

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

The Public Building and Site Commission held a regular meeting, Tuesday, April 28, 2020. The meeting was held remotely due to COVID-19 mandates and precautions. Chairman Mitchell called the meeting order at 7:00pm

Present via Teleconference: Robert Mitchell, Anthony D'Angelo, Art Norton, Allen Adriani, Gordon Johnson

Absent: Gus Brennan, Tom Catalina, Phil Clark, Bob Edwards

Also Present via Teleconference: First Selectman Dan Rosenthal, Aaron Krueger and Corey Shearer of Consigli, Scott Mangiagli and David Bascetta of Kaestle Boos, Purchasing Agent Rick Spreyer and one member of the press.

Public Participation: none.

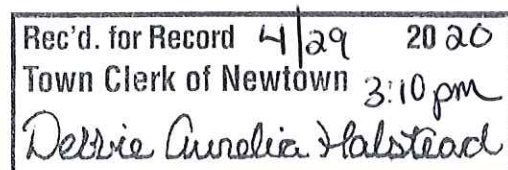
Approval of Minutes: A. D'Angelo moved to approve the meeting minutes of March 24, 2020.
G. Johnson seconded. All in favor.

Newtown Police Station:

Project Status and Next Steps: B. Mitchell and A. Norton walked through the Police building and are suitably impressed with the way the project is proceeding. C. Shearer reported they have worked through finishing the North french drain alongside the back of the building. Focus will be shifted to drainage and piping underneath the parking lot. The majority of the roofing is complete on the addition. The air vapor barrier was complete. Once testing and inspection is complete the subcontractor will begin installation of the insulation and exterior sheathing hunter panel and the exterior weather panel. The spray foam insulation was completed on the exterior cavity of the renovation allowing for parapet sheathing. Next week the air vapor barrier on that sheathing will be complete. Metal panel installation will be on May 18. The window prep will be next week. Interior masonry walls are underway along with the MEP overhead and in wall. This will go through mid-late May followed by drywall. The overhead MEP rough, in the renovation is approaching approximately 90% complete with in wall MEP rough approaching 75%-80% complete. The first in wall inspection received a pass. Drywall installation will begin April 29 south of the east entrance area, then working west. B. Mitchell said that having the green board up, walking outside the building gave a good feeling of what it will look like. C. Shearer reported there are no large issues that can't be overcome. The commission will tour the building once some of the sheetrock is up. Consigli has been having weekly conversations with subcontractors relative to status with vendors and manufacturers.

Project Schedule Review: The project is on target for a November 18, 2020 Certificate of Occupancy.

Project Budget Review: no discussion.



Project Change Orders: C. Shearer went over each change order (att.). A. Adriani questioned CR037 and the size of the backflow preventer. He believes it could be smaller and therefore save money. Upon approval this will be considered not to exceed. A. Norton praised the recap saying all of the change requests have been line items in the weekly meetings and also approved by KBA. A. Norton moved Change Order #3 in the amount of \$80,661.72, CR037 is not to exceed \$5,622.14, final number to be verified with confirmed sizing. A. D'Angelo seconded. All in favor.

Aaron Krueger informed the commission this would be his last official meeting as he will be starting on summer projects. He has been phasing out over the last several weeks and leaves the project in good hands. B. Mitchell and A. Norton thanked him very much; Aaron has been involved in two smoothly run projects and they wished him well.

Invoices for Payment: Kaestle Boos is billing out at 35.7%. A. D'Angelo moved to approve invoice #18010.00-15 in the amount of \$12,857.14. A. Norton seconded. All in favor.

Consigli is billing out at 29.85%. A. Norton moved to approve invoice #5 in the amount of \$1,275,784.03. G. Johnson seconded. All in favor.

Community Center/Senior Center: no business discussed.

The next regular meeting is scheduled for May 26, 2020. A. Norton proposed a site visit on May 14 at 3:30pm.

Adjournment: Having no further business the Public Building & Site Commission adjourned their regular meeting at 7:32p.m.

