

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 24, 2020. The meeting was held remotely due to COVID-19 mandates and precautions. Chairman Mitchell called the meeting to order at 7:00pm.

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

Absent: Tom Catalina

Also Present: First Selectman Dan Rosenthal, Corey Shearer of Consigli, Scott Mangiagli of Kaestle Boos, Purchasing Agent Rick Spreyer, Director of Facilities Bob Gerbert, Dan Affleck of SWA, Mike MacDonald of Downes, Christopher Williams of Christopher Williams Architects, Ilona Prosol of BVH Integrated Services, three members of the public and two members of the press.

Public Participation: none.

Approval of Minutes: Mr. D'Angelo moved to approve the minutes of the Oct. 22, 2020 meeting. Mr. Norton seconded. Motion was unanimously approved.

Newtown Police Station

Project Status and Next Steps: Corey Shearer said the police are utilizing the building for roll call and other items; the building is at 90% capacity. The Certificate of Occupancy and the letter of substantial completion have been issued. The ASI-040 emergency electric room cooling and the east parking lot carport are complete.

Project Schedule Review: Punch list items are down to 40 items from 415. The 40 remaining items are expected to be complete in the next two weeks. Project close out is targeted before the end of December. No Life Safety items are noted. Furniture was in two weeks ago. Final photos will be Nov. 30. Conduits are in place for future installation of solar; First Selectman Rosenthal stated there is no scheduled date as there is no power purchase agreement in place yet.

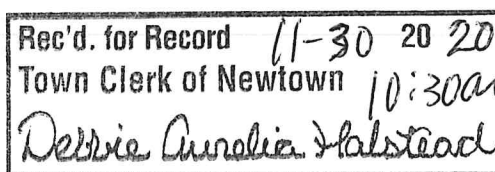
Project Budget Review: n/a

Project Change Orders: Corey reviewed four change orders, explaining COVID cost change orders are change request #12; change request #13 include CR078 and CR088. Tony D'Angelo moved to accept change request #12, \$815.96 and change request #13, \$9280.68 with reservation of rights. Art Norton seconded. All in favor.

Invoices for Payment: Tony D'Angelo moved to approve the Consigli Construction invoice #13 for reduction in retainage in the amount of \$257,252.18. Art Norton seconded. All in favor.

Gordon Johnson moved to accept Consigli invoice #12 in the amount of \$405,012.98. Gus Brennan seconded. All in favor. This is billed out at 95%.

Tony D'Angelo moved to approve the invoice for Kaestle Boos, #18010.00-22 in the amount of \$12,857.14. Gus Brennan seconded. This brings the project to 85% complete. All in favor.



Hawley Elementary School

Engineering Design Status and Schedule Update: (attached summary) Christopher Williams stated he has worked with estimators and defined the project into three phases: The 1921 building, the 1948 building and part of the 1997 building and replacing the rooftop units on the 1997 building and extending one for the science classroom. The estimate is approximately \$7.3 million. The phasing is due to the time it will take, work will be done over several 3-4 month periods. Phil Clark asked about the original estimate v. the current estimate. Bob Mitchell said the original project came through the Board of Education. There are numbers in the CIP. Bob Mitchell strongly recommended bringing a Construction Manager on board as soon as possible to review the construction cost, phasing and constructability issues. Chris Williams concurred. There was discussion on changing from a VRF system to a VAV system. Allen Adriani said the first round of air quality results from October show there does not appear to be any indoor air quality issues. The second round will now be the second week of December, as schools are presently learning remotely. There was discussion on roof penetration, inspection and cost. Christopher Williams said that HAZMAT is included in the estimate based on testing that was done, but no HAZMAT specific for the roof. There are four rooftop units on the 1948 building, with 2 penetrations each plus the curb. He doesn't predict the cost being significant. \$7.3 million includes design and estimating contingencies. First Selectman Rosenthal said the phased project would be appropriated once and bonded over several years. New lights in the 1921 building are included in the estimate. Bob Mitchell said the CM fees are in the total project cost. Bob Gerbert will have discussions with the Board of Education relative to location of students during the project. There is a design and pricing contingency of 10%, a construction contingency of 3%, escalation at 3% and a phasing premium of 3%. The construction contingency would be carried through the project and be part of the CM contract. Bob Mitchell noted the Town contingency is 5% and included in soft costs. Rick Spreyer will work on the CM process.

