

THESE MINUTES ARE SUBJECT TO APPROVAL BY THE PUBLIC BUILDING AND SITE COMMISSION.

Minutes of the Special Meeting of the Public Building and Site Commission held on Tuesday, February 7, 2016 at the Reed Intermediate School. Chairman Robert Mitchell called the meeting to order at 7:00 p.m.

PRESENT: Robert Mitchell, Anthony D'Angelo, Rich Matschke, Bob Edwards

ABSENT: Thomas Catalina, Roger Letso, Mike Murphy, Phil Clark

ALSO PRESENT: Clerk of the Works Bill Knight, GERALYN HOERAUF from STV/Diversified Project Management, Michelle Hiscavich, BOE Director of Facilities Gino Faiella, First Selectman Pat Llodra, Kent McCoy of Smith Edwards McCoy Architects, Al Howard of Newfield Construction, Chuck Boos from Kaestle Boos and one member of the press.

PUBLIC PARTICIPATION: None.

APPROVAL OF MINUTES OF November 15, 2016 and December 22, 2016.

Mr. D'Angelo moved to approve the minutes of the November 15, 2017 meeting, Mr. Matschke seconded, motion unanimously approved.

Mr. D'Angelo moved to approve the minutes of the December 22, 2016 meeting, Mr. Matschke seconded, motion unanimously approved.

NHS Auditorium Renovations Project – Ms. Hoerauf distributed an updated report (Attachment A). Since the last meeting they completed a successful bid period and received enough bids for state and town regulations. Newfield Construction has reviewed the completeness of the bids and has compiled a recommendation for the GMP. To stay within the budget amount, items have been altered without compromising the project. Alternate #1 which is the steel infrastructure for future rigging will go into Phase 2 or 3 and needs to comply with the CIP.

The Project Team eliminated the catwalk extension and added a spiral stairs. Safety concerns are addressed. The control booth will have the ADA lift and the current stage ADA lift will be refurbished and made code compliant.

This leaves an owners contingency of \$124,382.

Mr. Mitchell resolved that the guaranteed maximum price of \$2,877,948 for the Newtown High School Auditorium Renovation Project, State of Connecticut project number 097-115CV as submitted by Newfield Construction Company be accepted by Public Building and Site Commission for submission to the Town of Newtown

Purchasing Authority according to the terms of the Owner-CM agreement dated January 8, 2016. Mr. Edwards seconded, motion unanimously approved.

The next step is to execute the GMP by the end of this week which will allow Newfield to mobilize next week. Construction will start on February 22.

Mr. Matschke move to approve payment in the amount of #6440 for to Diversified Project Management invoice #90008504. Mr. Dangelo seconded motion unanimously approved.

Edmond Town Hall Boiler Replacement – There is still one door that needs to be installed per the original documents and the Fire Marshal. It is expected by the third week in February. Mr. Mitchell explained that at the last meeting an application for payment in the amount of \$48,366 was tabled due to the missing door. He contacted the Town Attorney and the Finance Director and it was determined that we should not deny payment to the other subcontractors due to the incomplete construction of only one subcontractor. The contractor's Application for Payment 6 was approved minus \$6,500 which will be invoiced when the door is installed and the final CO obtained.

Mr. Edwards moved to approve payment application invoice #9 to Kaestle Boos in the amount of \$3,557.50. Mr. D'Angelo seconded, motion unanimously approved.

Review Status of NHS "Roof" Leaks and Repairs – Chuck Boos explained they have been working on discovering where the water is coming into the building, how to repair it and how to mitigate it. The concept of removing the roof and creating an airtight structure was determined to be too expensive and not in the Town's best interest. There is also remediation that will need to be completed. He is recommending two different contracts be awarded because the work is related to very different trades. The interior should be done by a general contractor and the roof can be done by a roofing contractor. They will have the cost estimate at the next meeting.

Sandy Hook Elementary School – Ms. Hoerauf presented her reported (Attachment B) and explained that Consigli will have one more requisition next month. The punch list has been resolved except for an area where the water is ponding on the stamped concrete but that cannot be resolved until the spring. All of the owner's manuals, documents and the closeout information has been delivered to the Facility Department. Consigli is doing a final accounting of the project and intends to present that in March. They are still working with OLA for the final commissioning report. Her recommendation is not to approve the OLS final invoice until the final commissioning report is complete.