Attachments: Consigli March 2020 report, change request log

Respectfully submitted,
Susan Marcinek

Consigli Owner Monthly Dashboard

March 2020

Newtown Police Station

191 South Main St Newtown, 06470



CONSIGLI
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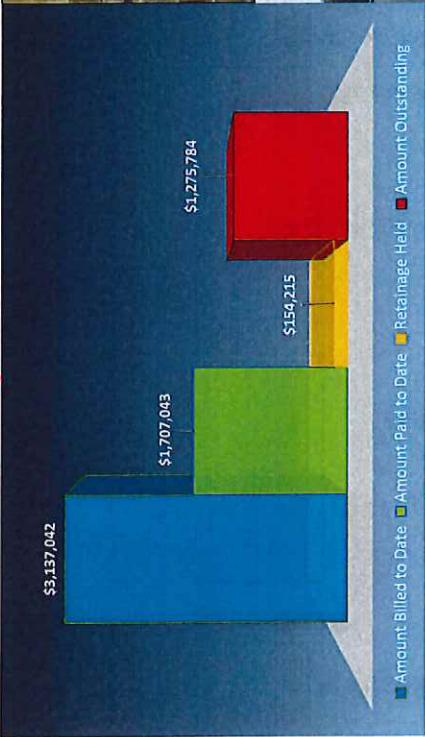
Executive Overview

- Current GMP of \$10,509,816
- Potential net changes \$187,258
- Site development to continue once site conditions dry up. Target is mid April to continue site drainage structures and site utilities.
- Structural CMU, steel, decking, and slab on grade is complete in the addition. Roofing is ongoing at the addition through April.
- Underground MEP Rough is complete inside the addition and interior masonry walls along with overhead MEP rough will begin mid April.
- Roof demo and replacement has started at the renovation and will continue through mid/late April with mechanical roof curb installation.
- Renovation overhead MEP rough-in is targeting substantial completion the third week of April (does not include MEP finishes)
- Installation of new interior metal wall framing will be substantially complete in the renovation mid-April with interior masonry partitions to continuing into early May.
- Critical material deliveries in April: Detention Door Frames, Mechanical Roof Top Units, Windows
- Certificate of Occupancy: November 18, 2020

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 MEP's 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	

Billing Status



Roadblocks

Item	Resolve by	BIC
Confirm window delivery date for FG-1 windows	4/17/2020	Accurate
North wall water intrusion - Remove remaining loose ACM	4/14/2020	Bestech
Bulletin resistant frames - Confirm delivery date	4/16/2020	Accurate
Hollow metal frame deficiencies - (4) frames	4/16/2020	Tull Brothers
Window flashing install	4/16/2020	Accurate

Contract Status

Original Contract Amount	\$10,411,049	Verbal Approved	\$0
Approved Change Orders	\$98,768	Submitted	\$49,798
Current Contract Amount	\$10,509,817	Pending	\$137,460
		Total Potential Changes	\$187,258
Current Project Safety Score	99.00%		
Total Man Hours to Date	11300.00		
Incidents to Date/ Month	0	Projected Contract Amount	\$10,697,074
		With Potential Changes	

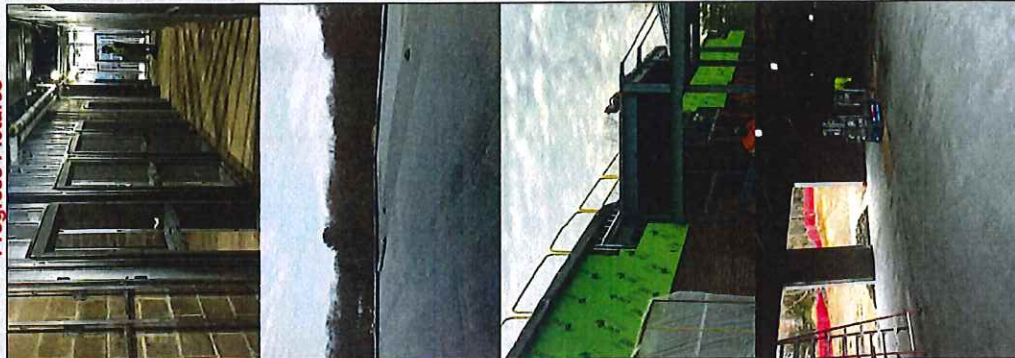
Change Orders

Construction Contingency

Current Balance	\$270,754
Approved Transfers	\$0
Pending Transfers	\$3,874
*Excludes any owner held contingency	
Projected Balance	\$266,880

Owner Coordination Items

- Security and AV Equipment Vendors - Meeting and walkthrough with A+ was held on 4/2
- Pecks Lane Entrance
- Awaiting balance of product data and cut sheets for owner supplied items and equipment.





