing on close out documents from CW. In discussing air balance reports, R. Malik said certain things may not have been done as specified, due to value engineering. Everything else has been completed and is part of the close out package. R. Malik has asked for certification. B. Mitchell noted the project can't be closed out without an accepted, certified balancing report.

Project Punch List and Outstanding Issues Review: R. Malik is working on a State Modification on the existing fire pump. Once he has it ready he will bring to the Fire Marshal for signature. This needs to be approved by the State Fire Marshal with the blessing of the local Fire Marshal. J. Giacobbe was copied on follow up on the duct work and required threaded rods. This work is scheduled for next week. A. Adriani said they should be painted for extra corrosion resistance. A. Adriani is still waiting on information on the registers on the ducts; R. Malik said this has been brought to J. Giacobbe. M. Ariniello said an issue with combustion plate led to a gas leak in the mechanical room, effecting the pool heaters. QA hasn't yet checked the roof. M. Ariniello reported the light sensor issues continue. He is waiting for the vendor to install the transition strip in the Senior Center. The multipurpose room flooring has been redone. The fire pump strainer access redesign should be in in two weeks. M. Ariniello reported staining continues on the floor of the rec pool and the lap pool. Currently there is a depth filter system; a green sand filter will pick up more minerals. He will get quotes to switch to a green sand filter and also get quotes for mineral wash to reduce the stain. M. Ariniello hasn't received the O&M handbook on electrical yet. R. Malik is waiting for a list to be provided to him. M. Ariniello said CT Custom Aquatics has been hired to check on the pool quarterly. The high school also uses this company. Next year he will work to combine the contract with the high school. A. Adriani stated he is still waiting for the HVAC sequence of operations; R. Malik said it was on the CW list. M. Ariniello said the vinyl floors in the locker rooms will need to be tiled in the future; it is difficult to maintain vinyl flooring. M. Ariniello is working on having adult changing tables installed. The support wall is tiled, there was supposed to be attachment blocking installed. R. Malik will confirm if the wall is specified to be solid CMU.

K. Walsh suggested a guide to buildings at Fairfield Hills, noting the systems each building has. She said there was a change order specifically for the electrical related to the adult changing table and is confused as to why there are electrical issues and bracket issues. D. Rosenthal questioned if there was a change order saying the original electrical current ordered wasn't correct. M. Ariniello said an adapter is being installed.

Project Budget Review: n/a.

Change Order Review: none.

Invoices for Payment: none.

The next regular meeting is scheduled for March 24, 2020

Adjournment: Having no further business the Public Building & Site Commission adjourned their regular meeting at 7:59p.m.

Attachments: Consigli January 2020 report

Respectfully submitted,
Susan Marcinek

Consigli Owner Monthly Dashboard

January 2020

Newtown Police Station

191 South Main St Newtown, 06470

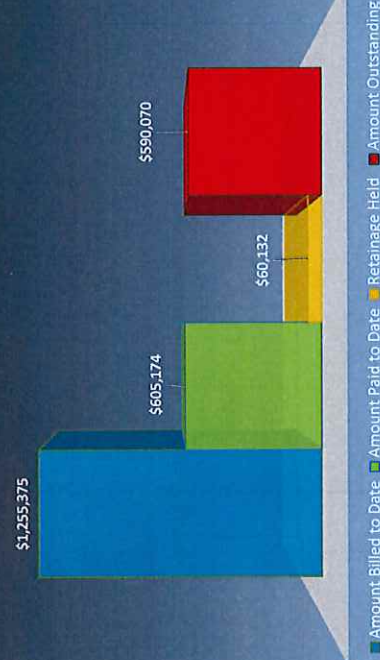


CONSIGLI
Est. 1985

Executive Overview

- Current GMP of \$10,411,049
- Potential net changes \$119,837.
- Site development continues along with the installation of drainage structures (weather permitting).
- Foundations are complete and structural CMU for the Sallyport Addition is ongoing as 2/3/20.
- Structural Steel for the Addition is scheduled for 3/3/20.
- MEP Coordination is complete and submission of MEP shop drawings for approval has started.
- All slab trenching for MEPs and Sheer Walls is complete. Trades are installing underground utilities for the renovation and going through inspection approvals in order to start concrete patching.
- Layout of new interior wall for the renovation is scheduled for 3/9/20.
- Critical material items to be released this month are Detention Doors, Windows, and Electrical switchgear.
- Certificate of Occupancy: November 18, 2020