There are also dedication and a memorial plaques that still needs to be ordered. Three quotes were received and Sign Lite was the low bidder. Mr. Matschke moved to authorize the purchase of both plaques for a total cost of \$2,696.47. Mr. D'Angelo seconded, motion unanimously approved.

Mr. D'Angelo moved to recommend payment for Invoice #01360.00-41 in the amount of \$35,388.19 to Svigals+Partners, LLP. Mr. Edwards seconded, motion unanimously approved. This is their final invoice.

Mr. Matschke moved to approve payment for invoice #2134-u in the amount of \$280.000 to Independent Materials Testing Laboratories, Inc.. Mr. D'Angelo seconded, motion unanimously approved.

Mr. Matschke moved to approve payment of invoice #90008531 in the amount of \$2,431.50 to Diversified Project Management. Mr. D'Angelo seconded, motion unanimously approved.

Community Center – Ms. Hoerauf provided an update for the project (Attachment C). The team has been focusing on the site planning and underground conditions such as ground water, sewers, tunnels and more. Wet lands have been flagged, borings for soil conditions and water tables will be done next week. DPW is locating tunnels. They will be presenting alternative building designs at the March 6 meeting of the Board of Selectman.

Mr. Matschke moved to approve invoice #9527 in the amount of \$20,500 to Quisenberry Arcari Architects, LLC, Mr. D'Angelo seconded, motion unanimously approved.

Mr. Matschke moved to approve invoice #90008508 in the amount of \$10,600 to Diversified Project Management, Mr. D'Angelo seconded, motion unanimously approved.

Commission Officers Selection – Mr. Mitchell asked that they table this and have him remain as Chairman until the next meeting when more members are present. He also nominated Mr. Edwards for Vice Chair.

ADJOURNMENT

Having no further business the meeting was adjourned at 8:34pm.

Respectfully submitted,
Arlene Miles, Clerk Pro-Tem

Newtown High School Auditorium Renovation Project
Project Status Update
January 26, 2017



Newtown High School Auditorium Renovation

- Bids were publicly opening by the Finance Director at 2pm on January 10, 2017. The following bid packages were issued for subcontractor bidding by Newfield Construction on December 14th:
 - Drywall (including framing and acoustical ceilings)
 - General Trades (including demolition, misc metals, roofing, window and door openings, millwork, flooring, lifts, seating, stage curtains)
 - Alternate #1: Structural Steel for Future Rigging System
- Bids were received in compliance with Town purchasing guidelines and a tabulation of all of the bids received during both bid periods is attached
- Newfield has met and reviewed project scope and project requirements with the lowest two bidders for each trade package and has determined that in each case, the low bidder complies with the requirements of the project

- As the total of low bids would produce a GMP exceeding the budget by approximately 20%, the project team met to review the bids, the overall construction budget and identified value management strategies to bring the project cost within the allocated budget
- Subcontractors and design consultants were engaged to identify potential cost savings and the project team evaluated the appropriateness of all value management possibilities
- A tabulation of the Newfield Construction Guaranteed Maximum Price break-down is attached, along with a list of the value management items identified. The list indicates \$207,873 in subcontractor cost savings and Newfield has also adjusted their General Conditions and contingency line items to reduce costs
- To produce a GMP of \$2,865,264 cost savings were identified in the following areas:
 - Alternate detailing and specifications for new acoustical ceiling clouds
 - Miscellaneous HVAC revisions, approved by the project engineer
 - Elimination of General Requirements from subcontractor contracts (all general requirement items will be carried by Newfield)
 - Redesign of the termination of existing auditorium walls
 - Miscellaneous revisions to carpentry/misc metals package
 - Refurbish stage lift in lieu of replacement with new lift
 - Eliminate the lift at the new Control Booth (all infrastructure will be provided for future installation)
 - Do not accept Alternate #1: steel infrastructure for future rigging system
- Updated project budget, including all value management cost reductions above is attached. Note that owner's project contingency would be approximately \$137,000 or 4% of the budget total.