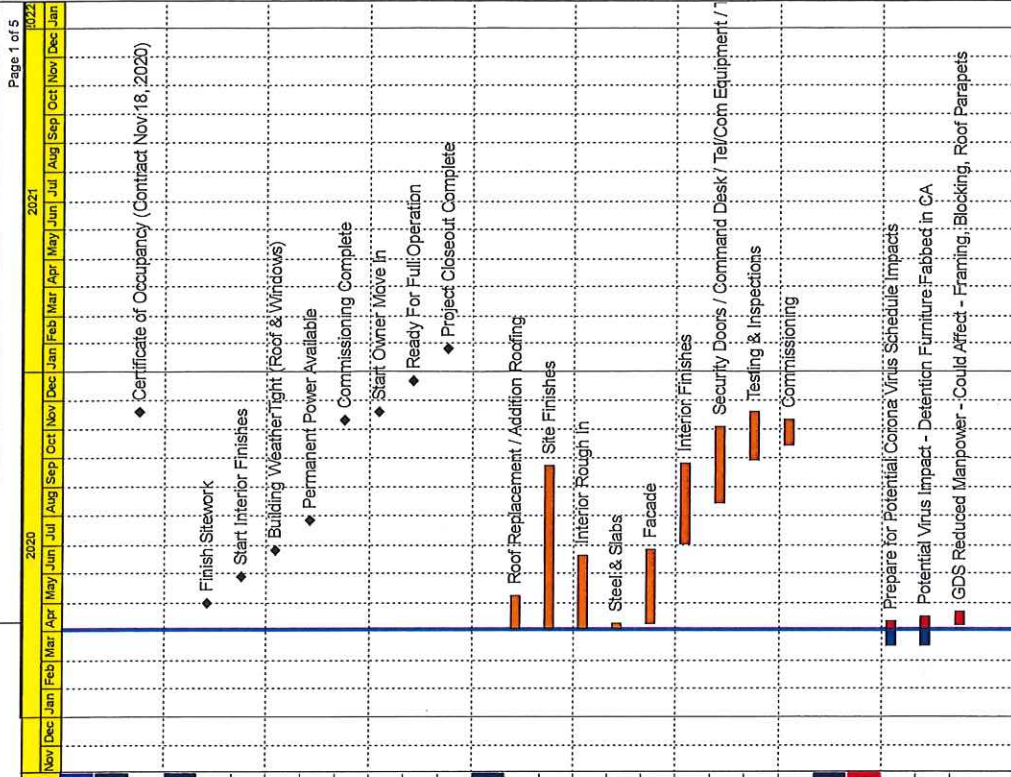
2055 Newtown CT Police Department

Number	Date	Description	Amount	CO
CHANGE REQUESTS				
Not issued				
'CR900	04/02/20	April 2020 - COVID-19 Direct costs for safety protocols & shutdowns (Consigli/Riggs/Subs)	0.00	
'CR901	04/02/20	April 2020 - COVID-19 Direct costs for acceleration, expediting, and schedule impacts (Subs)	0.00	
'CR902	04/02/20	April 2020 - COVID-19 Indirect costs for staffing during and post pandemic	0.00	
CR002	12/23/19	Pecks Lane Entrance	0.00	
CR020	02/04/20	Repave South area of lot to full depth	99,826.22	
CR023	02/12/20	PR005 - Cell Toilet Lock Out Credit	-3,293.19	
CR026	02/12/20	Additional Underslab Rock and Concrete Removal for MEP and Sheer Wall Trenching	4,882.81	
CR028	03/11/20	ASI 022 - Joist Modifications	542.53	
CR029	03/11/20	PR 007 - Site Signage Modifications	2,558.05	
CR030	03/24/20	ASI-023 - Existing Roof Drain Supports	868.06	
CR032	03/24/20	Exterior Framing Replacement at North	4,882.81	
CR033	03/30/20	PR006 - Locker Deletion in A172 Break Room	-2,718.09	
CR035	04/06/20	Replace duplexes at desk locations with quad receptacles	4,069.01	
CR036	04/06/20	Domestic Water Property Valve per Aquarion	3,797.74	
CR037	04/06/20	RFI-033 Domestic Water Backflow Preventer	5,208.33	
CR038	04/06/20	RFI-049 Lighting Controls in Detention Area	5,818.12	
CR039	04/06/20	Emergency Lighting in A167 Communications	1,879.34	
CR040	04/07/20	Additional cameras per site walk with security vendor	9,138.44	
Not issued Total			137,460.18	
Submitted				
CR011	01/21/20	ASI008 Revised Data and Grounding Requirements per Norcomm Meeting 1/10/20	38,519.90	
CR031	03/24/20	ASI-026 Roof Parapet and Deck Clarification Detail	8,467.36	
CR034	04/06/20	ASI-029 Electrical Clarifications at Communications and Exterior Access Gate	2,810.33	
Submitted Total			49,797.59	
Approved				
CR012	01/23/20	PR-002 Delete Key Control Cabinet	-17,671.00	1
CR013	01/23/20	RFI-004 Rain Leader and Sheer Wall Conflict	8,569.67	2
CR014	01/28/20	RFI-023 Replace existing 3" sanitary line with new 6" line	11,541.32	2