Invoices for Payment: none.

Sandy Hook Permanent Memorial

Design Status: The team looked at a more condensed layout of the site; disturbing less acreage. Artemis has refined the planting scheme to the smaller footprint. Dan Affleck said costs were brought down by reducing the site impact. The water feature was scaled down approximately 15% to a more human scale. Although cost is reduced, Dan Affleck feels it is a stronger design. Through creative grading by JMC the need for a retaining wall has been eliminated. The entry sign and the Obama quote have been reduced in scale while retaining quality. Dan Affleck is happy with where the design is.

Construction Manager – Status Update/Coordination with SWA: Mike MacDonald reported the team has regrouped as the estimates were heading beyond targeted budget. A second estimate has been executed and is in closer proximity to the budget. Granite drove the project cost; material costs are now more in line with a new supplier, Swenson Granite. There is a savings in concrete. Tony D'Angelo said he appreciates the efforts to scale down the project to meet the needs of the budget. Art Norton said this is encouraging news, heading in the right direction and thanked the team for getting the project to where it needs to be.

Invoices for Payment: Tony D'Angelo moved to approve SWA invoice #182823 in the amount of \$33,028.07. Allen Adriani seconded. All in favor.

Tony D'Angelo moved to approve the Downes invoice #1 in the amount of \$19,220. Allen Adriani seconded. All in favor.

The next regular meeting is scheduled for December 15, 2020.

Adjournment: Having no further business the Public Building & Site Commission adjourned their regular meeting at 7:52pm.

Att: Consigli Change Request Log, 11/19/20; Christopher Williams summary, 11/24/20

Respectfully submitted,
Susan Marcinek



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

2055 - Newtown Police Station: Change Request for Submission PBSC 11/24/20

Shearer, Corey <CShearer@consigli.com>

Thu, Nov 19, 2020 at 11:25 AM

To: Robert Mitchell <rmitchell@mitchellag.com>, Robert Tait <robert.tait@newtown-ct.gov>, Dan Rosenthal <dan.rosenthal@newtown-ct.gov>, Rick Spreyer <rick.spreyer@newtown-ct.gov>, "Art Norton (ArtNorton1@charter.net)" <ArtNorton1@charter.net>, "Harold (Gus) Brennan" <hbrennan@richardscorp.com>, James Viadero <james.viadero@newtown-ct.gov>, Susan Marcinek <susan.marcinek@newtown-ct.gov>
Cc: "Flick, Steven" <SFlick@consigli.com>, Scott Mangiagli <smangiagli@kba-architects.com>, "dbascetta@kba-architects.com" <dbascetta@kba-architects.com>

Good morning all,

Please see the attached and the list below for the change requests being submitted for approval at the 11/24/20 PBSC meeting. Also attached is the current change request log for reference.

CR078 – Paint Exterior Patrol Entrance Soffit

- Owner request to paint exterior soffit to match metal panels and adjacent storefront.

CR088 – ASI-040 Emergency Electric Room Cooling

- Addition of a condensing unit and fan coil unit to increase the cooling capacity of the emergency electrical room in order for the room to maintain a temperature under 77f so that the UPS equipment warranty could be maintained.

CR915 – September 2020 Covid-19 Direct Costs for Safety protocols

- Costs associated with the rental of (2) handwash stations

CR918 – October 2020 Covid-19 Direct Costs for Safety protocols

- Costs associated with the rental of (2) handwash stations

Please feel free to reach out with any questions.

Thank you,



Corey Shearer
Project Manager
m: 774.462.1264

    consigli.com

Change Request Log by Status

Consigli Construction Co., Inc.

