The Public Building and Site Commission held a regular meeting, Tuesday, March 24, 2020 in the Council Chamber of the Newtown Municipal Center, 3 Primrose Street, Newtown. Chairman Mitchell called the meeting to order at 7:00pm.

Present: Robert Mitchell, Gordon Johnson and First Selectman Dan Rosenthal

Present via Teleconference: Anthony D'Angelo, Gus Brennan, Art Norton, Allen Adriani

Absent: Tom Catalina, Phil Clark and Bob Edwards

Also Present via Teleconference: Aaron Krueger of Consigli, Corey Shearer of Consigli, Scott Mangiagli of Kaestle Boos, Chief James Viadero, Purchasing Agent Rick Spreyer and one member of the press.

Public Participation: none.

Approval of Minutes: A. D'Angelo moved to approve the meeting minutes of February 24, 2020. G. Johnson seconded. All in favor.

Newtown Police Station:
Project Status and Next Steps: Site development continues along with the installation of drainage. They are currently waiting for the wet areas to dry up to continue with utility work. There are a couple of weeks of work of site development. Structural steel for the addition is complete, which will allow the roofer to start on the decking. Inside the addition the under slab and MEP rough is complete and inspected. The slab pour is targeted for next week. Interior masonry walls will begin in April. On the interior renovation the supplemental steel should be completed this week. The metal framing is ongoing and expected finished early April. Then the interior masonry walls can begin, followed by ductwork and overhead plumbing.

A. Norton and G. Brennan have been attending meetings, either in person or by phone and agree items are being completed per the current schedule. The quality of the project is very good; the schedule is either on or ahead; they are very satisfied.

Project Schedule Review: The project is on schedule for a certificate of occupancy by November 18, 2020.

Project Budget Review: not discussed.

Project Change Orders: S. Mangiagli stated KBA reviewed and approved the change order; $400,000 contingency remains. C. Shearer reviewed change order 2, which includes five different change requests: CR13 Rain Leader and Shear Wall Conflict, CR014 Replace existing 3" sanitary line with new 6" line, CR017, Revisions to Records Room, CR024 North Wall Water Intrusion and CR025 Site Drainage at Existing CB adjacent to SE Corner of Renovation. All have been reviewed between Consigli and KBA. S. Mangiagli noted these requests were discussed at length at the meeting; mostly all are existing conditions to be rectified. A. Norton moved to approve Change Order #2 for the total amount of $63,142.37. G. Brennan seconded. All in favor.

Invoices for Payment: Kaestle Boos is billing out at 28.57%. A. Norton moved to approve invoice #18010.00-14 in the amount of $12,857.14. G. Brennan seconded. All in favor.

Consigli is billing out at 17.25%. B Mitchell appreciates the cover letter detail; it makes it much easier to follow the application for payment. A. Norton moved to approve invoice #4 in the amount of $511,799.59. G. Johnson seconded. All in favor.

Weather remains on our side. COVID-19 notices through the construction team are very well done. If anybody on the team tests positive the Town needs to know. There are currently no delay issues with equipment; some may be slow due to personnel being out. Consigli is in constant contact with subcontractors. G. Brennan voiced concern on the outside envelope and asked that Consigli stays on board and there are no surprises. C. Shearer reported the majority of the windows will be at the shop until going to site. The exterior metal panels are expected early May. Roofing material can all be on site. Consigli is looking to store as much material on site as possible to avoid any delivery delays. First Selectman Rosenthal is pleased and appreciates the flexibility and the controls put into place to mitigate any kind of infection.

Community Center/Senior Center: no business discussed.

The next regular meeting is scheduled for April 28, 2020.

Adjournment: Having no further business the Public Building & Site Commission adjourned their regular meeting at 7:22p.m.

