

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

The Public Building and Site Commission held a regular meeting Tuesday, March 22, 2022. The meeting was held in the Council Chamber at the Newtown Municipal Center, 3 Primrose Street, Newtown. Chairman Art Norton called the meeting to order at 7:01p.m.

**Present:** Art Norton, Allen Adriani, Gus Brennan, Anthony D'Angelo, Sally Feuerberg, Gordon Johnson, Kristian Otten, Tom Catalina,

**Absent:** Patrick McCleary

**Also Present:** First Selectman Dan Rosenthal, Christopher Williams of Christopher Williams Architects, Dan Affleck of SWA (via google meets), Tara Vincenta of Artemis, Michael Dell'Accio and Steve Smith of Downes and two members of the press (one via google meets).

**Public Participation:** none.

**Approval of Minutes:** S. Feuerbeg moved to approve the minutes of the February 22, 2021 meeting.  
K. Otten seconded. All in favor.

**Hawley Elementary School**

**Update on Bid Packages:** After a detailed discussion about reporting on bid packages, cost and value engineering it was agreed that Downes will complete a comprehensive spreadsheet to include line items for all three bids, breakout pricing for the 1997 addition, VE suggestions and values and submit it by March 25. The Public Building and Site members will submit questions and comments to the Chair, copying the clerk, by March 31. Downes will be prepared to respond at the April 4 special PBSC meeting. First Selectman Rosenthal said there will be a joint meeting of the Board of Finance, Board of Selectmen and the Legislative Council to discuss the Hawley project. This meeting will be held on March 24 and he will suggest removing the units in the project on the 1997 building, as the project is \$250,000 over budget. G. Brennan agreed saying that too much can be found during the project of a renovation and the contingency can be quickly depleted. G. Johnson noted the project is about air quality. M. Dell'Accio noted in Area A there are six existing units that will be replaced; one is brand new. They want to keep the brand new unit in the project and leave out the six.

**Documentation Status and Schedule Update:** n/a

**Construction Manager - Update:** n/a

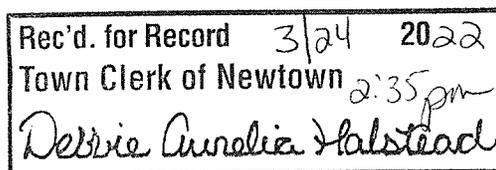
**Project Budget and Phasing Review – Update & Summary:** n/a

**Invoices for Payment:** none.

**Sandy Hook Permanent Memorial:**

**Documentation Status - SWA Update:** n/a

**Construction Manager – Downes Status Update:** The granite paver installation has begun. Rough grading and rough electric is in progress. The water feature crew has equipment on site; installation will begin and take approximately a month before water is run through.. Plants will go in ground next month; the next milestone is the granite cobbles. Security cameras have been ordered. First Selectman Rosenthal noted there was a more attractive option from Spectrum, with five cameras as opposed to two. The allowance is within the project and provides more coverage. G. Brennan voiced concern over the site line and the property adjacent to the memorial. T. Vicenta explained the will be green giant arborvitae planted for screening. They can go in at 5 to



6 feet tall and grow as tall as 20 to 30 feet. Eventually it will make a nice screen; it may take five to six years. Art suggested Downes price fencing as well as removal of trees/grading, that interfere with the entrance sight line. First Selectman Rosenthal said the Town will access the hill at the entry and agrees the area needs to be improved.

**Update on Construction Schedule:** The project is on schedule.

A. D'Angelo moved PCO#009 for Bioretention soil amendments in the amount of \$7,568, PCO #011 for caulking at base of wall to SOG with zero impact on the budget, PCO#025 for winter conditions with zero impact on the budget and PCO #029 for decorative rail in the area of the slope, in the amount of \$26,426, which included \$10,000 from the CM Contingency. T. Catalina seconded. All in favor.

**Invoices for Payment:**

A. Adriani moved to accept the SWA invoice #189370 in the amount of \$10,081.38. A. D'Angelo seconded. All in favor.

S. Feuerberg moved to accept the SWA invoice #189089 in the amount of \$3,164.68. A. D'Angelo seconded. All in favor.

G. Brennan moved to accept the Downes application #007 in the amount of \$204,883.47. T. Catalina seconded. All in favor.

**The next two meetings will be held in the Council Chamber, 3 Primrose Street: Special meeting on April 4, 6:30pm and a regular meeting on April 26, 2022, 7:00p.m.**

**Adjournment:** Having no further business the Public Building & Site Commission adjourned their regular meeting at 8:11p.m.

Att: Downes Construction update Hawley & Downes Construction update Sandy Hook Permanent Memorial, 3/22/22

Respectfully submitted,  
*Susan Marcinek*



**BUILDING COMMISSION MEETING UPDATE**

**Date:** 3/22/22

**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
Approved Change Order Proposals	\$ 74,915.00
Total Revised GMP	\$ 3,459,818.00
Pending/Approximate Change Order Requests	\$ 45,080.00
<b>Total Anticipated GMP</b>	<b>\$ 3,504,561.00</b>

Construction Manager's Construction Contingency	\$ \$98,700.00 included in above GMP
Approved COP's	\$ 24,344.00
Pending COP's	\$ 20,500.00
<b>Remaining CM Contingency</b>	<b>\$ 53,856.00</b>

**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	\$ 74,915.00
Pending/Approximate COP's	\$ 45,080.00
<b>Remaining Owner Contingency</b>	<b>\$ 31,332.00</b>

### **C. Schedule Update**

- I. Work Completed
  - Granite at Water Feature
  - Permanent Power
  
- II. Work in Progress
  - Mass Excavation/Rough Electrical
  - Granite Cobble Paver Mobilization
  - Water Feature Mobilization
  
- III. Work to Start
  - Granite Cobble Paver Installation
  - Water Feature Startup and Commissioning
  - Lighting Fixtures
  - Landscaping

### **D. Critical Items for Discussion**

- Water Feature Installation and Startup

## **2. Action Items**

### **A. PCO Approvals**

- PCO #009 – Bio-Retention Soils = \$7,568.00
  - PCO #011 – Caulking at Base of Wall to Slab (Allowance) = \$0.00
  - PCO #025 – Winter Conditions (CM Contingency) = \$0.00
  - PCO #029 – ASI #03 – Decorative Steel Rail = \$26,426.00
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**Hawley Elementary School Air Quality Improvements Project:**

1. Downes received bids for re-bid of package #2.1 Selective Demolition & Abatement on 3/17/22 and will review bid results at the meeting.
2. Pending satisfactory receipt of bids and approved value engineering/cost management items, Downes to submit a GMP.

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**PREPARED BY:**

**Downes Construction Company  
Construction Manager**

Michael Dell'Accio  
Project Manager  
3/22/22