

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

The Public Building and Site Commission held a special meeting Thursday, January 2, 2020 in Room 203, Reed Intermediate School, and 3 Trades Lane, Newtown. Chairman Mitchell called the meeting to order at 7:003m.

Present: Robert Mitchell, Anthony D'Angelo, Gus Brennan, Tom Catalina, Art Norton, Gordon Johnson, Allen Adriani

Absent: Phil Clark, Bob Edwards

Also Present: First Selectman Dan Rosenthal, Aaron Krueger of Consigli, Chief Viadero, Director of School Facilities Bob Gerber, Rusty Malik of Queensberry Arcaro, Joe Giacobbe of Caldwell & Walsh, Rick Spreyer, Purchasing Agent, Matt Ariniello, Director of the Community Center and Kinga Walsh, Chair of the Community Center Committee.

Public Participation: none.

Approval of Minutes: A. D'Angelo moved to approve the meeting minutes of November 26, 2019. G. Brennan seconded. All in favor.

Newtown Police Station:

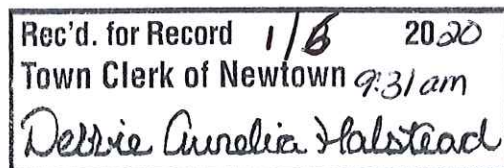
Project Status and Next Steps: (att.) Work began late November after all approvals were in place. Interior demo, and exterior wall demo is complete. Windows have been removed and covered with permanent/temporary plastic. Temporary heat has been installed. There has been mass excavation around the building for the new road. Blasting will be complete next week. They are waiting on the removal of a utility pole in order to allow for excavation and foundation work on the addition.

Project Budget Review: There have been no significant changes.

Project Schedule Review: The project is on schedule. The job meetings have been productive. Chief Viadero is happy with the progress.

Invoices for Payment: G. Johnson moved to approve the Consigli invoice #1 in the amount of \$66,344.87 to approve. T. Catalina seconded. All in favor. This brings the job to 1% complete. A. Krueger stated this is the cost for getting the job started and doesn't include any trade costs.

A. D'Angelo moved to approve the Kaestle Boos invoice #18010.00-12 in the amount of \$25,714.28 pending review by the Purchasing Authority. A. Adriani seconded. All in favor. This brings the job to 14% complete.



Community Center/Senior Center:

Project Status and Close Out: R. Malik stated there are still punch list items. The pool consultant has a punch list. The O&M manuals have been reviewed from the architectural side. The engineers reported they are mostly finished with what they are doing; he is waiting on the pool consultant to provide a response to the O&M manuals. Items were missing on warrantee items; this was sent to J. Giacobbe today. R. Mitchell received a letter from Caldwell & Walsh relative to project closeout/completion (att.). The Commission agreed to table this letter until the next meeting.

Project Punch List and Outstanding Issues Review: J. Giacobbe reported the architectural punch list is complete. Some items remain on the pool punch list. J. Giacobbe believes, as far as punch list items, they are substantially complete, except for the pool. M. Ariniello said there has been no resolution on the hot water issue. There was a meeting with the manufacturer of the vinyl flooring; cleaning materials and chlorine have been ruled out as the leading cause for issues. Water has been tested and results have been forwarded to the manufacturer who believes it might be an issue with the water on the campus that is discoloring the vinyl flooring. There are brown rings around the fill lines in the therapy and lap pools. The sand filter may not be working correctly or it may not be able to keep up with the amount of water being pushed through. Weston & Sampson was out for final evaluation. They recommend a muriatic acid pump to help break down deposits that are blocking chlorination lines. Flow meter issues have been resolved. There is open sheetrock by the chlorinators and extension cords. J. Giacobbe said the light sensors in the women's locker room have been corrected. Anchors and tiling on pool deck have been completed; awaiting the rest of the tile. The heat was down for a couple of weeks in a section of the NCC. A service report was requested by A. Adriani. There are HVAC issues in the corridor NCC creating cold conditions; there are no vents in the middle. J. Giacobbe will have a window person look into the window condensation and air infiltration. The new material/color for the multipurpose room floor has been finalized. The Senior Center and the Community Center kitchen floors will be steam cleaned and sealed. The submittal data was for epoxy grout. There was discussion on Senior Center to lobby transition strip; value engineering still called for metal. The finished plan notes a rubber transition strip. There is not submittal for the work. The gas piping at the roof is missing gauges; J. Giacobbe is waiting for a response from the plumber. The block heater for the fire pump is an outstanding item, as there is question if it is contact work. The fire pump is working and is tested weekly. There was continued conversation on tapping the Fairfield Hills water main line relative to the fire pump flow. A drawing is needed to price. M. Ariniello is waiting on the balancing report on the HVAC and the loud humming carrying through the high ceilings.