Attachments: Consigli February 2020 report

Respectfully submitted,
Susan Marcinek

Consigli Owner Monthly Dashboard

February 2020

Newtown Police Station

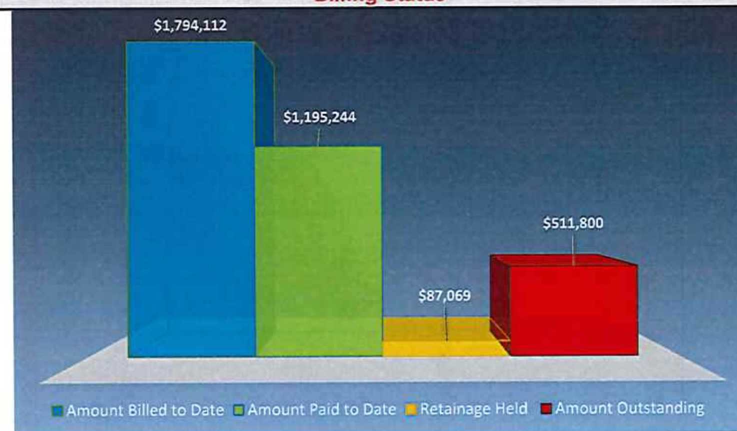
191 South Main St Newtown, 06470

CONSIGLI Est. 1905

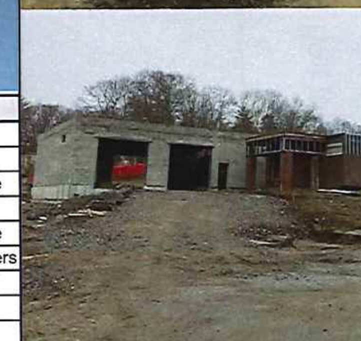
Executive Overview

- Current GMP of $10,446,674
- Potential net changes $117,386
- Site development continues along with the installation of drainage structures (weather permitting).
- Structural Steel for the addition is complete. Installation of renovation steel is ongoing through March.
- Underground MEP Rough has started in the addition and will finish by the end of March
- Roofing for the renovation is scheduled to start 3/18/20. Will flow over to the addition after complete
- Overhead MEP Rough has started in the renovation and will continue into April.
- Install of new interior framing continues and interior masonry walls to begin the end of March.
- Critical material deliveries in March: Switchgear, Hollow Metal Door Frames, Roofing, and Ductwork.
- 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	3/3/2020
Start MEPs Overhead Rough	3/16/2020	3/2/2020
Start Addition MEP Underground	3/24/2020	3/9/2020
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
Mortar Mock-up Approval	3/24/2020	MSM
Windows - Confirm Delivery Date	2/20/2020	Accurate
North Wall Water Intrusion Pricing	2/17/2020	CCC
Bulletin Resistant Windows and Doors Shop Drawings	2/19/2020	Accurate
Hollow Metal Frames Delivery	2/24/2020	Tull Brothers
Helical Tie Engineering Submission	2/24/2020	MSM

Contract Status

Original Contract Amount	$10,411,049
Approved Change Orders	$35,625
Current Contract Amount	$10,446,674

Safety

Current Project Safety Score	99.00%
Total Man Hours to Date	7317.00
Incidents to Date/ Month	0

Change Orders

Verbal Approved	$0
Submitted	$84,872
Pending	$32,514
Total Potential Changes	$117,386
Projected Contract Amount With Potential Changes	**$10,564,061**

Construction Contingency

Current Balance	$270,754
Approved Transfers	$0
Pending Transfers	$5,000
Projected Balance	**$265,754**

*Excludes any owner held contingency

Owner Coordination Items

- Security and AV Equipment Vendors - Meeting with A+ on 3/25/20
- Pecks Lane Entrance - On hold
- Awaiting balance of product data and cut sheets for owner supplied items and equipment.

