

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 28, 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 7:00p.m.

Present: Art Norton, Allen Adriani, Anthony D'Angelo, Sally Feuerberg, Gordon Johnson

Absent: Gus Brennan, Tom Catalina, Kristian Otten, Patrick McCleary

Also Present: Michael Dell'Accio of Downes, Christopher Williams of Christopher Williams Architects, Tara Vincenta of Artemis

Participation: none

Approval of Minutes A. Adriani moved to approve the minutes of the May 24, 2022 meeting.

G. Johnson seconded. All in favor.

Hawley Elementary School

Documentation Status and Schedule Update: n/a

Construction Manager - Update: Construction began this week. The school is moved out, the ceilings are coming down, and lights are being salvaged. Temporary lighting is going in. The ceilings are down, first floor, in buildings B & C. Abatement will begin upstairs in B & C. The procurement log is in good shape, the majority submittals are in and approved. A. Norton asked that the log include the organization name, a contact person with a phone number and email addresses. Downes has weekly meetings for updates. The switchgear was approved last week and will be added to the log. Christopher Williams noted the environmental air quality monitoring and clearance is an owner item; the submitted proposal needs to be released. A special inspector needs to be finalized. There was discussion relative to being able to receive three proposals for the special inspector. A. Adriani stated the proposal is for BVH to prepare an RFP for the commissioning agent. The scope is being developed by BVH. It is a professional services RFP. Christopher Williams said the commissioning agent is for HVAC, control systems, mechanicals, access to equipment for maintenance. A. Adriani made a motion to move forward with BVH writing the scope of work RFP for commissioning in the amount of \$3,990 contingent upon Town approval. A. D'Angelo seconded. All in favor. This will go through Finance Director Bob Tait, in the absence of a Town Purchasing Agent.

G. Johnson said there seems to be a lot of room above. There was discussion on heat in the electrical room.

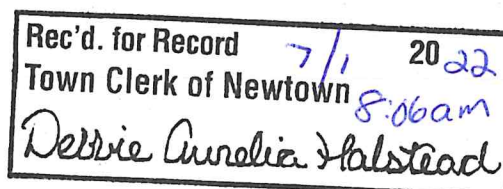
Christopher Williams said it is prudent to keep heat in the room; he will talk to BVH.

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

Invoices for Payment: Sally Feuerberg moved to approve invoice #9 for Downes in amount of \$19,245.

G. Johnson seconded. All in favor.

A. Adriani moved to approve invoice 2013.10 for Christopher Williams Architects, LLC in the amount of \$10,201.71. A. D'Angelo seconded. All in favor.



Sandy Hook Permanent Memorial:

Documentation Status - SWA Update: n/a

Construction Manager – Downes Status Update: Fencing remains on site with a locked gate. M. Dell'Accio reported there is a 40 item punch list. S. Feuerberg said this is the time to see the landscaping; it is all coming together. T. Vincenta said that it was designed to have something happening in every season; she is delighted with how well how the plants have thrived. Perennials give a rich landscape feeling. The meadow will have a wild look to it. Plantings are in big groups with consistency and feeling of calm. The rain garden areas are filled with blooming meadow plants. The areas around the main fountain have plant material woven consistently; they will bloom throughout the summer months. The donated arborvitae were not all consistent in size or shape and were challenging to place in the area they were intended, to lead to the memorial. The arborvitae that came in for along the driveway met the spec, but were rather small. The smaller ones were used to create the entrance into the memorial. Some of the donated ones were placed along the side property line. S. Feuerberg said they are trying to get a priority list to include must have's, things that can wait and things that can be addressed further down the road. There is \$32,000 left between the CM contingency and the owner contingency. There was discussion about maintenance of river rock. There was concern about algae on the rocks; M. Dell'Accio said a vacuum could be used to clean the rocks. It was decided that Fluidity will be on the next call to answer questions about maintenance. S. Feuerberg talked about prioritizing lighting protection, mechanics, vault pumps, spectrum cameras related to failure in the pumps. A. Norton asked that a priority list be ready for July.

Update on Construction Schedule: n/a

A. D'Angelo moved to approve PCO #020 – RFI #008 for Vault Hatch Door for a zero impact on the project. Sally Feuerberg seconded. All in favor.

A. D'Angelo moved to approve PCO #027 – RFI #070 for Boulder Placements for a zero impact on the project. Sally Feuerberg seconded. All in favor.

A. D'Angelo moved to approve PCO #040 for Waterproofing and Conduit Repair at Vault for a zero impact on the project. The conduit was raised above the water table. Sally Feuerberg seconded. All in favor.