11/19/20

2055 Newtown CT Police Department

Number	Date	Description	Amount	CO
CHANGE REQUESTS				
Not issued				
CR077	09/21/20	Skim East Foundation wall South of Patrol Entrance	1,302.08	
CR079	09/21/20	Repoint Exterior Mortar Joints where needed	2,495.66	
CR082	09/21/20	South Entrance Planters	1,302.08	
CR087	10/08/20	Certification of lightning protection system after antenna install	2,712.67	
CR089	10/22/20	Construction Manager OH&P for Owner Changes funded from Contingency	2,000.00	
Not issued Total			9,812.49	
Submitted				
'CR915	11/19/20	September 2020 Covid-19 Direct Costs for Safety Protocols	685.41	
'CR918	11/19/20	October 2020 Covid-19 Direct Costs for Safety Protocols	130.55	
CR078	09/21/20	Paint East Exterior Patrol Entrance Soffit	560.98	
CR088	10/21/20	ASI-040 Cooling for Emergency Electrical Room A122	8,719.70	
Submitted Total			10,096.64	
Verbal okay				
CR046	04/23/20	RFI-059 East Entry Soffit Details and credit for double bought exterior metal panel framing	320.36	11
CR068	08/04/20	Paving credit for reducing width of Pecks Lane entrance	-6,002.10	11
CR070	08/11/20	Added Door Lite and Fire Rated Security Glass	766.85	11
CR071	09/01/20	ASI-039 Finish Clarifications Carpet	1,139.32	11
CR073	09/01/20	Owner Furnish Contractor Installed Items Labor Credit	-581.20	11
CR074	09/08/20	Process Base for Pecks Lane	15,485.00	11
CR075	09/21/20	Additional Power Requirements for IT Room per direction of Newtown	5,268.59	11
CR076	09/21/20	Adding Access Control Monitoring to Cells 1 thru 5	3,052.30	11
CR083	09/22/20	Power and grounding for incoming phone service	450.31	11
CR085	09/22/20	Fire Marshal Requirements (FA Call out, FM200 programming, Smoke Detector for OHD, Add Emerg Lights)	6,043.19	11
Verbal okay Total			25,942.62	
Approved				
'CR900	04/02/20	April 2020 - COVID-19 Direct costs for safety protocols & shutdowns (Consigli/Riggs/Subs)	1,961.80	6
'CR903	05/07/20	May 2020 - COVID-19 Direct costs for safety protocols & shutdowns (Consigli/Riggs/Subs)	2,157.14	8
'CR906	08/04/20	June 2020 - COVID-19 Direct costs for safety protocols	2,666.29	10
'CR909	09/10/20	July 2020 - COVID-19 Direct costs for safety protocols	2,698.94	10
'CR912	09/11/20	August 2020 - COVID-19 Direct costs for safety protocols	1,520.38	10
CR002	05/21/20	Paving Pecks Lane Entrance	34,296.37	4
CR011	01/21/20	ASI008 Revised Data and Grounding Requirements per Norcomm Meeting 1/10/20	38,519.90	3
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
CR020	02/04/20	Repave South Parking Lot (2.5" Binder, 1.5" Final)	28,589.91	4
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
CR029	03/11/20	PR007 - Site Signage Modifications	2,558.05	3
CR031	03/24/20	ASI-026 Roof Parapet and Deck Clarification Detail	8,467.36	3
CR032	03/24/20	Exterior Framing Replacement at North (RFI#50 SKS-3)	5,018.41	9
CR033	03/30/20	PR006 - Locker Deletion in A172 Break Room	-2,505.00	3



Change Request Log by Status

Consigli Construction Co., Inc.

