

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

The Public Building and Site Commission held a regular meeting Tuesday, June 22, 2021. The meeting was held remotely. Chairman Bob Mitchell called the meeting to order at 7:00p.m.

**Present:** Robert Mitchell, Gus Brennan, Gordon Johnson, Allen Adriani, Sally Feuerberg, Kristian Otten

**Absent:** Art Norton, Anthony D'Angelo, Tom Catalina

**Also Present:** Purchasing Agent Rick Spreyer, Director of Facilities Bob Gerbert, Dan Affleck and Ben Waldo of SWA, Jeff Anderson and Michael Dell'Accio of Downes, Christopher Williams of Christopher Williams Architects, Tara Vincenta of Artemis, Ilona Prosol of BVH, John Luby of Enviromed Services, five members of the public and two member of the press.

**Public Participation:** none.

**Approval of Minutes:** S. Feuerberg moved to approve the minutes of the May 25, 2021 meeting.

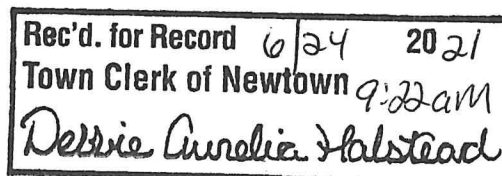
A. Adriani seconded. All in favor.

#### **Hawley Elementary School**

**Documentation Status and Schedule Update:** Jeff Anderson plans to have a complete estimate and budget for the next PBSC meeting in July, which will then go to the Board of Selectmen in August. Christopher Williams reported the documents will be delivered by the end of the week; recent developments in the electrical service, structural and related architectural work will be updated in the documents.

**Construction Manager - Update:** Jeff Anderson reported 90% CD from Christopher Williams is expected soon. Three weeks after receipt of those 90% CD the estimate will be complete.

**Project Budget and Phasing Review - Summary:** Jeff Anderson went over options (att.) which included a full relocation off site of students and staff beginning in summer of 2022 and work through in the unoccupied building until April 2023. The DD budget reflected this option and was less expensive than a phased, occupied option. The phased option would allow 2/3 of the school to remain occupied at all times. The 1921 building work would start in summer 2022, complete at Christmas break, 2022. The 1948 building work starts over Christmas break, 2022, complete April break, 2023. Work on the 1997 building would start April break 2023, complete summer of 2023. Option choice is ultimately the choice of the Town and Board of Education. Bob Mitchell said an option 3, only to do the work when students are out of the building on break, was removed from consideration as it is not feasible. Bob Gerbert is anxious to see the final numbers and final set of drawings; he wants to be sure comments from Allen Adriani and Gordon Johnson are incorporated as well. Gordon Johnson believes that option one is a much better way to do the project. Deborra Zukowski asked why they were just finding out that the students may need to be moved saying there is much to be considered in addition to housing. Services, such as playground, health services and transportation need to be considered in such a short schedule.



**Sandy Hook Permanent Memorial:**

**Documentation Status - SWA Update:** Dan Affleck reported the 100% CD have been submitted to Downes. A full size set has been submitted to the Town for Planning & Zoning approval. He also reported he met with the Sandy Hook Permanent Memorial Commission for approval of names and font as well as the sacred soil and the donated granite benches.

**Construction Manager – Downes Status Update:** Jeff Anderson project is out to bid as of today. The bid request was sent out to the bid list based on the prequalification process, which was coordinated with Rick Spreyer. A pre-bid walk though is scheduled on June 30 at the site. The bids are due on July 15 and will be publicly read. After bids there will be a trade package vs. budget comparison. The bids will be verified for compliance relative to expectation for the project. There will be a detailed scope review, a recommendation of the most qualified contractor, and an amended GMP for PBSC consideration before going to the First Selectman. This will be a two week process. There is reference to Non-Disclosure Agreement (NDA) in the bid packages; this will be revisited at the walk through and throughout the bid process. Jeff Anderson updated the commission on construction escalation saying PVC piping has increased by 30% since January 1 and there are extensive lead times. There are significant escalation and lead time issues. Downes will monitor this closely to ensure that the schedule is accounting for this. The plan is to have granite installed, around the water feature, late November/early December. Final grading and site work will begin in March and then start the plantings. Materials and lead times may effect that to some extent. (att.)

**Update on Pre-Con Site Clearing:** The meadow prep has been done; weed control was applied. The state review process has begun relative to storm water. Bob Mitchell asked that dangerous branches be removed before anyone else goes on site. This will fall under preconstruction work.