- **The Project Team Recommendation #1:** Accept all of the recommendations above, except the elimination of the wheelchair lift at the new control booth. The value of the lift is \$24,000 and with associated CM mark-ups would produce a GMP of \$2,897,912 which would reduce the Owner's Contingency to \$104,418. As the Owner's Project Manager responsible for the overall budget and project schedule, I am comfortable with that contingency going into

Newtown High School Auditorium Renovation Project
Project Status Update
January 26, 2017



construction. Since the high school staff felt strongly that a new, larger control booth was necessary to provide teaching space, the space should be made fully accessible for all prospective users. The alternative would be to fully out-fit the control booth to have a lift installed later, possibly at the end of construction with remaining contingency funds.

- **The Project Team Recommendation #2:** Also accept the value management recommendation to eliminate the extension of the catwalk and the second stair access. The project would still include one spiral stair and all safety improvements to the existing catwalk. During project development, there was some feeling by the high school staff that a second stair should be added to provide two means of egress, but this is not a state building code requirement. We also do not believe that the extension and second stair increase usability by tech staff. Elimination of this work would reduce the GMP by approximately \$19,700 to \$2,877,948 and increase the Owner's Contingency to \$124,382. Both of the above scenarios are enumerated on the attached analysis of additional value management items.
- The PBSC is asked to confirm the recommended cost and scope reductions or direct the project team to add back in identified value management items and approve a total GMP.
- With and approval of a GMP at the January 31st PBSC meeting, mobilization will be projected for the week of February 6th with demolition/ construction beginning the week of February 13th, 2017. Once subcontractor awards are complete, the project team will finalize the construction schedule; construction completion is now anticipated by July 18th.



	Bid Results	Proposed Value Management Total	Add Cntrl Booth Lift	Add Cntrl Booth Lift; Eliminate Catwalk Extension & Stair	Add Rigging Steel Alternate	Add Rigging Steel Eliminate Catwalk Extension & Stair	Add Cntrl Booth Lift; Eliminate Catwalk Extension & Stair	Add Cntrl Booth Lift; Eliminate Catwalk Extension & Stair	Add Cntrl Booth Lift; Add Rigging Steel Alternate
Trade Subcontractor Low Bids	\$ 2,651,500	\$ 2,651,500	\$ 2,651,500	\$ 2,651,500	\$ 2,651,500	\$ 2,651,500	\$ 2,651,500	\$ 2,651,500	\$ 2,651,500
Value Management Savings	\$ -	\$ (207,873)	\$ (183,873)	\$ (200,873)	\$ (159,073)	\$ (159,073)	\$ (148,373)	\$ (148,373)	\$ (131,373)
New Subcontractor Total	\$ 2,651,500	\$ 2,443,627	\$ 2,467,627	\$ 2,450,627	\$ 2,502,427	\$ 2,492,427	\$ 2,503,127	\$ 2,520,127	\$ 2,520,127
CM General Conditions/Rqmts	\$ 238,635	\$ 216,640	\$ 222,086	\$ 220,556	\$ 225,218	\$ 224,318	\$ 225,281	\$ 226,811	\$ 226,811
CM Contingency @ 3%	\$ 79,545	\$ 73,309	\$ 74,029	\$ 73,519	\$ 75,073	\$ 74,773	\$ 75,094	\$ 75,604	\$ 75,604
Insurance @ .45%	\$ 13,364	\$ 11,326	\$ 12,437	\$ 12,351	\$ 12,612	\$ 12,562	\$ 12,616	\$ 12,701	\$ 12,701
CM Fee @ 3.5%	\$ 104,407	\$ 96,072	\$ 97,166	\$ 96,497	\$ 98,537	\$ 98,143	\$ 98,564	\$ 99,234	\$ 99,234
CM Bond @ .855%	\$ 26,398	\$ 24,290	\$ 24,567	\$ 24,398	\$ 24,914	\$ 24,814	\$ 24,921	\$ 25,090	\$ 25,090
Total GMP	\$ 3,113,848	\$ 2,865,264	\$ 2,897,912	\$ 2,877,948	\$ 2,938,781	\$ 2,927,037	\$ 2,939,603	\$ 2,959,567	\$ 2,959,567
Budgeted Soft Costs	\$ 597,670	\$ 597,670	\$ 597,670	\$ 597,670	\$ 597,670	\$ 597,670	\$ 597,670	\$ 597,670	\$ 597,670
Owner's Contingency	\$ (111,518)	\$ 137,066	\$ 104,418	\$ 124,382	\$ 63,549	\$ 75,293	\$ 62,727	\$ 42,763	\$ 42,763
	over budget	4%	3%	4%	2%	2%	2%	1%	1%
Project Budget	\$ 3,600,000	\$ 3,600,000	\$ 3,600,000	\$ 3,600,000	\$ 3,600,000	\$ 3,600,000	\$ 3,600,000	\$ 3,600,000	\$ 3,600,000