K. Walsh, Chairman of the Community Center Committee, speaking as herself, spoke about the impact of the project on M. Ariniello and his staff. We are in a circle pattern, having the same conversations month after month. What can we do to get this done? The building has been open since July; there shouldn't be any construction related complaints anymore.

There was discussion relative to the locker room floor, the slope, and tile vs. vinyl. K. Walsh questioned whether or not the floor drawings should've changed when value engineering from

tile to vinyl. R. Malik stated there is a slope showing on the drawings, at the showers, toward the drain. The rest of the floor is not meant to receive water. Thresholds will mitigate the water coming out. As water is decreased there won't be ponding. All shower heads have been changed out; there is still pooled water in locations. Discoloration of the floor needs to be resolved before installing thresholds. G. Johnson stated a booster pump and a filtration system were added to the project; they were not an original part of the plan. Discussion continued relative to the amount of filters currently being used. M. Ariniello reported he has requested samples of mesh filters, to see if they work better. R. Mitchell requested a balancing report on the units noting this needs to be resolved. A. Adriani spoke to a report from a third party engineer and had several questions. Upon further discussion it was decided A. Adriani would meet with the engineer of record to review plumbing issues and other concerns (att.) next week, or at a date prior to the next PBSC meeting. One package of all concerns should be compiled for the engineer.

M. Ariniello provided an update on other value engineering items. The acoustical panels have been installed in the Senior Center and the Community Center spaces; they are working out well. Window coverings have been ordered and will be installed within the next six weeks. Chair rails corner guards will be installed in coming weeks. Soap will be installed in the shower stalls per new health code.

R. Spreyer reported he has project management software, Click-Up, that allows for a record trail to make sure things are getting done and has all communications are going through one avenue.

A. Adriani talked about duct work drawings calling for ductwork to be suspended with threaded rod, galvanized. That is not currently being used in the pool area. He asked who approved the use of the wire and where the submittal is. Stainless steel will corrode in a pool room. He also asked what the lighting is being suspended by. Both J. Giacobbe and R. Malik will look into this. A. Adriani would like to see the sequence of operations for the HVAC.

Project Budget Review: N/A

Change Order Review: any change orders will be reviewed at the next meeting as the document was received too close to the meeting to allow time to review. G. Brennan suggested a finalization of change orders to act on and close out at the next meeting. The Commission tabled change order discussion to the next meeting.

Invoices for Payment: no invoices were approved for payment.

Nomination process for Chair and Vice-Chair: G. Brennan moved to nominate Robert Mitchell as Chairman and Art Norton as Vice Chairman for a term of one year. A. D'Angelo seconded. Both R. Mitchell and A. Norton accepted the nominations. All in favor.

First Selectman Rosenthal stated that Bob Gerber is a great addition to the Board of Education, recently having been hired as the Facilities Director. B. Gerber is interested in active dialogue with the PBSC. R. Mitchell invited Mr. Gerber back for the next meeting to discuss what has normally been done with school projects and what PBSC thinks they should be able to do on school projects; this would be a good way to start their work together.

The next regular meeting is scheduled for January 28, 2020:

Adjournment: Having no further business the Public Building & Site Commission adjourned their special meeting at 8:41pm.

Attachments: Consigli Report, Caldwell & Walsh letter. Dated 12/11/19; A. Adriani email

Respectfully submitted,
Susan Marcinek

Consigli Owner Monthly Dashboard

November 2019

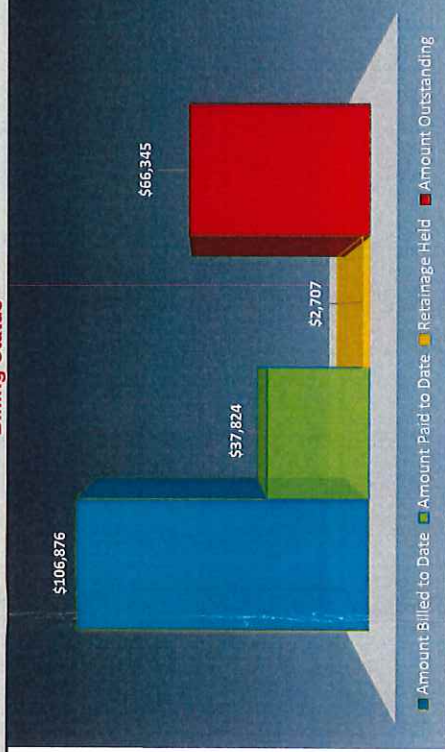
Newtown Police Station
191 South Main St Newtown, 06470



