

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

The Public Building and Site Commission held a regular meeting Tuesday, September 27, 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, Gus Brennan, Anthony D'Angelo, Sally Feuerberg, Gordon Johnson, Kristian Otten, Tom Catalina and Patrick McCleary (via phone)

Also Present: Michael Dell'Accio of Downes, Christopher Williams of Christopher Williams Architects, Tara Vincenta (via phone) of Artemis Landscape Architects, First Selectman Rosenthal, Purchasing Director Kerri Mubarek, David Schill, C.H. Booth Library and one member of the press (remote).

Public Participation: none

Approval of Minutes A. D'Angelo moved to approve the minutes of the August 23, 2022 meeting. G. Brennan seconded. All in favor.

Hawley Elementary School

Documentation Status and Schedule Update: the project is on schedule.

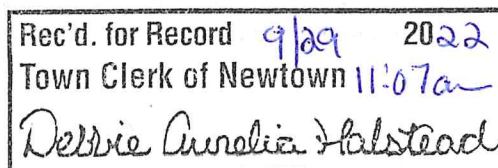
Construction Manager - Update: The abatement is substantially complete. MEP penetrations will be complete this week; rough installation of mechanical duct work, electrical and plumbing is ongoing. The structural steel is in A & B; equipment curbs will be set this week. The permanent roofing at A & B will be complete in a week or two. The next big task is Area C roof. The steel is coming next week, followed by the curbs and the roof. The switchgear is a month to a month and a half later than expected, which puts the project right on the substantial completion time. Units will be started individually or in sections. Temporary power will be used to start the units. Christopher Williams said a lot of wiring has been relocated and suggested clean up of wiring in the corridors if there is extra money. Identifying dead, abandoned and unnecessary wires can be done with the schools electrician. This should be done by January. There was discussion about raising the housekeeping pad due to concerns of possible water leaks that can damage the equipment. There is allowance in the contract for an 18 inch platform; Christopher Williams suggested a 24 inch platform, at least. Christopher Williams suggested a second sump pump. Mr. Norton asked the Downes team to submit an RFI so the process is properly documented; Christopher Williams will put costs together. G. Brennan suggested a second pump in the RFI. Mr. Norton wants the RFI's separate. The water table is high in that area. Christopher Williams said the pumps could be tied into the BMS system and someone would get a call. He will talk with BVH about specification of a leak detection system. A. Adriani stated change orders need to be approved before the work is started. Proposals were accepted for the commissioning agent; Downes will go to BVH for discussion on these as they came in above budget. G. Johnson said the project is going along well.

Project Budget and Phasing Review – Update & Summary: all project information was covered under Construction Managers report.

Invoices for Payment:

G. Johnson moved to approve PCO #005 for Downes – Ceilings at 2nd Floor, Building C, in the amount of \$6,112. A. Adriani seconded. This work is complete. There was discussion on the scraping of damaged areas. The remaining ceilings are properly secured. All in favor.

A. Adriani moved to approve PCO #008 for Downes – Fire Rated Wall Extension, in amount of \$7,860. These walls did not extend to the deck on the first and second floor. This brings it up to code. G. Brennan seconded. All in favor.



G. Johnson moved PCO #009 for Downes – Relocating Existing MEP with a zero dollar impact on the project. There was an allowance to do the work; the bulk is electrical. G. Brennan suggested using any additional money from allowance for wiring clean up. G. Brennan seconded. All in favor.

G. Brennan moved to approve invoice #003 for Downes in the amount of \$452,170.89. A. D'Angelo seconded. All in favor.

A. D'Angelo moved to approve invoice #2013.13 for Christopher Williams Architects, LLC in the amount of \$4,550.60. A. Adriani seconded. All in favor.

Sandy Hook Permanent Memorial:

Documentation Status - SWA Update: M. Dell'Accio reported the close out documents are complete.

Construction Manager – Downes Status Update: The rail is complete. There are a couple of small punch list items, put the corten box in, take the fence down and relocate some of it and put the gate up on 30 Riverside.

Update on Construction Schedule: n/a

Invoices for Payment:

S. Feuerberg moved to approve PCO #054, Backflow Preventer Cover for a credit of \$1,357. A. Adriani seconded. All in favor.

A. D'Angelo moved to approve PCO #056, Brush Removal and Mulch at Slope for a zero impact as it is in scope and paid with CM Contingency. K. Otten seconded. All in favor.

G. Brennan moved to approve PCO #061, Flush Lighting at Entry Sign in the amount of \$3,531. This was recommended by the design team; the lead time is a couple of weeks. A. D'Angelo seconded. All in favor.

S. Feuerberg moved to approve invoice #191640 for SWA in the amount of \$10,745. A. D'Angelo seconded. This brings the project to 87% complete. All in favor.