Billing Status



Progress Pictures



Schedule

Project Milestones		Target	Actual
MEP Coordination Complete		1/28/2020	1/28/2020
Start Structural Steel Addition		3/3/2020	
Start MEPs Overhead Rough		3/16/2020	
Start Addition MEP Underground		3/24/2020	
Start Interior Finishes Activities		5/28/2020	
Building Weather Tight (roof and windows)		6/24/2020	
Permanent Power Available		8/3/2020	
Commissioning Complete		11/10/2020	
Start Owner Move In		11/19/2020	

Roadblocks

Item	Resolve by	BIC
Stained Brick Approval	2/19/2020	Newtown
Detention Doors Confirmed Release	2/20/2020	Tull Brothers
Lead Paint Removal Scope	2/18/2020	CCC
New Sprinkler System Approval	2/19/2020	Newtown

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	4195.00
Incidents to Date/ Month	0

Change Orders

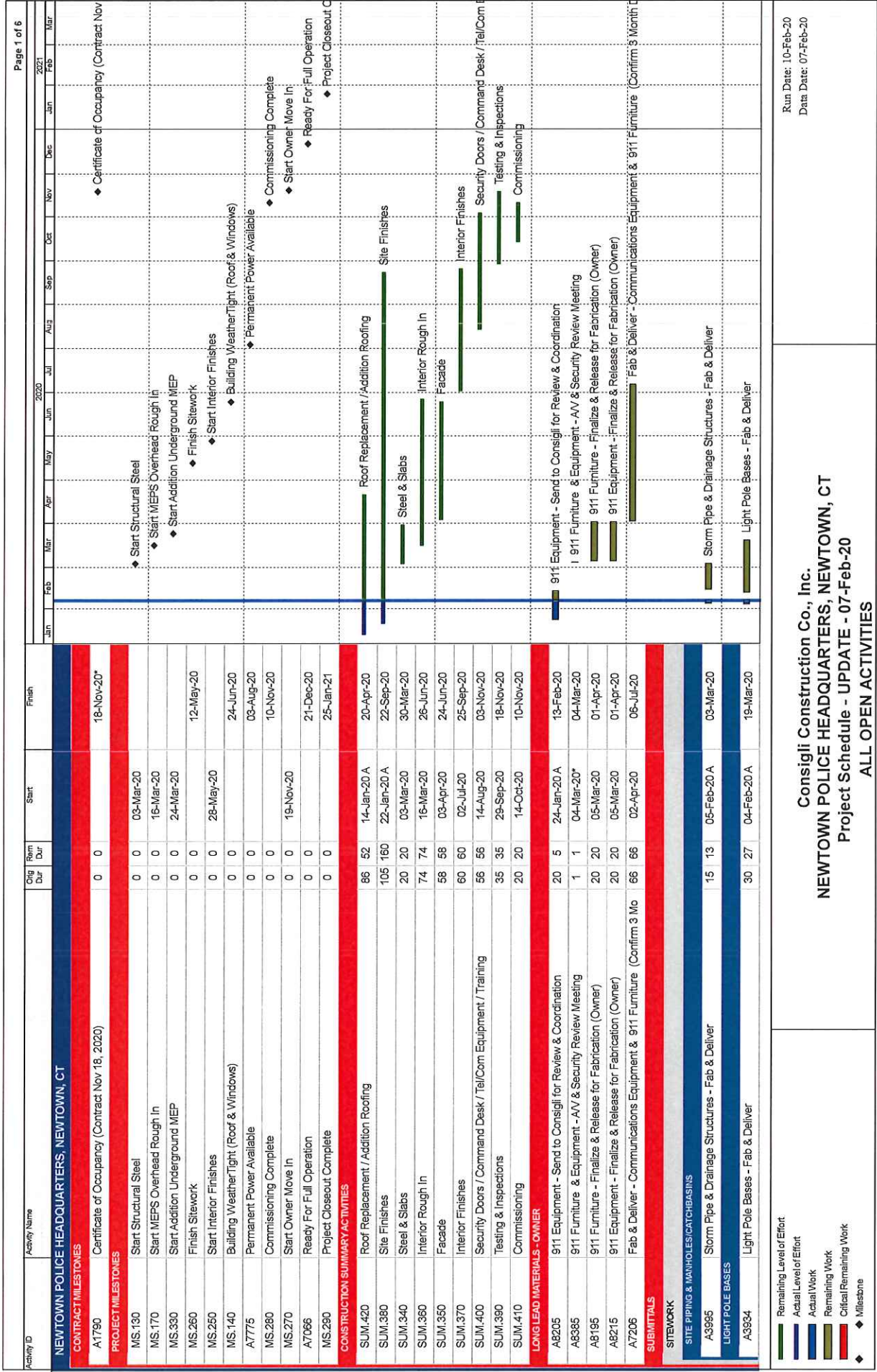
Verbal Approved	\$0
Submitted	\$0
Pending	\$119,837
Total Potential Changes	\$119,837
Projected Contract Amount	\$10,530,886
With Potential Changes	