A. D'Angelo moved to approve PCO #041 – RFI #082 for Oxidation at Corten Box in the amount of \$2,232.00. Sally Feuerberg seconded. All in favor.

A. D'Angelo moved to approve PCO #048 –Additional Irrigation in the amount of \$4,729. The planting plan will be updated to include additional plants. Sally Feuerberg seconded. All in favor.

A. D'Angelo moved to approve PCO#051 – RFI #045 for Additional Parking Stalls in the amount of \$3,052. Sally Feuerberg seconded. All in favor.

A. D'Angelo moved to approve PCO #55 for Partial CM Contingency Return for a credit of \$25,000. Sally Feuerberg seconded. All in favor.

Invoices for Payment

A. D'Angelo moved to approve invoice #010 for Downes Construction in the amount of \$411,584.05.

A. Adriani seconded. All in favor.

The next meeting will be held on July 26, in the Council Chamber at 7:00p.m.

Adjournment: Having no further business the Public Building & Site Commission adjourned their regular meeting at 8:27p.m.

Att: Downes Construction update Hawley & Downes Construction update Sandy Hook Permanent Memorial, 6/28/22

Respectfully submitted,
Susan Marcinek

BUILDING COMMISSION MEETING UPDATE

Date: 6/28/22

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.

Hawley Elementary School - Air Quality Improvements Project:

1. Project Update

A. Project Financial Summary (Downes GMP)

Original GMP	\$ 7,491,086.00	
Approved Change Order Proposal's	\$ 0.00	
Total Revised GMP	\$ 7,491,086.00	
Pending/Approximate Change Order Requests	\$ 0.00	
Total Anticipated GMP	\$ 7,491,086.00	
Construction Manager's Construction Contingency	\$ 212,865.00	included in above GMP
Approved COP's	\$ 0.00	
Pending COP's	\$ 0.00	
Remaining CM Contingency	\$ 212,865.00	

B. Owner's Contingency	\$ 350,000.00	
Approved COP's	\$ 0.00	
Pending COP's	\$ 0.00	
Remaining Owner Contingency	\$ 350,000.00	

2. Schedule Update

- I. Work Completed
 - GMP Approved
 - Notice to Proceed to Subcontractors

- II. Work in Progress
 - Submittal Process & Material Procurement
 - MEFP Coordination
 - Site Mobilization
 - Floor Protection
 - Electrical Salvage/Demolition
 - Ceiling Demolition

- III. Work to Start
 - MEFP Demolition
 - Demolition & Abatement

3. Critical Items for Discussion

- Material Procurement
- Electrical Coordination Study and Switchgear Procurement

4. Action Items – None

Sandy Hook Permanent Memorial Project:

1. Project Update

A. Project Financial Summary (Downes GMP)

Original GMP	\$ 3,384,903.00
Approved Change Order Proposals	\$ 111,427.00
Total Revised GMP	\$ 3,496,330.00
Pending/Approximate Change Order Requests	\$ 24,762.00
Total Anticipated GMP	\$ 3,521,092.00

Construction Manager's Construction Contingency	\$ \$98,700.00 included in above GMP
Approved COP's	\$ 47,731.00
Pending COP's	\$ 33,359.00
Remaining CM Contingency	\$ 17,610.00

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	\$ 111,427.00
Pending/Approximate COP's	\$ 24,762.00
Remaining Owner Contingency	\$ 15,138.00

2. Schedule Update

- IV. Work Completed
 - Lighting Fixtures
 - Landscape and Irrigation
 - Substantial Completion Walkthrough
 - Final Paving

- V. Work in Progress
 - Punchlist
 - Project Closeout

- VI. Work to Start
 - None

3. Critical Items for Discussion

- Project Closeout

4. Action Items

A. PCO Approvals

- PCO #020 – RFI #008 Vault Hatch Door – Allowance = \$0.00
 - PCO #027 – RFI #070 Boulder Placements – Allowance/CM Contingency = \$0.00
 - PCO #040 – Waterproofing and Conduit Repair at Vault – Allowance = \$0.00
 - PCO #041 – RFI #082 – Oxidation at Corten Box - \$2,232.00
 - PCO #048 – Additional Irrigation at New Plantings = \$4,729.00
 - PCO #051 – Additional Parking Stalls = \$3,052.00
 - PCO #053 – Arborvitae Relocations – CM Contingency = \$0.00
 - PCO #055 – Partial CM Contingency Return = (\$25,000.00)
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PREPARED BY:
Downes Construction Company
Construction Manager

Michael Dell'Accio
Project Manager
6/28/22