Values:
 Control Booth Lift = +\$24,000
 Catwalk Ext & Stair = -\$17,000
 Rigging Steel = +\$52,500
 Stage Lift = +\$14,000

Trade Pkg	Budget	1	2	3	4	5	6	DAS Prequal	Experience	EMR <1.0	Bid Bond	SBE	MBE/WBE
Concrete		Marguerite Concrete Inc.	NAC Industries Inc.	Universal Foundations Inc.									
	\$ 131,575	\$146,000	\$447,000	\$186,500									
Drywall		GDS	Network Interiors	OWI									
	\$ 518,382	\$562,040	\$575,000	\$949,760									
Painting		M & P Painting	O'Neil	McKenzie	Goodco	CT Professional Painting	Scholar						
	\$ 47,930	\$69,000	\$69,000	\$95,550	\$106,880	\$107,200	\$123,320						
Fire Protection		Firerated	K & M	HHS	Mack	Crest							
	\$ 55,120	\$41,500	\$49,000	\$70,000	\$74,000	\$84,810							
Mechanical		Crest	Stuart	Eastern Energy									
	\$ 457,750	\$573,460	\$669,895	\$1,079,000									
Electrical		Banton	Shea	A & R									
	\$ 307,065	\$347,500	\$420,000	\$490,000									
Steel Alternate		Lupachino/Salvatore Inc	Nosal Builders	Kronenberger & Sons Restoration	Network Interiors	OWI							
	\$ 46,150	\$52,500	\$98,000	\$98,000	\$118,000	\$65,000							
General Trades		Lupachino/Salvatore Inc	Nosal Builders	Kronenberger & Sons Restoration	Network Interiors	OWI							
	\$ 705,120	\$912,000	\$1,134,000	\$1,169,000	\$1,310,000	\$1,467,490							

Total Estimate \$ 2,269,092
 Total Apparent Low Bid \$2,704,000

Newtown HS Auditorium
Potential VE

Sub Pricing

1	Eliminate Kinetics Acoustic Panels	\$ (100,000.00)	\$ (100,000)
2	Eliminate Gen Requirements from General Trades	\$ (25,000.00)	\$ (7,900)
3	Eliminate stage curtain		
4	Eliminate RF-2 Return fan and associated VFD and dampers. This fan appears to be redundant since the new RTU already has a return fan (Power exhaust) with VFD installed within it's design. Engineer to confirm. \$(11,210.00)	\$ (11,210.00)	\$ (11,210.00)
5	Allow for alternate manufacturers for the new RF-1 Return fan on AHU-16 in lieu of Trane specified. Daikin and Loren Cook requested as alternates. \$(2,180.00)	\$ (2,180.00)	\$ (2,180.00)
6	Allow for alternate fabric duct manufactures for the Fabric duct system shown	\$ (520.00)	\$ (520.00)
7	Provide stand-alone manufacturers thermostats for the new ductless split systems. Remove all wiring/tie-ins to the campus EMS system and controls. Units will run on stand-alone controls only	\$ (4,145.00)	\$ (4,145.00)
8	Eliminate the new Airflow measuring stations shown for the existing AHU-16	\$ (2,860.00)	
9	Change the HVAC insulation specification for ductwork to include standard fiberglass duct wrap with foil face insulation for interior ductwork and Fiberboard insulation with Ventureclad (or equal) Weather proof jacketing for exterior ductwork.(see	\$ (10,800.00)	\$ (10,800.00)
10	Add's HVAC Cuts	\$ (20,000.00)	
11	Eliminate the six (6) new sound attenuators shown in the existing ductwork	\$ (13,100.00)	
12	Reduce Flooring		
13	Eliminate lift at sound room Eliminate New lift at stage, set \$10K allowance to refurbish Allowance to refurbish existing HC Lift	\$ (20,000.00)	\$ (24,000) \$ (24,000) \$ 10,000
14	Eliminate demo of side walls	\$ (25,000.00)	\$ (14,654)
15	Eliminate bonds	\$ -	
16	Change metal Stairs to wood	\$ (18,000.00)	\$ (4,000)
17	Eliminate Catwalk Extension and one spiral stair	\$ (45,000.00)	
18	Do not accept alternate #1	\$ (50,000.00)	
19	Eliminate Carp/Laborer Allownace		\$ (6,464)
20	Eliminate Barrier one		\$ (8,000)
	Attic Stock?		
		\$ (347,815.00)	\$ (207,873.00)