Construction Contingency

Current Balance	\$270,754
Approved Transfers	\$0
Pending Transfers	\$0
*Excludes any owner held contingency	
Projected Balance	\$270,754

Owner Coordination Items

- Security and AV Equipment Vendors - Meeting with A+ on 3/4/20
- Pecks Lane Entrance - On hold
- Awaiting product data and cut sheets for owner supplied items and equipment



Activity ID		Activity Name		Orig Dur	Rmt Dur	Start	Finish
CERAMIC TILE & TERRAZO							
CERAMIC TILE							
A5625	Ceramic Tile- Review & Approve	20	20	07-Feb-20		05-Mar-20	
A5635	Ceramic Tile - Fab & Deliver	40	40	08-Mar-20		30-Apr-20	
PAINTING							
A5755	Paint - Prepare & Submit	20	20	07-Feb-20		05-Mar-20	
A5655	Paint --A/E Finalize Color Selections	30	30	07-Feb-20		19-Mar-20	
A5765	Paint - Review & Approve	20	20	08-Mar-20		02-Apr-20	
A5775	Paint - Fab & Deliver	5	5	03-Apr-20		09-Apr-20	
ACOUSTIC CEILINGS							
A8425	Rev 1 - Acoustic Ceilings- Review & Approve	15	15	17-Feb-20		06-Mar-20	
A5915	Acoustic Ceilings - Fab & Deliver	10	10	09-Mar-20		20-Mar-20	
SECURITY CEILINGS							
A5485	Security Ceilings - Review & Approve	10	2	23-Jan-20 A		10-Feb-20	
A5495	Security Ceilings - Fab & Deliver	40	40	11-Feb-20		06-Apr-20	
MILLWORK							
A5835	Millwork - Review & Approve	20	2	17-Jan-20 A		10-Feb-20	
A5845	Millwork - Fab & Deliver	40	40	11-Feb-20		06-Apr-20	
MECHANICAL							
MECHANICAL EQUIPMENT							
A6575	Rooftop Equipment Curbs - Fab & Deliver	30	30	03-Feb-20 A		19-Mar-20	
A6605	RP - 1 - Fab & Deliver	30	30	03-Feb-20 A		19-Mar-20	
A6205	FCUs #1-6 - Fab & Deliver	40	35	03-Feb-20 A		26-Mar-20	
A6825	VAVs #1-5- Fab & Deliver	40	35	03-Feb-20 A		26-Mar-20	
A6585	Cabinet Unit Heaters #1-3 - Fab & Deliver	40	40	03-Feb-20 A		02-Apr-20	
A6595	Unit Heaters #1-9 - Fab & Deliver	40	40	03-Feb-20 A		02-Apr-20	
A6635	Exhaust Fans # 1-10 - Fab & Deliver	40	40	03-Feb-20 A		02-Apr-20	
A6845	Pumps BP & P - Fab & Deliver	40	40	03-Feb-20 A		02-Apr-20	
A6855	HWC 3 (1-3) - Fab & Deliver	40	40	03-Feb-20 A		02-Apr-20	
A5905	Roof Top Units #1-6 - Fab & Deliver	60	60	03-Feb-20 A		30-Apr-20	
A6815	Boilers #1 & 2 - Fab & Deliver	60	60	03-Feb-20 A		30-Apr-20	
PLUMBING							
PLUMBING FIXTURES							
A5965	Plumbing Fixtures - Fab & Deliver (Approved 1/6/2020)	30	30	18-Jun-20		30-Jul-20	
FIRE PROTECTION							
A5985	Fire Protection - Review & Approve	20	20	03-Feb-20 A		05-Mar-20	
A5995	Fire Protection- Fab & Deliver	15	15	06-Mar-20		26-Mar-20	
ELECTRICAL							
ELECTRICAL PANELS & TRANSFORMERS							
A6055	Electrical Panels - Fab & Deliver	40	20	13-Jan-20 A		05-Mar-20	
LIGHT FIXTURES							
A6085	Light Fixtures - Fab & Deliver (Approved Feb 5)	40	40	07-Feb-20		02-Apr-20	