There was discussion regarding the site line issue on the construction driveway as well as the memorial driveway. Jeff Anderson said there will be signage for construction traffic and flaggers on Riverside Road. There will also be a construction fence with privacy mesh. Tara Vincenta said there was discussion on the grade at the driveway entrance and the correction of the site line by dropping the grade.

Dan Affleck reminded the team that the Land Use Department needs to be informed of work, site visits and mowing.

**Invoices for Payment:** S. Feuerberg moved to accept the SWA invoice #1185322 in the amount of \$16,887.50. G. Johnson seconded. All in favor. This is for work done in April.

The next invoice was for the same timeframe, for Ben Waldo's work only. Bob Mitchell questioned this. Ben Waldo will follow up with the accounting department and asked for a conditional approval.

S. Feuerberg moved to accept the SWA invoice #185245 in the amount of \$4,782.75 conditional on receiving additional information as to why this was sent separately instead of included in the previous invoice. A. Adriani seconded. All in favor.

**Discussion of future remote meeting and/or in person meetings:** Bob Mitchell reported the next meeting will be held in the Council Chamber, in person. Remote access will be provided for those unable to attend in person.



**The next regular meeting is scheduled for July 27, 2021 and will be held in the Council Chamber, Newtown Municipal Center.**

**Adjournment:** Having no further business the Public Building & Site Commission adjourned their regular meeting at 7:50 p.m.

Att: Downes preconstruction report, Hawley; Downes preconstruction report, Sandy Hook Permanent Memorial

Respectfully submitted,  
*Susan Marcinek*

**BUILDING COMMITTEE MEETING UPDATE - PRECONSTRUCTION**

**Date:** 06/22/21

**To:** Town Newtown  
Public Building and Site Committee Members

**Projects:** Hawley School HVAC Upgrades

**Agenda/Update –**

**Hawley School Project**

1. Downes is expecting to receive 90% CD Drawings from CWA shortly and it will take approx. 3 weeks from receipt to complete an estimate which will be followed by a reconciliation with CWA/BVH for another week.
2. Downes in conjunction with CWA has prepared the following options to BOE/Town for consideration. This is how the estimates will be structured.

<b>OPTION: 1 - FULL RELOCATION OFF-SITE OF STUDENTS AND STAFF</b>
<ul style="list-style-type: none"><li>• This option completes the total project renovation between the Summer of 2022 and April of 2023.</li></ul>
<ul style="list-style-type: none"><li>• Students and staff are relocated entirely off site.</li></ul>
<ul style="list-style-type: none"><li>• School can be reoccupied as soon as April Break 2023 or for Start of School 2023/24 at the BOE's discretion.</li></ul>
<b>OPTION: 2 – THREE (3) PHASE OCCUPIED RENOVATION</b>
<ul style="list-style-type: none"><li>• This option completes the project over three (3) phases allowing 2/3rds of the school to remain occupied at all times. Students and Staff would need to be relocated from and back to sections of the school over school break periods. Off site swing classroom space will need to be located by the BOE.</li></ul>
<ul style="list-style-type: none"><li>• Phase 1 – Vacate 1921 Building – Start Summer 2022 and Complete Christmas Break 2022</li></ul>
<ul style="list-style-type: none"><li>• Phase 2 – Vacate 1957 Building – Start Christmas Break 2022 and Complete April Break 2023</li></ul>
<ul style="list-style-type: none"><li>• Phase 3 – Vacate 1997 Building – Start April Break 2023 and Complete Summer 2023</li></ul>

**PREPARED BY:**

**Downes Construction Company**  
**Construction Manager**

Jeffrey S. Anderson  
VP of Preconstruction  
6/17/21

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**BUILDING COMMITTEE MEETING UPDATE - PRECONSTRUCTION**

**Date:** 06/22/21

**To:** Town Newtown  
Public Building and Site Committee Members

**Project:** Sandy Hook Permanent Memorial

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**Agenda/Update –**

**Sandy Hook Permanent Memorial Project:**

1. Downes has received the final bid documents from SWA and will have completed our bid packages and supplementary information as of the date of this meeting.
2. Downes completed the bid advertisement process as coordinated with Rick Spreyer in Purchasing.
3. A bid list has been established.
4. The trade packages being solicited are as follows:

Bid Package No.	Description
3.1	Concrete
4.1	Masonry
13.1	Water Feature System
26.1	Electrical System
31.1	Sitework
32.1	Landscaping

5. Downes expects to be out to bid on the project by the date of this meeting.
6. Downes will share look ahead schedule and bid dates at the meeting.
7. Discuss status of Stormwater Pollution Control Permit application.

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**PREPARED BY:**

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