11/19/20

2055 Newtown CT Police Department

Number	Date	Description	Amount	CO
CHANGE REQUESTS (continued)				
Approved (continued)				
CR034	04/06/20	ASI-029 Electrical Clarifications at Communications and Exterior Access Gate	2,810.33	3
CR035	04/06/20	RFI-053 Replace duplexes at desk locations with quad receptacles	3,349.78	4
CR036	04/06/20	Domestic Water Property Valve per Aquarion	3,873.15	3
CR037	04/06/20	RFI-033 Domestic Water Backflow Preventer	5,622.14	3
CR038	04/06/20	RFI-049 Lighting Controls in Detention Area	5,818.12	3
CR039	04/06/20	RFI-056 Emergency Lighting in A167 Communications	1,879.34	3
CR040	04/07/20	PR009 Additional exterior cameras per site walk with security vendor	3,821.61	3
CR041	04/08/20	RFI-057 New rain leader tie into existing storm line	3,291.19	3
CR042	04/14/20	ASI-019 Finish Clarifications	5,443.79	3
CR043	04/21/20	Carport Alternate East Parking Lot	104,272.83	4
CR044	04/21/20	Credit for interior fire rated coiling door	-5,500.00	4
CR045	04/23/20	Replace existing damaged storm piping outside of room A125	1,061.74	3
CR047	05/07/20	Additional flooring prep for renovation	5,075.95	4
CR048	05/07/20	East parking lot drainage change from RCP pipe to ADS Pipe	2,196.17	4
CR049	05/12/20	PR010 - Additional AV requirements per walkthrough 5/6/20	10,809.45	4
CR050	05/12/20	Brick Staining at Window Sealant Abatement	560.98	5
CR051	05/18/20	Generator Pad Size Increase	6,423.20	5
CR052	05/18/20	Replace Drainage Piping and Structures South Parking Lot	20,788.82	4
CR053	05/21/20	Exterior Gas Service Meter Concrete Pad	3,431.53	5
CR055	06/02/20	RFI #68 Structural Steel Column at Storefront	389.16	7
CR056	06/05/20	Added Sink in Evidence Processing A222	7,682.40	7
CR058	06/08/20	PR-012 50 amp sally port and storage A142 outlet	4,535.58	5
CR059	06/17/20	Added quad receptacle in A132 ESU Storage	514.32	7
CR060	06/17/20	ASI-035 Tile Clarifications and Floor Changes	646.97	7
CR061	07/14/20	PR-013 Additional 911 Data and Power Outlets at Communications	3,920.36	7
CR063	07/20/20	PR-014 - Wireless Access Points	14,176.41	7
CR064	07/20/20	PR-015 Data for Printer in Report Room A182	694.05	9
CR066	07/23/20	Slab Moisture Mitigation for Flooring Install	18,751.06	7
CR067	07/28/20	Misc Electrical Changes (ASI-024, Glycol Pump Power, Decon Shower Controls, Cell Water Shutoff)	6,458.33	9

Approved Total 467,516.01

CHANGE REQUESTS TOTAL 513,367.76

Original Contract Amount: 10,411,049.00

Approved Contract Changes: 467,516.01

Revised Contract Amount: 10,878,565.01

Pending Contract Changes: 25,942.62 *



Hawley School Meeting PBSC Meeting Agenda

Meeting Date November 24, 2020

CWA TEAM:

Christopher Williams CWA

Ilona Prosol, BVH

John Luby, Enviro-med.