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2021	Jan	Feb	Mar

Activity ID	Activity Name	Orig Dur	Rev Dur	Start	Finish
EMERGENCY GENERATOR					
A6375	Emergency Generator - Fab & Deliver	70	55	20-Jan-20 A	23-Apr-20
FIRE ALARM SYSTEM					
A6405	Fire Alarm System - Fab & Deliver (Approved Dec 20, 2019)	50	50	07-Feb-20	16-Apr-20
SPECIALTIES					
METAL LOCKERS					
A6435	Metal Lockers - Fab & Deliver (Approved Jan 7, 2020)	50	50	28-May-20	06-Aug-20
TOILET PARTITIONS & ACCESSORIES					
A6115	Toilet Partitions & Accessories - Fab & Deliver (Approved Jan 16, 2020)	40	40	04-Jun-20	30-Jul-20
SIGNAGE					
A6125	Signage - Prepare & Submit	20	20	07-Feb-20	05-Mar-20
A6135	Signage - Review & Approve	20	20	06-Mar-20	02-Apr-20
A6145	Signage - Fab & Deliver	40	40	03-Apr-20	29-May-20
PARKING CONTROLS					
A6255	Parking Controls - Prepare & Submit	20	20	07-Feb-20	05-Mar-20
A6285	Parking Controls - Review & Approve	20	20	06-Mar-20	02-Apr-20
A6295	Parking Controls - Fab & Deliver	60	60	03-Apr-20	26-Jun-20
CONSTRUCTION					
New Additions Construction					
Exterior					
A1153	Addition - Exterior Masonry Bearing Walls	20	16	03-Feb-20 A	28-Feb-20
A1152	Addition - Sallyport & Cell Area - Erect Building Structure & Roof Deck	15	15	03-Mar-20	23-Mar-20
A7176	Addition - New Entrance Area - Erect Building Structure & Roof Deck	5	5	24-Mar-20	30-Mar-20
A1155	Addition - Excavate / Install Underground Pipe / Inspect, F/R/P Building Addition Slabs	15	15	24-Mar-20	13-Apr-20
A7198	Addition - Insulation & Roofing (Sallyport/Cell > New Entry)	20	20	24-Mar-20	20-Apr-20
A7328	Addition - Exterior Walls - Frame / Sheathing / Lap Siding	30	30	03-Apr-20	14-May-20
A7835	Addition - Install Sallyport Overhead Doors	5	5	04-Aug-20	10-Aug-20
Interior					
A7200	Addition - Interior Masonry Walls / In Wall Rough In	30	30	17-Apr-20	29-May-20
A7655	Addition - Overhead MEPS Rough In, Finish in Wall Wiring, Inspections	20	20	01-Jun-20	26-Jun-20
A7665	Addition - Prep & Paint Block Walls	15	15	29-Jun-20	20-Jul-20
A7675	Addition - Install Metal Security Ceilings, MEPS Drops	10	10	21-Jul-20	03-Aug-20