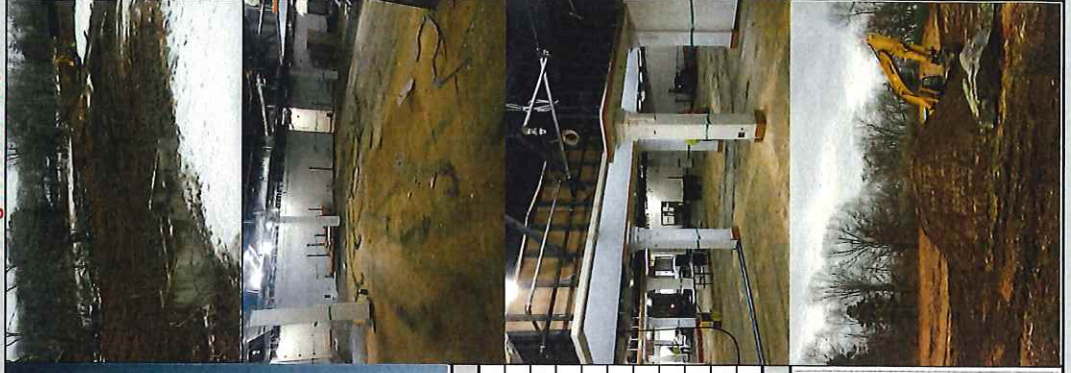
Executive Overview

- GMP of \$10,358,308 approved on 11/8/2019
- Buyout complete with all LOI's (letters of intent) being issued on 11/9/19 to subcontractors.
- Groundbreaking Ceremony held 11/20/2019
- MEP Coordination Kick off meeting on 11/25/19.
- Mobilization activities to start: Set up of Consigli field office, cut cap and make safe for demo and abatement, sitework contractor to deliver equipment.
- Submittal submissions from subcontractors has started
- Certificate of Occupancy: November 18, 2020

Billing Status



Progress Pictures



Schedule

Project Milestones	Target		Actual
	11/18/2019	11/18/2019	
Mobilize			
Start Foundation Concrete Work			
Start MEP Underground			
MEP Coordination Complete			
Start Structural Steel			

Roadblocks

Item	Resolution	BIC
Complete Submittal Log and MDL		CCC
Temp power to site		Eversource
Obtain MEP Permits		MEPS
Executed Contracts, Insurances, and Bonds		Subs
Remove Existing Site Utilities		UI

Contract Status

Original Contract Amount	\$10,358,308	Verbal Approved	\$0
Approved Change Orders	\$0	Submitted	\$0
Current Contract Amount	\$10,358,308	Pending	\$0
Safety		Total Potential Changes	\$0
Current Project Safety Score	99.70%		
Total Man Hours to Date	\$124	Projected Contract Amount	\$10,358,308
Incidents to Date/ Month	0	With Potential Changes	
		Projected Balance	\$270,754

Change Orders

Construction Contingency

Owner Coordination Items

Current Balance	\$270,754
Approved Transfers	\$0
Pending Transfers	\$0
Projected Balance	\$270,754

- Security and AV Equipment Vendors
- Sign off of Abatement Manifests
- Geotech Inspector
- Materials Testing Agent
- Pecks Lane Entrance



*Imagine
it
simple*

December 11, 2019

Town of Newtown
3 Primrose St
Newtown, CT 06470

*Imagine
it
done*

Attn: Dan Rosenthal, First Selectman

Re: Newtown Community Center and Senior Center
Project No. CT 2900
Project Closeout/Completion

*Let us
get you
there*

Dear Dan:

This letter will serve as an update that Caldwell and Walsh has completed our work at the Newtown Community Center and Senior Center project.

