

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

The Public Building and Site Commission held a special meeting Monday, April 4, 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 6:30p.m.

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

Also Present: First Selectman Dan Rosenthal, Selectman Crick Owen and Selectman Schierloh (as members of the public), one member of the public and attending remotely: Michael Dell'Accio and Steve Smith of Downes, Christopher Williams of Christopher Williams Architects and Bob Gerbert, Facilities Director for Schools.

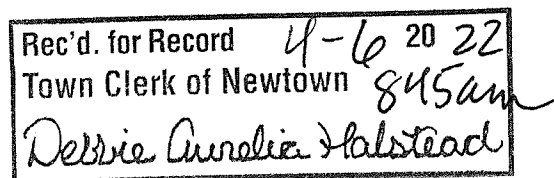
Discussion & Possible Action

1. Guaranteed Maximum Price (GMP) for the Hawley HVAC project: Chairman Norton discussed the action of the PBSC is to review and bring a recommended GMP to the Board of Selectmen. The GMP includes the replacement of the HVAC units in the two older buildings in their entirety including abatement and to install new units for six classrooms in the 1997 building. Michael Dell'Accio went over the historical data and the value engineering (VE) (att.). Roofing has four VE items. The change in the ceiling pads was captured in the rebid. There was discussion relative to standard curb vs. isolated curb. Gus Brennan said the units are isolated to the frame and the isolation curb seem redundant. Christopher Williams said that was discussed and BVH pushed hard for isolation curbs for school use, saying it's an acoustical issue. Michael Dell'Accio said that BVH has concerns with area A and the units so close to the classrooms. Downes and CWA will revisit this with BVH for a possible cost savings. Allen Adriani moved to recommend the Guaranteed Maximum Price (GMP) for the Hawley School HVAC renovation project in the amount of \$7,491,086. Gordon Johnson seconded. First Selectman Rosenthal stated Downes have expressed comfort moving forward with allowances and contingencies. Gus Brennan said adding the owner contingency and the CM contingency along with money already cut, leaves no play in the budget; if a problem occurs that uses up money there will be a problem. Gordon Johnson stated allowances, soft costs and contingencies total \$665,000 and voiced confidence in Downes work. Allen Adriani mentioned the option of asking for more money down the road. First Selectman Rosenthal did not agree this was a good option. Michael Dell'Accio is comfortable with the allowances and contingencies and is comfortable moving forward. Steve Smith said that the subcontractor will issue a PO right away; that will start the submittal process. The greatest risk is at the beginning of the project during abatement and demo. Christopher Williams said once the ceiling is taken out in the multipurpose room they will have a better idea of the exterior walls and supporting beams. All contractors, except the sheetrock, have Payment and Performance bonds. The motion passed unanimously.

Adjournment: Having no further business the Public Building & Site Commission adjourned their special meeting at 7:22p.m.