A7815	Addition - Install Flooring - VCT & Epoxy	10	10	04-Aug-20	17-Aug-20
A7875	Addition - Millwork	5	5	18-Aug-20	24-Aug-20
A7825	Addition - Install Holding Area Doors, Security Devices (Hardware), Rolling Door	15	15	18-Aug-20	08-Sep-20
A7845	Addition - Install MEPS Finish Devices	5	5	01-Sep-20	08-Sep-20
A7855	Addition - Install Regular Doors & Hardware	5	5	01-Sep-20	08-Sep-20
A7865	Addition - Finish Paint	5	5	09-Sep-20	15-Sep-20
A7885	Addition - Acoustic Ceilings	5	5	09-Sep-20	15-Sep-20
A7895	Addition - Clean Up & Punchlist	5	5	16-Sep-20	22-Sep-20
Renovation of Existing Building					
Emergency Generator - Fab & Deliver (Approved Jan 7, 2020)					
Fire Alarm System - Fab & Deliver (Approved Dec 20, 2019)					
Metal Lockers - Fab & Deliver (Approved Jan 7, 2020)					
Toilet Partitions & Accessories - Fab & Deliver (Approved Jan 16, 2020)					
Signage - Prepare & Submit					
Signage - Review & Approve					
Signage - Fab & Deliver					
Parking Controls - Prepare & Submit					
Parking Controls - Review & Approve					
Parking Controls - Fab & Deliver					
Addition - Exterior Masonry Bearing Walls					
Addition - Sallyport & Cell Area - Erect Building Structure & Roof Deck					
Addition - New Entrance Area - Erect Building Structure & Roof Deck					
Addition - Excavate / Install Underground Pipe / Inspect, F/R/P Building Addition Slabs					
Addition - Insulation & Roofing (Sallyport/Cell > New Entry)					
Addition - Exterior Walls - Frame / Sheathing / Lap Siding					
Addition - Install Sallyport Overhead Doors					
Addition - Interior Masonry Walls / In Wall Rough In					
Addition - Overhead MEPS Rough In, Finish in Wall Wiring, Inspections					
Addition - Prep & Paint Block Walls					
Addition - Install Metal Security Ceilings, MEPS Drops					
Addition - Install Flooring - VCT & Epoxy					
Addition - Millwork					
Addition - Install Holding Area Doors, Security Devices (Hardware)					
Addition - Install MEPS Finish Devices					
Addition - Install Regular Doors & Hardware					
Addition - Finish Paint					
Addition - Acoustic Ceilings					
Addition - Clean Up & Punchlist					