ITEM DESCRIPTION	BUDGET	CONFIRMED CONTRACT VALUE	PROPOSED ADDITIONAL COSTS	CURRENT TOTAL BUDGET	Notes
Professional Fees				\$ 597,670	
Consultants	\$ 583,670				
Architect/Engineers	\$ 335,000				
Add Services - A/E Team	\$ 25,300				
Haz Mat Testing	\$ 5,000				
Owners Project Manager Fee	\$ 107,660				
Add Services - OPM	\$ 40,360				
Clerk of the Works	\$ 18,000				
Legal Fees	\$ 2,500				
Local Review for State Approval	\$ 3,850				
CM Preconstruction Fee	\$ 46,000				
Fees	\$ 14,000				
Special Inspections & Testing	\$ 10,000				
Builders Risk Insurance	\$ 4,000				
Construction				\$ 2,865,265	
Construction GMP	\$ 2,865,265				
Potential Add Scope:					
New lift at Control Booth	\$ 27,840				GMP includes refurbished Stage Lift (\$14,000 for new stage lift) Potential shift to Phase II Eliminate catwalk extension + 2nd spiral stair (one new spiral stair Inc. In GMP)
Structural steel for future rigging system	\$ 58,800				
Potential Add Savings:	\$ (19,720)				
FFE & Technology				\$ -	
Equipment	\$ -				Phase II
Curtains					
AV/Sound Equipment					
Rigging					
Lighting Controls					
Stage Lighting					
Subtotal				\$3,462,935	
Owner's Contingency				\$137,065	4% of total Project Budget
Total Project Budget				\$3,600,000	

**Sandy Hook School
Project Status Update
January 18, 2017**



Sandy Hook School

- The exterior Security Lockdown Strobe at the PreK-K playground was installed over the holiday vacation week and is operational
- The punchlist has been reduced to seven items. Remaining exterior sheet metal work by Greenwood is weather-dependent and will be completed as soon as it can be scheduled
- Consigli has delivered the Operational Manuals and Svigals has provided the final compiled As-Built Record Drawing set to the Facilities Department
- Consigli will reconcile their project financial accounts and present a requisition in February for all completed work, with the final retainage requisition to be presented in March
- Svigals + Partners have submitted their final invoice
- The replacement shelves for the Music Room have been ordered and are scheduled to be delivered around the first of March
- The purchase order for the additional gym sound system equipment has been forwarded to school administration for their use in placing the order
- The final Commissioning Report is in process by OLA; all subcontractor issues have been resolved
- Competitive pricing has been obtained for the Building Dedication Plaque and the two quotes are attached. Approval is requested to proceed with the low quote and process the order.
- A current project budget is attached



SIGN Lite, Inc.
6 Corporate Drive
North Haven, CT 06473



Date: January 5, 2017

Subject: Sandy Hook School Memorial Plaques

To: Svigals & Partners LLP
Attn: Emilia Baker
84 Orange Street
New Haven, CT 06510

Phone: 203-786-5110 x 301
Email: ebaker@svigals.com

From: John DeTulio
Phone: 203-239-6799
Fax: 203-234-8344

SIGN Lite Inc. is pleased to offer our proposal to Furnish & Install the following:

Item	Qty	Description	Total Cost
A	1	18" x 36 1/4" Satin finish etched bronze plaque	\$1,412.84
B	1	24" x 24 1/4" Satin finish etched bronze plaque	\$1,283.63

- Terms: 1/3 deposit - balance 30 days upon completion
- Please provide tax exempt/resale certificate, if applicable, immediately.
- Please verify billing address and correct, if required.