CR015	01/29/20	PR-003 Additional Site Conduit for Future Use	9,995.64	1
CR017	01/31/20	PR004 Revisions to Records Room	6,041.73	2
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
CR024	02/12/20	RFI #19 - North Wall Water Intrusion (PR-008)	26,532.85	2
CR025	02/12/20	RFI #28 - Site Drainage at Existing CB adjacent to SE Corner of Renovation	10,456.80	2
Approved Total			98,767.70	
CHANGE REQUESTS TOTAL			286,025.47	

CONTINGENCY GROUP

'CT002	02/25/20	Masonry Scope Changes - Shooting Anchors to Columns & Installation of OHD Steel Jambs (4) Locations	3,874.00	
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Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish	2020	2021	2022
NEWTOWN POLICE HEADQUARTERS, NEWTOWN, CT								
CONTRACT MILESTONES								
A1790	Certificate of Occupancy (Contract Nov 18, 2020)	289	203	14-Jan-20 A	25-Jan-21			
		0	0	18-Nov-20	18-Nov-20			
		0	0		18-Nov-20*			
PROJECT MILESTONES								
MS.260	Finish Sitework	183	183	30-Apr-20	25-Jan-21			
MS.250	Start Interior Finishes	0	0	28-May-20	30-Apr-20			
MS.140	Building Weather Tight (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	219	159	14-Jan-20 A	18-Nov-20			
SUM.380	Site Finishes	86	25	14-Jan-20 A	07-May-20			
SUM.360	Interior Rough In	105	120	22-Jan-20 A	22-Sep-20			
SUM.340	Steel & Slabs	77	55	24-Feb-20 A	19-Jun-20			
SUM.350	Facade	20	4	28-Feb-20 A	08-Apr-20			
SUM.370	Interior Finishes	56	56	08-Apr-20	25-Jun-20			
SUM.400	Security Doors / Command Desk / Tel/Com Equipment / Training	60	60	02-Jul-20	25-Sep-20			
SUM.390	Testing & Inspections	56	56	14-Aug-20	03-Nov-20			
SUM.410	Commissioning	35	35	29-Sep-20	18-Nov-20			
		20	20	14-Oct-20	10-Nov-20			
SCHEDULE IMPACTS								
		56	12	16-Mar-20 A	20-Apr-20			
COVID 19 VIRUS SCHEDULE IMPACTS								
ISSUE 6	Prepare for Potential Corona Virus Schedule Impacts	56	12	16-Mar-20 A	20-Apr-20			
ISSUE 7	Potential Virus Impact - Detention Furniture Fabbbed in CA	20	6	16-Mar-20 A	10-Apr-20*			
ISSUE 10	GDS Reduced Manpower - Could Affect - Framing, Blocking, Roof Parapets	20	10	16-Mar-20 A	16-Apr-20*			
		10	10	07-Apr-20*	20-Apr-20*			



Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish	2020	2021	2022
LONG LEAD MATERIALS - OWNER								
A8455	911 AV & Security Equipment - Coordination Revisions, Based on Final Design	101	95	26-Mar-20 A	17-Aug-20			
A8195	911 Furniture - Finalize & Release for Fabrication (Owner)	15	9	26-Mar-20 A	15-Apr-20			
A8215	911 Equipment - Finalize & Release for Fabrication (Owner)	20	14	26-Mar-20 A	22-Apr-20			
A7206	911 Equipment - Finalize & Release for Fabrication (Owner)	20	20	16-Apr-20	13-May-20			
	Fab & Deliver - Communications Equipment & 911 Furniture (Confirm 3 Month Duration With Owner)	66	66	14-May-20	17-Aug-20			
SUBMITTALS								
		184	98	15-Jan-20 A	20-Aug-20			
CONSTRUCTION								
New Additions Construction								
Exterior								
A7198	Addition - Insulation & Roofing (Sallyport/Cell)	20	1	18-Mar-20 A	03-Apr-20			
A7176	Addition - New Entrance Area - Erect Building Structure & Roof Deck	5	4	01-Apr-20 A	08-Apr-20			
A7328	Addition - Exterior Walls - Frame / Sheathing / AVB	20	20	08-Apr-20*	05-May-20			
A8615	Addition - New Entrance Area - Roofing	2	2	08-May-20	11-May-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	110	110	10-Apr-20	15-Sep-20			
A7655	Addition - Overhead MEPS Rough In, Finish In Wall Wiring, Inspections	30	30	10-Apr-20	21-May-20			
A7665	Addition - Prep & Paint Block Walls	20	20	22-May-20	19-Jun-20			
A7675	Addition - Install Metal Security Ceilings, MEPS Drops	15	15	22-Jun-20	13-Jul-20			
A7815	Addition - Install Flooring - VCT & Epoxy	10	10	14-Jul-20	27-Jul-20			
A7875	Addition - Millwork	10	10	28-Jul-20	10-Aug-20			
A7825	Addition - Install Holding Area Doors, Security Devices (Hardware), Rolling Door	5	5	11-Aug-20	17-Aug-20			
A7845	Addition - Install MEPS Finish Devices	15	15	11-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			

[illegible]

Please see the attached zip file for change requests submitted for approval by the town. All of these CR's except for the two noted below have been reviewed/recommended by KBA and their consultants. Once those two CR's are reviewed I will send out a follow up email. All CR's are available for review on Procore as well under the "0 - Owner_Design Team" folder in the documents section.

I have also attached a change request log for reference.

- CR011 ASI008 Revised Data and Grounding Requirements per Norcomm Meeting
- CR029 PR007 - Site Signage Modifications (Awaiting review)
- CR031 ASI-026 Roof Parapet and Deck Clarification Detail
- CR033 PR006 - Locker Deletion in A172 Break Room
- CR034 ASI-029 Electrical Clarifications at Communications and Exterior Access Gate
- CR036 Domestic Water Property Valve per Aquarion

- CR037 RFI-033 Domestic Water Backflow Preventer
- CR038 RFI-049 Lighting Controls in Detention Area
- CR039 RFI-056 Emergency Lighting in A167 Communications (Awaiting review)
- CR040 PR009 Additional exterior cameras per site walk with security vendor
- CR041 RFI-057 New rain leader tie into existing storm line
- CR042 ASI-019 Finish Clarifications
- CR045 Replace existing damaged storm piping outside of room A125

Please let me know if you have any questions.

Thank you,

Corey Shearer

Project Manager

m: 774.462.1264



 consigli.com