CONSIGLI

Change Request Log by Status

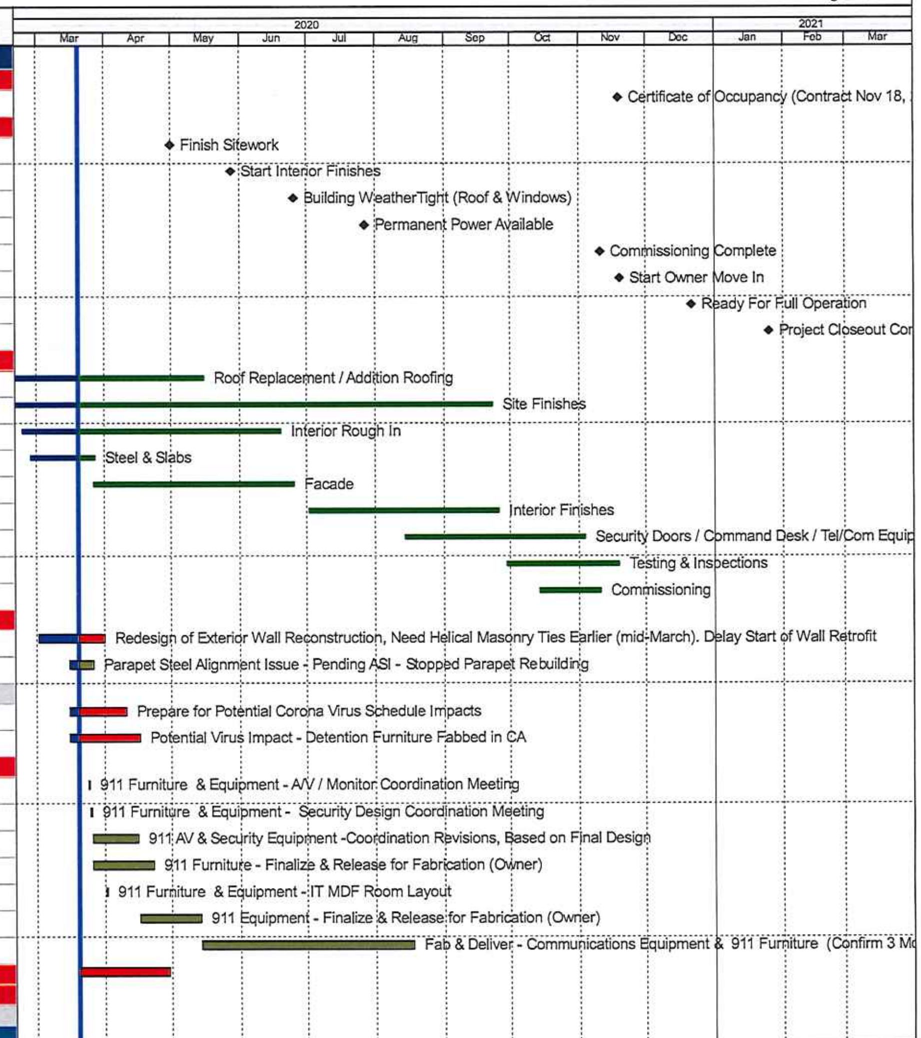
Consigli Construction Co., Inc. 03/16/20

2055 Newtown CT Police Department

Number	Date	Description	Amount	CO
CHANGE REQUESTS				
Not issued				
CR002	12/23/19	Pecks Lane Entrance	0.00	
CR020	02/04/20	Repave South area of lot to full depth	0.00	
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	33,094.57	
CR026	02/12/20	Additional Underslab Rock and Concrete Removal for MEP and Sheer Wall Trenching	4,882.81	
CR027	03/11/20	ASI 018 - Wall Finish Changes in Breakroom	0.00	
CR028	03/11/20	ASI 022 - Joist Modifications	0.00	
CR029	03/11/20	PR 007 - Site Signage Modifications	0.00	
		Not issued Total	**32,514.07**	
Submitted				
CR011	01/21/20	ASI008 Revised Data and Grounding Requirements per Norcomm Meeting 1/10/20	48,262.73	
CR013	01/23/20	RFI-004 Rain Leader and Sheer Wall Conflict	8,569.67	
CR014	01/28/20	RFI-023 Replace existing 3" sanitary line with new 6" line	11,541.32	
CR017	01/31/20	PR004 Revisions to Records Room	6,041.73	
CR025	02/12/20	RFI #28 - Site Drainage at Existing CB adjacent to SE Corner of Renovation	10,456.80	
		Submitted Total	**84,872.25**	
Approved				
CR012	01/23/20	PR-002 Delete Key Control Cabinet	-17,671.00	1
CR015	01/29/20	PR-003 Additional Site Conduit for Future Use	9,995.64	1
CR018	02/03/20	Replace Existing to Remain Fire Protection System with New	43,300.69	1
CR022	02/11/20	Lead Removal for Steel Install - Credit for Roof Mech Demo	0.00	1
		Approved Total	**35,625.33**	
		CHANGE REQUESTS TOTAL	**153,011.65**	