Proposal Notes:

- Unless otherwise noted, this proposal does not include:
 - a) Design, permits (if required, by others), engineered stamped drawings, shipping, surveys and variances
 - b) Landscaping, electrical feeds, controls (timers, etc.) and final connection
 - c) Cutting/patching/painting of any surfaces
 - d) Off-hours shop and/or fieldwork
- These items are priced as a package. SIGN Lite reserves the right to review our pricing if the scope of work is reduced.
- Quotation valid 90 days, after which, pricing may be reviewed.

A signature and deposit are required before we can proceed. Please feel free to call if you have any questions.

Sincerely,

John DeTulio
Project Manager

JD/ai

Authorization: _____

Date: _____

By (print): _____

Title: _____

In the unlikely event you do not meet your payment obligations you will be responsible for the cost of collections, including reasonable attorney's fee.

Sign Lite is An Affirmative Action/Equal Opportunity Employer
CT Sign License# ELC.0197945-C7





Unlimited Signs Designs & Graphics,
 72F Grays Bridge Road
 Brookfield, CT 06804
 Ph: (203) 546-7267
 FAX: (203) 546-7264
 Email: info@unltdsigns.com
 Web: www.unltdsigns.com

Estimate #: 1174

Created Date: 1/12/2017 5:54:11PM	Prepared For: STV Inc
Salesperson: House Account	Contact: Erin R. Murphy
Email:	Office Phone: (860) 882-5600 x632
Phone: N/A	Cell Phone: (860) 276-7751
Fax: N/A	Email:
Entered by: Michael Goldstein	Address: 280 Trumbull Street 14th Floor Hartford, CT 06103

Description: Building Plaques

		Quantity	Unit Price	Subtotal
1	Product: Misc Description: 18" X 36" Bronze Plaque • 1 Ea., Memorial Plaque	1	\$1,891.76	\$1,891.76
2	Product: Misc Description: 24" X 24" Bronze Building Plaque • 1 Ea., Building Plaque	1	\$1,691.31	\$1,691.31
3	Product: Installation of Non-Electric Signs Description: Installations • 2 hr of Install Time. • Using a Crew of 2 Personnel.	1	\$340.00	\$340.00

Notes

Quotes good for 30 days.

Estimate Total:	\$3,923.07
Subtotal:	\$3,923.07
Taxes:	\$227.53
Total:	\$4,150.60
Deposit Required:	\$2,075.30

Payment Terms: Thank you for your interest in our products and services. COD: All sales are payable upon delivery. All customers are required to make a 50% deposit prior to commencement of work. Invoices which are not paid promptly are subject to a 1 1/2% interest charge per month on the unpaid balance. The cost of collecting the unpaid balance will be at the expense of the customer, including any attorney's fees. Orders which are not picked up within 7 days after completion, are subject to the conditions as if they have been delivered. All signs are property of Unlimited Signs Designs & Graphics, Inc. and deposits will be considered rental for use of signs until payment is made in full. Unlimited Signs Designs & Graphics, Inc. reserves the right to remove any signage for lack of payment.

Client Reply Request

- Estimate Accepted "As Is". Please proceed with Order.
 Changes required, please contact me.

Other: _____
 SIGN: _____ Date: / /

Print Date: 1/12/2017 5:55:37PM

SYSTEM:Estimate_Estimate01

We're Not Just Signs, We're UNLIMITED!

SANDY HOOK SCHOOL

NEWTOWN | CONNECTICUT

AUGUST 2016

The following individuals and companies have contributed to the conceptual vision, planning, and construction of this facility:

PUBLIC BUILDING & SITE COMMISSION

Robert Mitchell, *Chair*
Joseph Borst
Thomas Catalina
Anthony M. D'Angelo
Thomas Hanlon
James Juliano
Roger Letso
Rick Matschke
Peter Samoskevich

SCHOOL BASED BUILDING ADVISORY COMMITTEE *50 Members*

BOARD OF SELECTMEN

E. Patricia Llodra, *First Selectman*
William F. L. Rodgers
James O. Gaston *2013 - 2015*
Herbert C. Rosenthal *2015 - 2016*