Att: Cost Management (VE) Log; GMP

Respectfully submitted,
Susan Marcinek



PROJECT: Hawley School - Air Quality Improvements

COST MANAGEMENT (VE) LOG



| Item # | Description | Pricing Status | Subcontractor | Subtotal | Status Code | Initial Value | Accepted | Pending | Rejected | Comment |
|--------|--|----------------|---------------|-------------|-------------|---------------|-------------|---------|-------------|--------------------|
| 1 | Delete all work in Building A 1997 Wing RTU-1-7 | | | | 3 | (\$844,590) | | | (\$844,590) | |
| | HVAC equipment, ductwork | | Mega | (\$629,000) | | | | | | |
| | Reduction in ceilings | | J&J | (\$11,604) | | | | | | |
| | Reduction in roofing | | Barrett | (\$129,986) | | | | | | |
| | Reduction is steel support | | GW | (\$36,000) | | | | | | |
| | Electrical | | JE Shea | | | | | | | |
| | Demo | | Bestech | (\$38,000) | | | | | | |
| 1a | Delete Area A Low Roof RTU1-6 | | | | 1 | (\$635,774) | (\$635,774) | | | |
| | HVAC equipment, ductwork | | Mega | (\$463,520) | | | | | | |
| | Ceilings | | J&J | (\$11,604) | | | | | | |
| | Roofing | | Barrett | (\$106,415) | | | | | | |
| | Steel support | | GW | (\$24,000) | | | | | | |
| | Electrical | | JE Shea | (\$14,000) | | | | | | |
| | Demo | | Bestech | (\$15,000) | | | | | | |
| | Painting | | Professional | (\$1,235) | | | | | | |
| 2 | EPDM in lieu of Modified @ Dormer | | | | | | | | | |
| 3 | Standard Curbs in lieu of Isolation Area A | | Barrett | (\$3,360) | 1 | (\$3,360) | (\$3,360) | | | |
| | Areas A, B and C (All) | | Barrett | (\$13,594) | 3 | (\$13,594) | | | (\$13,594) | |
| 4 | Standard Curbs in lieu of Isolation Area B | | Mega | (\$40,000) | 3 | (\$40,000) | | | (\$40,000) | |
| 5A | Remove Roof Walkways Area A | | Barrett | (\$1,993) | 3 | (\$1,993) | | | (\$1,993) | |
| 5B | Remove Roof Walkways Area B | | Barrett | (\$6,950) | 3 | (\$6,950) | | | (\$6,950) | |
| 5C | Remove Roof Walkways Area A at RTU-7 only | | Barrett | (\$3,180) | 1 | (\$3,180) | (\$3,180) | | | |
| 6 | Ceilings: Ultima Ceiling Tile in Lieu of Optima | | Barrett | (\$990) | 1 | (\$990) | (\$990) | | | |
| 6A | Ceilings: School Zone #1717 & #1824 Ceiling Tile in Lieu of Optima | | CCA | (\$69,250) | 3 | (\$69,250) | | | (\$69,250) | Captured in Re-Bid |
| 6B | Ceilings: School Zone #1713 & #1714 Ceiling Tile in Lieu of Optima | | CCA | (\$100,260) | 3 | (\$100,260) | | | (\$100,260) | Captured in Re-Bid |
| 7 | Ceilings: 2x4 Ceiling Tile Throughout | | CCA | (\$122,520) | 3 | (\$122,520) | | | (\$122,520) | Captured in Re-Bid |
| 8 | Ceilings: 15/16" grid in lieu of 9/16" grid throughout | | J&J | | | | | | | Not pursued |
| 9 | Ceilings: Reduction in Ceiling Replacements Lavatories, other | | J&J | | | | | | | Captured in Re-Bid |
| 10 | Re-design to a VRF System | | J&J | | | | | | | Not pursued |
| 11 | Replace RTU's 2-6 in kind | | Mega | | | | | | | Not pursued |
| | HVAC Equipment | | | | 3 | (\$234,711) | | | (\$234,711) | |
| | Electrical | | Mega | (\$141,588) | | | | | | |
| | Support syeel | | JE Shea | \$0 | | | | | | |
| | Roofing | | GW | (\$36,000) | | | | | | |
| | Ceilings | | Barrett | (\$49,000) | | | | | | |
| | | | J and J | (\$8,123) | | | | | | |
| 12 | Replace RTU 1 in kind. No cooling to M100 | | Mega | | | | | | | Not pursued |
| 13 | Eliminate RTU 7 - No cooling on Area A 2nd Floor | | Mega | | | | | | | Not pursued |
| 14 | Structurally simply dunnage and/or curbs at RTUs | | GW | | | | | | | Not pursued |

DOWNES CONSTRUCTION COMPANY

COST MANAGEMENT (VE) LOG

DOWNES CONSTRUCTION COMPANY

A.1.1.2 - GUARANTEED MAXIMUM PRICE

HAWLEY ELEMENTARY SCHOOL
EXHIBIT A - GMP - ATTACHMENT #01

3/31/2022



Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, allowances, contingencies, alternates, the Construction Manager's Fee, and other items that comprise the Guaranteed Maximum Price.