Number	Date	Description	Amount	CO
CONTINGENCY GROUP				
Not issued				
'CT002	02/25/20	Masonry Scope Changes	5,000.00	
		Not issued Total	**5,000.00**	

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.260	Finish Sitework	0	0		30-Apr-20
MS.250	Start Interior Finishes	0	0	28-May-20	
MS.140	Building WeatherTight (Roof & Windows)	0	0		25-Jun-20
A7775	Permanent Power Available	0	0		27-Jul-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.420	Roof Replacement / Addition Roofing	86	41	14-Jan-20 A	15-May-20
SUM.380	Site Finishes	105	130	22-Jan-20 A	22-Sep-20
SUM.360	Interior Rough In	77	65	24-Feb-20 A	19-Jun-20
SUM.340	Steel & Slabs	20	6	28-Feb-20 A	27-Mar-20
SUM.350	Facade	64	64	27-Mar-20	25-Jun-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 9	Redesign of Exterior Wall Reconstruction, Need Helical Masonry Ties Earlier	20	8	02-Mar-20 A	31-Mar-20
ISSUE 8	Parapet Steel Alignment Issue - Pending ASI - Stopped Parapet Rebuilding	10	5	16-Mar-20 A	26-Mar-20
COVID 19 VIRUS SCHEDULE IMPACTS					
ISSUE 6	Prepare for Potential Corona Virus Schedule Impacts	20	16	16-Mar-20 A	10-Apr-20*
ISSUE 7	Potential Virus Impact - Detention Furniture Fabbed in CA	20	20	16-Mar-20 A	16-Apr-20*
LONG LEAD MATERIALS - OWNER					
A8555	911 Furniture & Equipment - A/V / Monitor Coordination Meeting	1	1	24-Mar-20*	24-Mar-20
A8575	911 Furniture & Equipment - Security Design Coordination Meeting	1	1	25-Mar-20*	25-Mar-20
A8455	911 AV & Security Equipment -Coordination Revisions, Based on Final Desig	15	15	26-Mar-20	15-Apr-20
A8195	911 Furniture - Finalize & Release for Fabrication (Owner)	20	20	26-Mar-20	22-Apr-20
A8565	911 Furniture & Equipment - IT MDF Room Layout	1	1	01-Apr-20*	01-Apr-20
A8215	911 Equipment - Finalize & Release for Fabrication (Owner)	20	20	16-Apr-20	13-May-20
A7206	Fab & Deliver - Communications Equipment & 911 Furniture (Confirm 3 Mo	66	66	14-May-20	17-Aug-20
SUBMITTALS					
CONSTRUCTION					
New Additions Construction					
Exterior					

