

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

The Public Building and Site Commission held a special meeting Tuesday, January 25, 2022. The meeting was held in the meeting room at the Newtown Police Department, 191 South Main Street, Newtown. Chairman Art Norton called the meeting to order at 7:02p.m.

Present: Art Norton, Allen Adriani, Gus Brennan, Anthony D'Angelo (via phone), Sally Feuerberg, Gordon Johnson, Kristian Otten (via google meets), Patrick McCleary

Absent: Tom Catalina

Also Present: First Selectman Dan Rosenthal, Purchasing Agent Rick Spreyer, Christopher Williams of Christopher Williams Architects, Dan Affleck of SWA (via google meets), Tara Vincenta of Artemis, Jeff Anderson of Downes and Michael Dell'Accio of Downes and one member of the press.

Public Participation: none.

Approval of Minutes: A. Adriani moved to approve the minutes of the December 21, 2021, 2021 meeting.
S. Feuerberg seconded. All in favor.

Hawley Elementary School

Update on Bid Packages: A. Norton reported that the bids for the project are in and Downes is looking to rebid due to escalation. Christopher Williams will review value engineering options. J. Anderson reported the escalation is extensive since the budget was prepared and project was approved. Some areas that will be rebid are Selected Demolition & Hazmat, ceiling package, drywall package and potentially the roof package. The rebid will be ASAP; hopefully with more participation and better numbers. Cost of controls are being reviewed with the current low bidder to see if there is any cost management and value engineering. Downes will work with BVH Engineers, through Christopher Williams, to see if there are options to economize specifications to potentially open it up to additional participation from vendors that will hopefully result in cost reduction.

J. Anderson said that it will be three weeks before numbers are in to review after sending the invitation to bid. Since bids have come in Downes has been working with low bidders to find ways to economize while considering material and equipment escalation and procurement issues. By the next meeting, or before, Downes will have bid vs. budget comparison to share with PBSC.

Documentation Status and Schedule Update: n/a

Construction Manager - Update: n/a

Project Budget and Phasing Review – Update & Summary: n/a

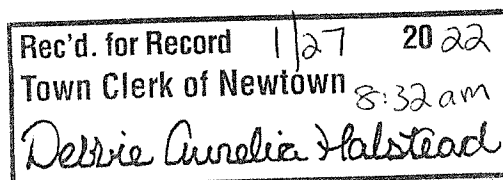
Invoices for Payment: none.

Sandy Hook Permanent Memorial:

Documentation Status - SWA Update: n/a

Construction Manager – Downes Status Update: see below, construction schedule.

Update on Construction Schedule: M. Dell'Accio reported work complete includes backfill water feature, utility installation to the vault and the storm drainage system. Work in progress includes prepping for the granite installation, electrical service installation; the granite is expected to ship this week. An inspection with the Town and Eversource will be next week relative to the transformer and procurement process. There was



discussion on the bid alternate relative to trees. Downes will have pricing by February 9. M. Dell'Accio broke down contingency (att.). There is \$142,421 which includes alternate plantings and the installation of granite cobble pavers. Excavation still remaining is the fill and the path down to subgrade. There was discussion on a railing. G. Brennan had suggested a single hand rail. T. Vincenta said that could be costly and recommended Dan Affleck be involved in the decision. Downes will work with SWA on this. First Selectman Rosenthal said if there is a comfort level between combined owner and GM contingency this should be carried. A. Norton would like an official RFI when the process begins. D. Affleck reported the \$10,000 set aside for mock up was not used and can be used for the railing. G. Brennan mentioned the site line issues when leaving the site on Riverside Road; there was further discussion on removing brush and a large tree. There is money remaining in the tree removal allowance. Discussion continued on the bid alternate. T. Vincenta said screening and shade trees will be around the memorial and parking lot. S. Feuerberg moved to approve PCO #026, for additional alternate plantings with the condition the final amount is no more than \$63,742. M. Dell'Accio stated the CM Contingency will be \$20,000 bringing the amount to \$83,742. S. Feuerberg moved to approve PCO #026 in the amount of \$83,742, which includes \$63,742 from owners contingency and \$20,000 from the CM contingency. G. Brennan seconded. All in favor.

Invoices for Payment:

A. Adriani moved to accept PCO #013 to install granite cobble pavers in the amount of \$73,679.00 S. Feuerberg seconded. All in favor. The granite pavers have been donated to the project. It is a labor extensive installation; a lengthy process.

A. D'Angelo moved to accept the SWA invoice #188266 in the amount of \$1,412.50. A. Adriani seconded. All in favor. This brings the project to 89% complete.

S. Feuerberg moved to accept the SWA invoice #188224 in the amount of \$1,200.00. G. Johnson seconded. All in favor.

G. Johnson moved to accept the Downes application #5 in the amount of \$334,349.97. A. Adriani seconded. All in favor. This brings the project to 43.9% complete.

Discussion on a special meeting for the Hawley GMP, February 7, 7pm, Council Chamber: no action taken.