| NUMBER | DESCRIPTION | Original Agreement Preconstruction Services | Bid Value | CONTRACTOR |
|----------------------------|---|--|---------------------|------------------|
| 015000 | TEMPORARY FACILITIES AND CONTROLS | | \$ 278,326 | DOWNES |
| 016000 | FINAL CLEANING | | \$ 43,870 | ORISSA |
| 024119 | SELECTIVE DEMOLITION & ABATEMENT | | \$ 644,000 | BESTECH |
| 033000 | CAST-IN-PLACE CONCRETE | | \$ 25,000 | DOWNES |
| 042000 | UNIT MASONRY | | \$ 162,800 | DOWNES / MID-STA |
| 051200 | STRUCTURAL STEEL | | \$ 313,600 | GENERAL WELDING |
| 061000 | ROUGH CARPENTRY | | \$ 133,829 | DOWNES |
| 062000 | FINISH CARPENTRY | | \$ 31,844 | DOWNES |
| 063000 | FLOOR PROTECTION | | \$ 73,730 | DOWNES |
| 075500 | MEMBRANE ROOFING | | \$ 447,900 | BARRETT |
| 079200 | JOINT SEALANTS | | w/ trades | |
| 081000 | DOORS & HOLLOW METAL FRAMES | | \$ 3,700 | DOWNES |
| 083113 | ACCESS DOORS | | w/23000 | |
| 089000 | FIXED LOUVERS | | w/23000 | |
| 090120 | PLASTER RESTORATION | | w/092100 | |
| 092100 | GYPSUM BOARD ASSEMBLIES | | \$ 266,008 | CENTERLINE |
| 095113 | ACOUSTICAL PANEL CEILINGS | | \$ 199,000 | J&J ACOUSTICS |
| 096513 | RESILIENT BASE AND ACCESSORIES | | w/ 096519 | |
| 096519 | RESILIENT TILE FLOORING | | \$ 22,568 | DOWNES / R&B |
| 099100 | PAINTING AND FINISHING | | \$ 89,100 | PROFESSIONAL |
| 210000 | FIRE SUPPRESSION | | w/ 23000 | |
| 220000 | PLUMBING | | w/23000 | |
| 230000 | HVAC | | \$ 3,422,000 | MEGA |
| 260000 | ELECTRICAL | | \$ 899,000 | SHEA |
| 284621.11 | ADDRESSABLE FIRE-ALARM SYSTEMS | | w/26000 | |
| 312000 | EARTH MOVING | | w/26000 | |
| | Cost Management/VE | | | |
| VE #1a | ELIMINATE AREA A LOW ROOF RTUs 1-6 | | \$ (635,774) | |
| VE #2 | EPDM in LIEU OF MODIFIED ROOFING AT DORMERS | | \$ (3,360) | |
| VE #5b | REMOVE ROOF WALKWAYS AREA B | | \$ (3,180) | |
| VE #5c | REMOVE ROOF WALKWAYS AREA A RTU-7 ONLY | | \$ (990) | |
| VE #15B | ELIMINAT PAINTING AT CUPOLA LOUVERS | | \$ (10,450) | |
| VE #18 | ELIMINATE 2ND FINAL CLEANING | | \$ (3,500) | |
| ALT #1 | DEDUCT ALT #01 ROOF EDGE PROTECTION AT AREA C | | \$ (56,400) | |
| ALLOW | ADDITIONAL HAZMAT | | Not included | |
| ALLOW | ROOFING PATCH AND REPAIR | | \$ 5,000 | |
| ALLOW | EQUIPMENT ACCESS / DOOR MODIFICATION | | \$ 10,000 | |
| ALLOW | ADDITIONAL GLYCOL | | \$ 20,000 | |
| ALLOW | CUTTING AND PATCHING | | \$ 22,500 | |
| ALLOW | RELOCATE EXISTING MEFP NOT QUANTIFIABLE | | \$ 35,000 | |
| ALLOW | FLOOD MITIGATION/DRIP PAN/PLATFORM | | \$ 5,000 | |
| ALLOW | UTILITY BRIDGES PER ADD. #04 ITB #01 | | \$ 5,000 | |
| ALLOW | TESTING AND SPECIAL INSPECTIONS | | w/soft cost | |
| ALLOW | COVID 19/PROCUREMENT ALLOWANCE | | \$ 10,000 | |
| TRADE PACKAGE TOTAL | | | \$ 6,455,121 | |
| 0.026% | STATE EDUCATION FEE | | \$ 1,678 | |

| | | | | |
|-------|---------------------------------------|-------------------|-----------|------------------|
| | BUILDING PERMIT FEE | | | WAIVED BY OWNER |
| | PRECONSTRUCTION SERVICES | \$25,000 | | w/Other |
| | GENERAL CONDITIONS | | \$ | 465,895 |
| | EARLY PROCUREMENT SERVICES | | \$ | 17,400 |
| | MEP COORDINATION | | | w/Trades |
| 6% | VE/COST MANAGEMENT CONTINGENCY | | \$ | 45,317 |
| 0.75% | GENERAL INSURANCE | | \$ | 52,391 |
| 0.82% | CM P & P BONDS | | \$ | 57,710 |
| 0.35% | BUILDERS RISK | | | BY OWNER |
| 3% | CONTINGENCY - (CM Construction - GMP) | | \$ | 212,865 |
| 2.50% | CMR FEE | | \$ | 182,709 |
| | | TOTAL GMP: | \$ | 7,491,086 |

| | | | | |
|----------------------------------|--|--|-----------|--------------|
| OWNER ITEMS NOT INCLUDED IN GMP: | | | | |
| | OWNERS SOFT COSTS (MANAGED BY OWNER) | | SEE BELOW | |
| | DESIGN FEES | | \$ | 66,265 |
| | COMMISSIONING | | \$ | 30,000 |
| | MATERIALS TESTING AND INSPECTIONS | | \$ | 10,000 |
| | BUILDERS RISK | | \$ | 10,000 |
| | ABATEMENT MONITORING AND AIR QUALITY TESTING | | \$ | 35,000 |
| | LAND SURVEY WORK | | \$ | 7,500 |
| 5% | OWNERS CONTINGENCY (MANAGED BY OWNER) | | \$ | 350,000 |
| | TOTAL PROJECT COST | | \$ | 7,999,851 |
| | APPROVED REFERENDUM VALUE | | \$ | 8,000,000 |
| | OVER / (UNDER) REFERENDUM VALUE | | \$ | (149) |

NOTE: OWNER ITEMS ARE SHOWN ABOVE FOR EASE OF REFERENCE. THESE ITEMS ARE NOT GUARANTEED BY DOWNES.

| Project Costs Not Included in the Above GMP or Owner Soft Costs | | |
|---|--|--|
| Design Fee Services SD, DD, CD | | |
| Downes Preconstruction Estimating Services | | |