Activity ID		Activity Name	Orig	Rev	Start	Finish	2020												2021		
			Dur	Dur			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
Exterior																					
A7355		Rebuild Parapet	19	19	14-Feb-20*	11-Mar-20															
A7360		Install New Roof at Existing Building	25	25	12-Mar-20	15-Apr-20															
A7308		Clean & Repoint Existing Exterior Masonry Walls	20	20	01-Apr-20*	28-Apr-20															
A8045		Set Rooftop Fans	2	2	16-Apr-20	17-Apr-20															
A1230		New Windows / Storefront / Other Exterior Upgrades	40	40	29-Apr-20	24-Jun-20															
A7298		Set New AHUs on Roof	2	2	01-May-20	04-May-20															
A7318		Install New Metal Panels	15	15	04-Jun-20	24-Jun-20															
Interior																					
Demo, Slab Excavation, Underground, New Masonry Walls																					
A7196		Slab Demo, Excavate / Install & Test - Below Slab Utilities	20	8	21-Jan-20 A	18-Feb-20															
A7348		New Masonry Shear Walls	15	15	10-Feb-20*	28-Feb-20															
A7338		Slab Patching / Infill	10	10	24-Feb-20	06-Mar-20															
MEPS Rough & Walls																					
A7051		Layout New Walls	5	5	09-Mar-20	13-Mar-20															
A7365		Retrofit Exterior Walls - Apply Interior Mesh and Spray Insulation	20	20	18-Mar-20	10-Apr-20															
A7485		Mech - Duct & Pipe - Overhead Rough In	20	20	18-Mar-20	10-Apr-20															
A7505		Electrical / Security / Tel/Data - Overhead Rough In	20	20	16-Mar-20	10-Apr-20															
A7495		Plumbing / Roof Drains - Overhead Piping	20	20	23-Mar-20	17-Apr-20															
A7535		Sprinkler Rough in / Modify Existing	15	15	30-Mar-20	17-Apr-20															
A7515		Frame Walls, In Wall Blocking, Door Frames (After Exterior Wall work)	15	15	13-Apr-20	01-May-20															
A7525		In Wall MEP & Inspections, Insulation	25	25	20-Apr-20	22-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	01-Jun-20	27-Jul-20															
A7745		Build Out New Electrical Room	45	45	01-Jun-20	03-Aug-20															
A7915		Install Transaction Counter & Security Glazing	10	10	18-Jun-20	01-Jul-20															
A7925		Reno - Install Interior Ceiling 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															
A8235		Vendor Install Communication Room Furniture & Equipment	20	20	14-Aug-20	11-Sep-20															
A7605		Doors & Hardware	10	10	21-Aug-20	03-Sep-20															

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Change Request Log by Status

Consigli Construction Co., Inc.

02/14/20

2055 Newtown CT Police Department

Number	Date	Description	Amount	CO
CHANGE REQUESTS				
Not issued				
CR002	12/23/19	Pecks Lane Entrance	0.00	
CR011	01/21/20	ASI008 Revised Data and Grounding Requirements per Norcomm Meeting	52,604.08	
CR012	01/23/20	PR-002 Delete Key Control Cabinet	-17,671.00	
CR013	01/23/20	RFI-004 Rain Leader and Sheer Wall Conflict	8,789.04	
CR014	01/28/20	RFI-023 Replace existing 3" sanitary line with new 6" line	12,803.80	Approved to proceed on T&M
CR015	01/29/20	PR-003 Site Conduit	10,230.73	
CR016	01/30/20	ASI009 Shortened Existing Metal Studs	0.00	
CR017	01/31/20	PR004 Revisions to Records Room	7,695.17	
CR018	02/03/20	Replace Existing to Remain Fire Protection System with New	44,476.92	
CR019	02/04/20	CREDIT Roof Demo	-17,500.00	
CR020	02/04/20	Repave South area of lot to full depth	0.00	
CR021	02/10/20	RFI 029 - Booking Desk Power	1,085.07	
CR022	02/11/20	Lead Paint Removal for Steel Install Scope	17,903.61	
CR023	02/12/20	PR005 - Cell Toilet Lock Out Credit	-5,463.31	
CR024	02/12/20	RFI #19 - North Wall Water Intrusion and Stud Damage Resolution	0.00	
CR025	02/12/20	RFI #28 - Site Drainage at Existing CB adjacent to SE Corner of Renovation	0.00	
CR026	02/12/20	Additional Underslab Rock and Concrete Removal for MEP and Sheer Wall Trenching	4,882.81	
Not issued Total			119,836.92	
CHANGE REQUESTS TOTAL			119,836.92	
Original Contract Amount:			10,411,049.00	
Approved Contract Changes:			0.00	
Revised Contract Amount:			10,411,049.00	
Pending Contract Changes:				*