The next regular meeting is scheduled for February 22, 2022 and will be held at 7:00 pm in the meeting room at the Police Department, 191 Main Street.

Adjournment: Having no further business the Public Building & Site Commission adjourned their regular meeting at 7:46 p.m.

Att: Downes Construction update Hawley & Downes Construction update Sandy Hook Permanent Memorial, 1/25/22; Change events

Respectfully submitted,
Susan Marcinek

BUILDING COMMISSION MEETING UPDATE

Date: 1/25/22

To: Town Newtown
Public Building and Site Committee Members

Project: Sandy Hook Permanent Memorial & Hawley Elementary School – Air Quality Improvements

Subject: Downes Building Commission Meeting Agenda

Sandy Hook Permanent Memorial Project:

1. Project Update

A. Project Financial Summary (Downes GMP)

Original GMP	\$ 3,384,903.00
Change Order #001	\$ (21,065.00)
Change Order #002	\$ 1,380.00
Change Order #003	\$ (64,993.00)
Change Order #004	\$ 34,976.00
Total Revised GMP	\$ 3,335,201.00
Pending/Approximate Change Order Requests	\$ 142,421.00
Total Anticipated GMP	\$ 3,477,622.00

Construction Manager's Construction Contingency	\$ \$98,700.00 included in above GMP
Approved COP's	\$ 0.00
Pending COP's	\$ 37,000.00
Remaining CM Contingency	\$ 61,700.00

B. Owner's Soft Cost

Architects and Consultants Fees	\$ 374,584.00
Builder's Risk Insurance	\$ 3,418.00
Permanent Site Security	\$ 20,000.00
Owner's Contingency	\$ 151,327.00
Approved COP's	\$ (49,702.00)
Pending/Approximate COP's	\$ 142,421.00
Remaining Owner Contingency	\$ 58,608.00

- C. Alternates to be determined
Alternate #3 – Alternate Plantings (*Included in Pending COPs*) \$ 79,200.00

D. Schedule Update

- I. Work Completed
 - Backfill Water Feature
 - Utility Installation to Vault
 - Storm Drainage System
- II. Work in Progress
 - Prepping for Granite Installation
 - Electrical Service Installation
 - Granite Shipping 1/25
- III. Work to Start
 - Granite Installation
 - Eversource Transformer Procurement
 - Granite Cobble Paver Installation (Weather Permitting)

E. Critical Items for Discussion

- Granite Delivery and Installation
- Eversource Transformer Delivery

2. Action Items

A. PCO Approvals

- PCO #013 – Install Granite Cobble Pavers = \$73,679.00

Hawley Elementary School Air Quality Improvements Project:

1. Downes received bids for bid package #23.1 HVAC & Plumbing on 1/13/22 and completed a scope review with the low bidder.
2. Downes received bids for all remaining bid packages on 1/18/22 and will review bid results at the meeting.
3. Pending satisfactory receipt of bids, a GMP amendment should be ready to submit by 2/1/22

PREPARED BY:

Downes Construction Company
Construction Manager

Michael Dell'Accio
Project Manager
1/25/22



DOWNES
CONSTRUCTION COMPANY

Downes Construction Company

Printed on Tue Jan 18, 2022 at 07:24 am EST

Job #: 25-01-0419 Sandy Hook Permanent Memorial

Change Events

Status : Open

#	Title	Scope	Type	Reason	Status	Origin	ROM	Prime Totals	Commitment Totals	RFQs	Commitment COs	Prime PCOs
026	Additional Alternate Plantings	Out of Scope	Transfer	Client request	Open		\$63,742.00	\$0.00	\$0.00			
025	Winter Conditions	TBD	Contingency		Open		\$0.00	\$0.00	\$0.00			
023	Generator Repair Work	TBD	Contingency		Open		\$0.00	\$0.00	\$0.00			
022	Premium Time for Sitework	TBD	Contingency		Open		\$0.00	\$0.00	\$0.00			
020	RFI#008 - Vault Hatch Door	Out of Scope	Allowance	Allowance	Open	RFI#8: Vault Hatch Door	\$0.00	\$0.00	\$0.00			
013	RFI #040 - Install Granite Cobble Pavers	Out of Scope	Owner Change	Client request	Open	RFI#40: Revised Granite Cobble Paving Detail	\$73,679.00	\$73,679.00	\$0.00			PCO #013
011	RFI #015 - Caulking at Concrete Slab On Grade	Out of Scope	Allowance	Allowance	Open		\$0.00	\$0.00	\$0.00			
009	RFI #009 - Bio-Retention Soil Mangement and Amendments	Out of Scope	Allowance	Allowance	Open		\$5,000.00	\$0.00	\$0.00			
008	RFI #021 - Topical Waterproofing at Water Feature	Out of Scope	Owner Change	Design development	Open		\$0.00	\$0.00	\$0.00			
Report Grand Totals							\$142,421.00	\$73,679.00	\$0.00			