- 1) Punchlist – All items have been completed except as follow below in summary:
 - There are (4) items remaining on the punchlist regarding paint in the Pool area left uncompleted at this time due to the need to spray on the product chosen as it cannot be applied with a brush or roller. Therefore, C&W will procure a paint that closely resembles the chosen paint in color that can be applied with a brush. This work will be completed the week of December 9th.
- 2) Closeout - All Operation and Maintenance Manuals, Warranties, As-Built, and Training videos have been turned over to the Town.
- 3) Pool Punchlist – All items were completed on December 7th, except for the paint and the tile over the flag anchor that had to be regouted – these items will be completed by December 13th.
- 4) Open Issues:
 - Hot Water Issue – The hot water heaters have been re-piped on Monday December 9 per the direction received from DTC on November 25. We are awaiting further direction per comments made by Allen Adriani regarding calculations and whether additional recirculation lines are needed to the Locker Rooms. Once sketches are received, we will submit pricing for any additional work.
 - The sediments traps will be added to the gas piping on the roof. An attempt was made to do the work yesterday December 9, but it was rained out. We will try again on Thursday December 12.
 - Access Door for the Fire Pump Strainer - We have submitted a price to install the Access Door for the Fire Pump strainer. As discussed previously, the price submitted is a Not To Exceed price based on 3rd shift work, required due to the operation hours of the Pool. Additionally, we are awaiting direction regarding installation of a tee at the water main to address the Fire Pump certification issue. Once received, a price will be submitted for this work.
 - Discoloration of Locker Room Flooring - we are addressing this with the manufacturer. I will be meeting the manufacturer's technical team on December 16th to review and will advise on any following action items.
 - Floor Drains in the Locker Room - it had been noted previously in weekly project meeting minutes that the drains specified were not intended for the flooring material chosen. During discussions between C&W, QAM, the CC Director, and the Town Clerk of the Works, it was determined that, given the lack of availability of replacement drains, the flooring would proceed without slope in all areas of the Locker Rooms except for the Shower areas and the Town would

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have to squeegee the floors on a regular basis. If direction is to change at this time, a price will be submitted for any rework.

- We are awaiting direction from QAM on a product for sealing the quarry tile in the Kitchen and shower tile in the Locker Rooms. As it was not shown in the construction documents to be sealed, once a product is received, a price will be submitted for approval.

5) Warranty Items:

- The tile in the Multipurpose Room was a manufacturer defect and my flooring subcontractor is committed to correcting it. A product has been chosen by QAM and has been ordered – once received, arrangements will be made with the CC staff to replace the defective tiles.

6) Financial

- Pricing will be submitted for the following once direction is received

A) Access Door for Fire Pump Strainer

B) F&I Tee at Fire Main

C) Any modifications to the hot water recirculation line

D) Modification to the Locker Room concrete floors

E) Sealer for Quarry Tile in Kitchen and Shower Tile in Locker Room

Caldwell and Walsh is confident we have satisfied all aspects of our contractual agreement and will complete final issues as outlined. A final requisition for payment will be submitted in the near future requesting all outstanding monies. Should you have any questions, please do not hesitate to contact me.

Very truly yours,

Joseph Giacobbe
Project Manager

Cc: Mark Principi, C&W
Mike Ferrone, C&W
Rusty Malik, QAM
Bob Mitchell, Chairman, PBSC
File

From: Al Adriani <aladriani@gmail.com>

Date: January 3, 2020 at 8:03:58 PM EST

To: Dan Rosenthal <dan.rosenthal@newtown-ct.gov>, Robert Mitchell <rmitchell@mitchellag.com>, Gordon Johnson <stonybrookfarm@charter.net>, Rusty Malik <rmalik@QAMarch.com>, "Joseph L. Giacobbe" <Giacobbe@caldwellandwalsh.com>, Matthew Ariniello <matthew.ariniello@newtown-ct.gov>

Subject: Newtown Community Center

Hi Rusty,

This is further to our meeting of this past Thursday at which we agreed to hold a meeting with the engineer of record to review the plumbing issues and other concerns.

As discussed at that meeting, the objectives of our meeting will be to:

- * Review calculations and sizing of the hot water recirculation pump;
- * Review design of hot water system for the locker rooms;
- * Propose solutions to address the hot water pump size;
- * Propose solutions to address the hot delivery time to the shower in the locker areas;
- * Review material used to support ductwork and lighting in the pool room.

We would like for this meeting to occur any evening this coming week, 1/6-1/9th at 6pm at the community center in Newtown.

I trust I have covered all of the points that we discussed. If you have any questions or would like to add anything please respond to this email with your questions. Also, please respond to this e-mail with the date that we can meet.

We look forward to seeing you at the meeting.

Sincerely,
Allen