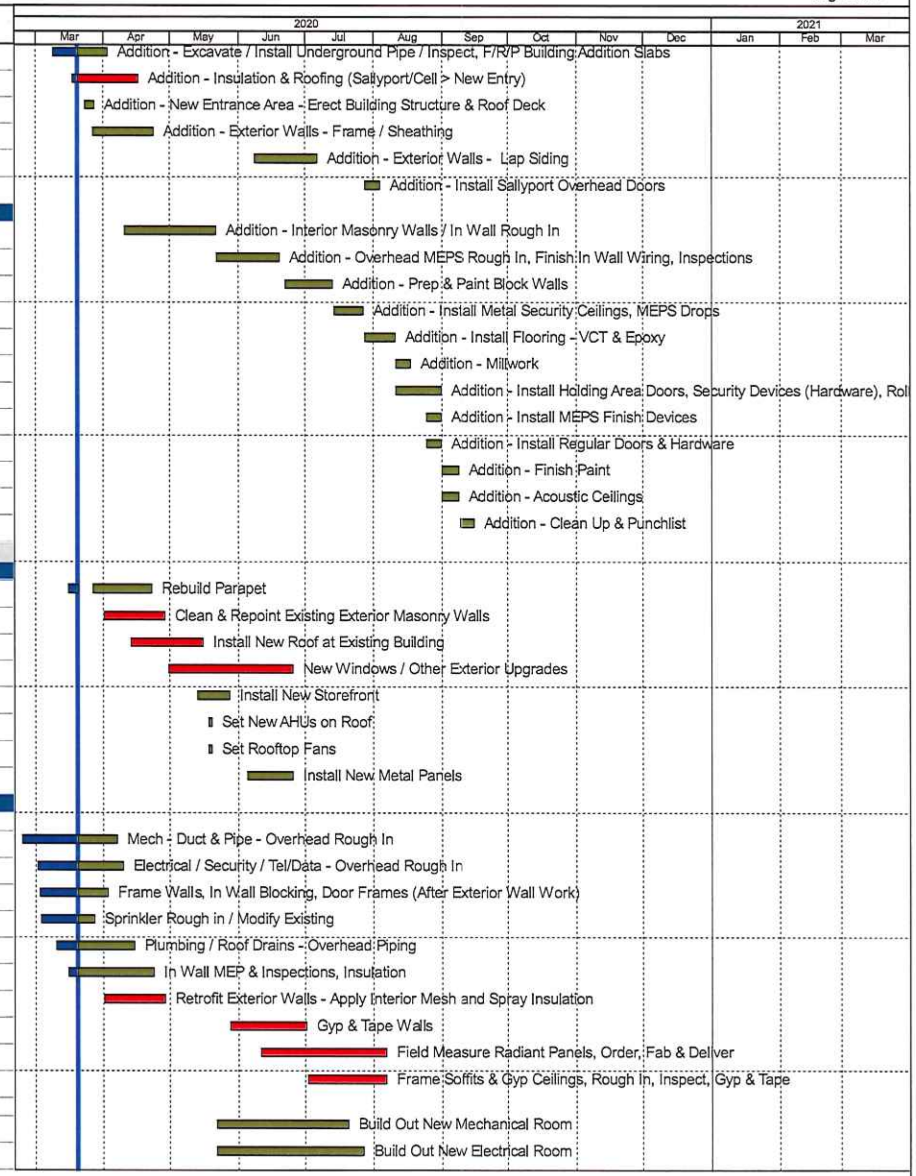


- Remaining Level of Effort
- Actual Level of Effort
- Actual Work
- Remaining Work
- Critical Remaining Work
- ◆ Milestone