A. D'Angelo moved to approve invoice #191639 for SWA in the amount of \$2,960.16. This is for reimbursable expenses and brings this to 100%. G. Brennan seconded. All in favor.

G. Brennan moved to approve invoice #013 for Downes Construction in the amount of \$76,664.74. This brings this to 97% complete. A. D'Angelo seconded. All in favor.

Both T. Vincenta and S. Feuerberg reported how beautiful and lush the plantings and meadow continue to look. S. Feuerberg reported the railing is a nice touch, it perfectly follows the path. The overflow mulch and drainage issues have been addressed. Spring and autumn pollen can discolor the water, which has been cleaned with a chemical and looks clear. M. Dell'Accio said the chemical should be a permanent solution. Some plants that needed replacing have been replaced. The welcome sign looks better. She is pleased with the progress. There was discussion on lightning protection. First Selectman Rosenthal talked about the equipment being offline if the system senses electricity in the atmosphere. Carl Samuelson of P&R is involved in this. First Selectman Rosenthal stated the pumps and the mechanicals are of concern. This will be resolved before the next meeting.

Referral from Board of selectmen – Library HVAC Upgrades: David Schill, of the C.H. Library Board of Trustees was present to discuss the HVAC system, which is over 24 years old and has failed multiple times. An engineering firm he consulted with recommended replacing the system. There are misalignments, gaps in ductwork as well as damaged duct work in the attic. The boilers cannot be retrofitted. There was discussion on geothermal. G. Brennan recommended a comprehensive review and plan to replace the system. In the

long run it will be cheaper to get rid of what doesn't work. First Selectman Rosenthal said that there has been patchwork appropriation's and PBSC should be involved. The RFQ will be published by Purchasing Director Kerri Mubarek. The PBSC ad hoc for the Library HVAC project will be Gus Brennan and Anthony D'Angelo. D. Schill will arrange for a walk through with the ad hoc team. Allen Adriani and Gordon Johnson will be additional support, if needed, on the project.

The next meeting will be held on October 25, 2022 at the Newtown Municipal Center at 7:00p.m.

Adjournment: Having no further business the Public Building & Site Commission adjourned their regular meeting at 8:23p.m.

Att.: Downes SHPM and Hawley Building Commission Meeting Update, 9/27/22

Respectfully submitted,
Susan Marcinek

BUILDING COMMISSION MEETING UPDATE

Date: 9/27/22

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	\$ 8,938.00
Total Revised GMP	\$ 7,500,024.00
Pending/Approximate Change Order Requests	\$ 34,632.00
Total Anticipated GMP	\$ 7,534,656.00

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	\$ 8,938.00
Pending/Approximate COP's	\$ 34,632.00
Remaining Owner Contingency	\$ 306,430.00

2. Schedule Update

- I. Work Completed
 - Demolition and Abatement Areas A/B
 - MEFP Layout

- II. Work in Progress
 - Demolition & Abatement Area C
 - MEP Penetrations and Openings
 - MEP Rough Installation
 - Demolition at Roof
 - Structural Steel

- III. Work to Start
 - Equipment Curbs
 - Roofing
 - Demolition at Dormers

3. Critical Items for Discussion

- Material Procurement
- Electrical Switchgear and Transformer Procurement

4. Action Items

A. PCO Approvals

- PCO #005 – RFI #015 – Ceilings at 2nd Floor Building C = \$6,112.00
- PCO #008 – RFI #014 – Fire Rated Wall Extension = \$7,860.00
- PCO #009 – Relocate Existing MEP #1 = \$0.00

Sandy Hook Permanent Memorial Project:

1. Project Update

A. Project Financial Summary (Downes GMP)

Original GMP	\$ 3,384,903.00
Approved Change Order Proposals	\$ 107,996.00
Total Revised GMP	\$ 3,492,899.00
Pending/Approximate Change Order Requests	\$ 25,976.00
Total Anticipated GMP	\$ 3,520,232.00

Construction Manager's Construction Contingency	\$ \$98,700.00 included in above GMP
Approved COP's	\$ 80,018.00
Pending COP's	\$ 5,071.00
Remaining CM Contingency	\$ 13,611.00

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	\$ 107,996.00
Pending/Approximate COP's	\$ 25,976.00
Remaining Owner Contingency	\$ 17,355.00

2. Schedule Update

- Work in Progress
- Project Closeout

3. Action Items

A. PCO Approvals

- PCO #043 – Surge Protection = TBD
 - PCO #054 – Backflow Preventer Cover = (\$1,357.00)
 - PCO #056 – Brush Removal and Mulch at Slope = \$0.00
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PREPARED BY:
Downes Construction Company
Construction Manager

Michael Dell'Accio
Project Manager
9/27/22