1. **Testing:** Enviro-med is scheduled to perform the second IAQ study on the week of December 7, 2020, which is a postponement from the scheduled date due to distance learning.
2. **Meeting Notes, 11/3/20:** On 11/03/20, a zoom meeting was held with:
 - Bob Gerbert (Town of Newtown)
 - Allen Adriani (Town of Newtown)
 - Christopher Williams (CWA)
 - Ilona Prosol (BVH)
 - Jeremy Rapoza (BVH)
 - Josiah Butler (BVH)
 - 2.1. Items discussed:
 - 2.1.1. The Town is concerned that the VRF system will result in a series of individual units throughout the building that rely on a refrigerant that will be phased out of production in 2024, resulting in excessive refrigerant replenishment costs afterwards and possible complicated replacement work when the units become obsolete in the future.
 - 2.1.2. Design parameters were reviewed, and it was agreed that equipment should be sized per ASHRAE/IMC ventilation rates.
 - 2.1.3. The increase in ductwork size will necessitate additional suspended ceiling modifications and/or additions. The Town agreed, especially in the 1921 building that has high ceilings with poor acoustics.
 - 2.1.4. The Town reiterated the preference to design a VAV type system.
 - 2.1.5. The Town requested that a conceptual estimate be prepared by 11/6/20 for the next finance committee meeting.
3. **Conceptual Estimate no. 1, 11/6/20:**
 - 3.1. 11/6/20 Estimate: CWA presented an estimate totaling \$6,313,595.00. This was based on a VRF system proposed by BVH. An additional Rough Order of Magnitude (ROM) cost of \$1,000,00 was identified to upgrade the system to a VAV system. The additional costs would be attributed to:
 - 3.1.1. Larger ductwork required to handle the increased volume of air.
 - 3.1.2. Changing refrigerant piping to hot water supply and return piping.
 - 3.1.3. Increase in spatial requirements to accommodate larger ductwork and VAV units throughout the building.
 - 3.1.4. Increase in outdoor air, resulting in additional louvers.
 - 3.1.5. Additional suspended ceilings being removed/replaced and added throughout the building.
4. **Meeting Notes, 11/13/20:** On 11/03/20, a zoom meeting was held with:
 - Bob Gerbert (Town of Newtown)
 - Allen Adriani (Town of Newtown)



Gordon Johnson (Town of Newtown)
Christopher Williams (CWA)
Ilona Prosol (BVH)
Jeremy Rapoza (BVH)

- 4.1. Items Discussed:
 - 4.1.1. Budget: The \$6.3 - \$7.3 million estimate exceeds the Town's initial \$4.1 Million estimate.
 - 4.1.2. The Town will consider phasing the project into three phases roughly reflecting the vintage of each building wing-1921, 1948 and 1997.
 - 4.1.3. The design team expressed concern over phasing and performing the work during school breaks, which would be 2 months during the summer and a few weeks during the school year. The work cannot reasonably be completed in those time periods, especially if a more extensive ducted system is deployed. The town needs to develop temporary plans for the classes held in the affected rooms.
 - 4.1.4. The design team recommends that the Town engage a Construction Manager/Owner's Rep who can assist in developing logistic plans, identify swing spaces, develop independent cost estimates and offer funding/budgeting guidance on ancillary but necessary non-construction expenses.
 - 4.1.5. The design team was asked to develop a phased Conceptual Estimate by 11/20/20.
5. **Conceptual Estimate no. 2, 11/20/20:**
 - 5.1. The attached Conceptual Estimate is divided into 3 phases totaling \$7,268,537.00.
 - 5.2. In addition to the estimate, attached are phasing floor plans:
 - 5.2.1. Phase 1: 1921 Building
 - 5.2.2. Phase 2: 1948 Building and part of the 1995 Building. The central corridor of the 1948 building extends into the 1995 building and including it with the 1948 building is a logical choice. The 1995 lobby/corridor that extends beyond the classrooms would not be included in phase 2, so corridor bi-directional doors may be considered to keep the atmospheres separate.
 - 5.2.3. Phase 3: Replacing/upgrading the 1995 building Rooftop units, including extending the system into Science Classroom M100 and the lobby/corridor.
6. **Design Progress:** The design team has developed progress plans sufficient for the cost estimator to develop the attached budget. Between actual drawings, take-offs from the BIM model, narratives and discussions, the scope is sufficiently captured in the budget. As with most conceptual budgets, some items may be high in cost and some low but will level off as the accuracy of design and pricing increases.
 - 6.1. To move forward into Design Development, the design team needs direction on the budget from the Town.

Attachments as Separate Files:

Conceptual Estimate, dated 20-Nov-20 prepared by MEP Cost LLC
G001-Phasing Plans-dated 11.20.20 prepared by CWA
Progress Drawing Set-dated 11.20.20 by CWA and BVH