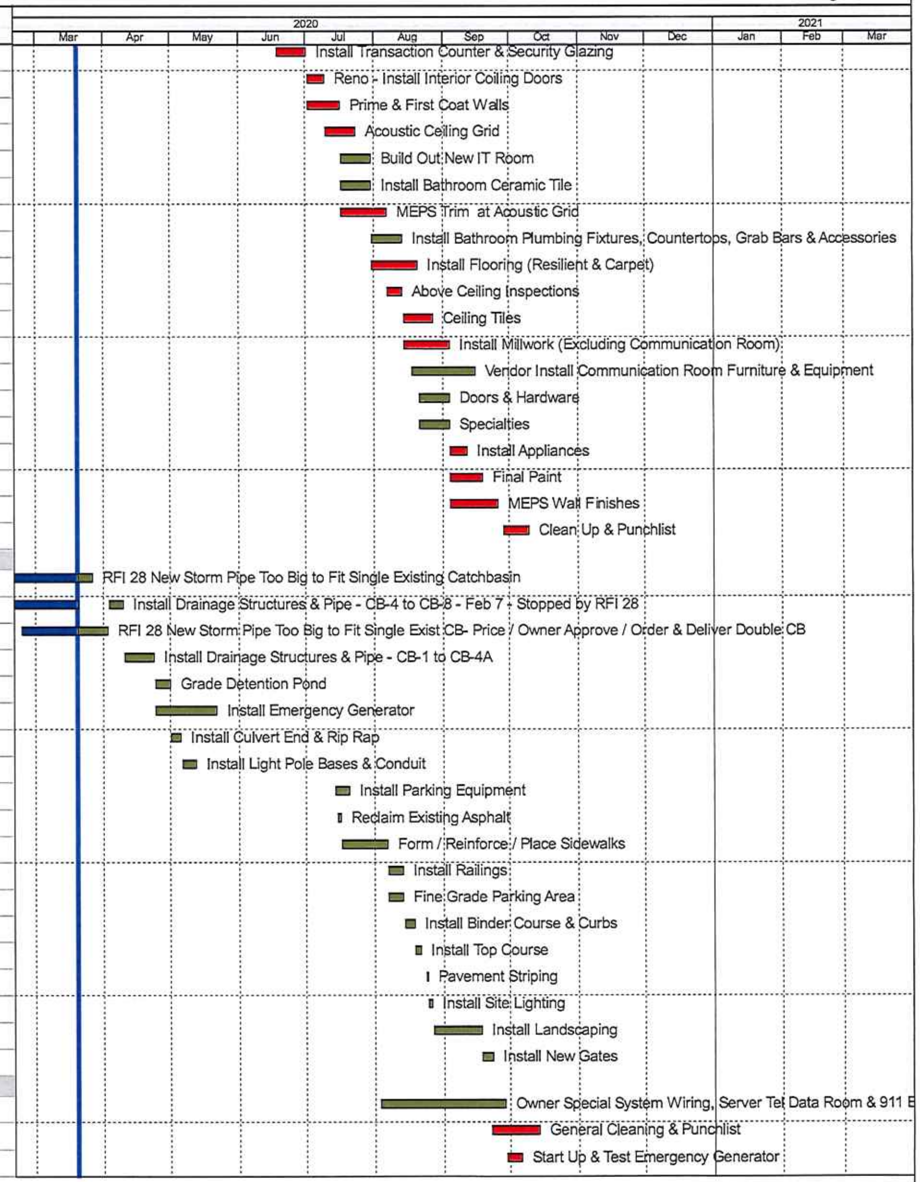
Consigli Construction Co., Inc.
NEWTOWN POLICE HEADQUARTERS, NEWTOWN, CT
Project Schedule - UPDATE - 20-Mar-20
CONSTRUCTION ACTIVITIES ONLY

Run Date: 24-Mar-20
Data Date: 20-Mar-20

Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
A1156	Addition - Excavate / Install Underground Pipe / Inspect, F/R/P Building Addit	15	10	09-Mar-20 A	02-Apr-20
A7198	Addition - Insulation & Roofing (Sallyport/Cell > New Entry)	20	20	18-Mar-20 A	16-Apr-20
A7176	Addition - New Entrance Area - Erect Building Structure & Roof Deck	5	5	23-Mar-20*	27-Mar-20
A7328	Addition - Exterior Walls - Frame / Sheathing	20	20	27-Mar-20	23-Apr-20
A8585	Addition - Exterior Walls - Lap Siding	20	20	08-Jun-20*	06-Jul-20
A7835	Addition - Install Sallyport Overhead Doors	5	5	28-Jul-20	03-Aug-20
Interior					
A7200	Addition - Interior Masonry Walls / In Wall Rough In	30	30	10-Apr-20	21-May-20
A7655	Addition - Overhead MEPS Rough In, Finish In Wall Wiring, Inspections	20	20	22-May-20	19-Jun-20
A7665	Addition - Prep & Paint Block Walls	15	15	22-Jun-20	13-Jul-20
A7675	Addition - Install Metal Security Ceilings, MEPS Drops	10	10	14-Jul-20	27-Jul-20
A7815	Addition - Install Flooring - VCT & Epoxy	10	10	28-Jul-20	10-Aug-20
A7875	Addition - Millwork	5	5	11-Aug-20	17-Aug-20
A7825	Addition - Install Holding Area Doors, Security Devices (Hardware), Rolling D	15	15	11-Aug-20	31-Aug-20
A7845	Addition - Install MEPS Finish Devices	5	5	25-Aug-20	31-Aug-20
A7855	Addition - Install Regular Doors & Hardware	5	5	25-Aug-20	31-Aug-20
A7865	Addition - Finish Paint	5	5	01-Sep-20	08-Sep-20
A7885	Addition - Acoustic Ceilings	5	5	01-Sep-20	08-Sep-20
A7895	Addition - Clean Up & Punchlist	5	5	09-Sep-20	15-Sep-20
Renovation of Existing Building					
Exterior					
A7355	Rebuild Parapet	19	19	16-Mar-20 A	22-Apr-20
A7308	Clean & Repoint Existing Exterior Masonry Walls	20	20	01-Apr-20*	28-Apr-20
A7360	Install New Roof at Existing Building	25	25	13-Apr-20	15-May-20
A1230	New Windows / Other Exterior Upgrades	40	40	30-Apr-20	25-Jun-20
A8445	Install New Storefront	10	10	13-May-20	27-May-20
A7298	Set New AHUs on Roof	2	2	18-May-20	19-May-20
A8045	Set Rooftop Fans	2	2	18-May-20	19-May-20
A7318	Install New Metal Panels	15	15	05-Jun-20	25-Jun-20
Interior					
MEPS Rough & Walls					
A7485	Mech - Duct & Pipe - Overhead Rough In	20	12	24-Feb-20 A	06-Apr-20
A7505	Electrical / Security / Tel/Data - Overhead Rough In	20	15	02-Mar-20 A	09-Apr-20
A7515	Frame Walls, In Wall Blocking, Door Frames (After Exterior Wall Work)	15	10	03-Mar-20 A	02-Apr-20
A7535	Sprinkler Rough in / Modify Existing	15	6	03-Mar-20 A	27-Mar-20
A7495	Plumbing / Roof Drains - Overhead Piping	20	18	10-Mar-20 A	14-Apr-20
A7525	In Wall MEP & Inspections, Insulation	25	25	16-Mar-20 A	23-Apr-20
A7365	Retrofit Exterior Walls - Apply Interior Mesh and Spray Insulation	20	20	01-Apr-20	28-Apr-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	22-May-20	20-Jul-20
A7745	Build Out New Electrical Room	45	45	22-May-20	27-Jul-20



Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
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
A8235	Vendor Install Communication Room Furniture & Equipment	20	20	18-Aug-20	15-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					
ISSUE 5	RFI 28 New Storm Pipe Too Big to Fit Single Existing Catchbasin	10	5	04-Feb-20 A	26-Mar-20
A8245	Install Drainage Structures & Pipe - CB-4 to CB-8 - Feb 7 - Stopped by RFI 2	10	5	04-Feb-20 A	09-Apr-20
ISSUE 5A	RFI 28 New Storm Pipe Too Big to Fit Single Exist CB- Price / Owner Approve	15	10	24-Feb-20 A	02-Apr-20
A8255	Install Drainage Structures & Pipe - CB-1 to CB-4A	10	10	10-Apr-20	23-Apr-20
A8265	Grade Detention Pond	5	5	24-Apr-20	30-Apr-20
A7785	Install Emergency Generator	20	20	24-Apr-20	21-May-20
A8275	Install Culvert End & Rip Rap	3	3	01-May-20	05-May-20
A8285	Install Light Pole Bases & Conduit	5	5	06-May-20	12-May-20
A8055	Install Parking Equipment	5	5	14-Jul-20	20-Jul-20
A8295	Reclaim Existing Asphalt	2	2	15-Jul-20*	16-Jul-20
A8305	Form / Reinforce / Place Sidewalks	15	15	17-Jul-20	06-Aug-20
A7975	Install Railings	5	5	07-Aug-20	13-Aug-20
A8315	Fine Grade Parking Area	5	5	07-Aug-20	13-Aug-20
A8325	Install Binder Course & Curbs	3	3	14-Aug-20	18-Aug-20
A8335	Install Top Course	3	3	19-Aug-20	21-Aug-20
A8345	Pavement Striping	1	1	24-Aug-20	24-Aug-20
A8355	Install Site Lighting	2	2	25-Aug-20	26-Aug-20
A8365	Install Landscaping	15	15	27-Aug-20	17-Sep-20
A8375	Install New Gates	3	3	18-Sep-20	22-Sep-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