TOWN OF NEWTOWN

Robert G. Tait, *Finance Director*
William Knight, *Clerk of the Works*

TOWN DEPARTMENTS, BOARDS & COMMISSIONS

BOARD OF EDUCATION

Dr. John Reed
Interim Superintendent
Dr. Joseph V. Erardi, Jr.
Superintendent
Members 2012 - 2016

NEWTOWN PUBLIC SCHOOL DISTRICT

SANDY HOOK SCHOOL
Dr. Kathleen M. Gombos, *Principal*
Teachers & Staff
Students

ARCHITECT

Svigals + Partners, LLP
New Haven, CT

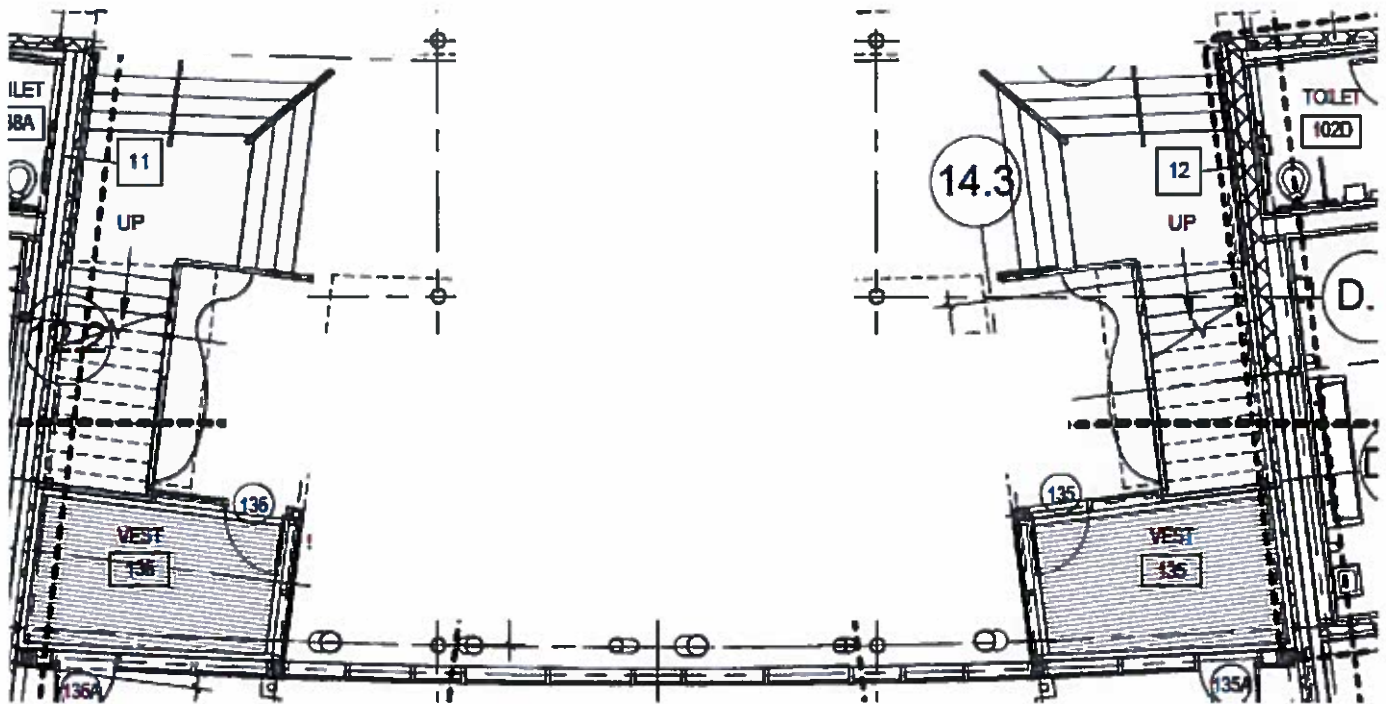
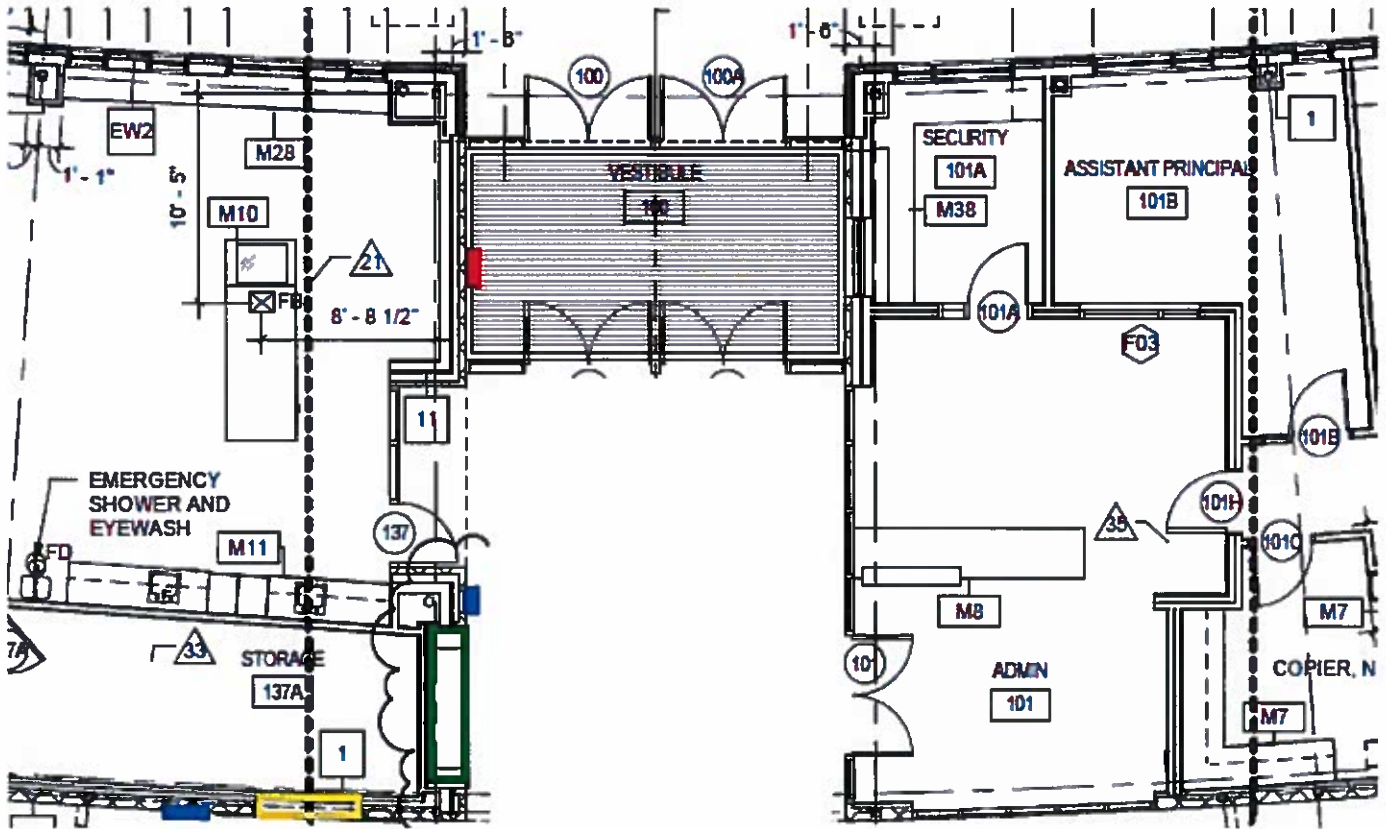
PROGRAM MANAGER

STV | DPM
Hartford, CT

CONSTRUCTION MANAGER

Consigli Construction Co. Inc.
Hartford, CT

In gratitude for the support of Governor Dannel P. Malloy & the citizens of Connecticut.



- LOCATION OF BUILDING PLAQUE
 - LOCATIONS OF MEMORIAL PLAQUE
- TURTLE TANK ALCOVE
 - RECESSED DISPLAY CASE

ITEM DESCRIPTION	FIRM NAME	CONFIRMED CONTRACT VALUE	PROPOSED ADDITIONAL COSTS	CURRENT TOTAL BUDGET	NOTES
Pre-Project Costs				\$ 57,115	
Appraisals	Andrews & Galvin 9/5/2013	\$ 2,600			
	Arnold Grant Assoc. 11/14/2013	\$ 2,800			
	Beecher Appraisals 6/30/2013	\$ 650			
	Kloss Appraisal Services	\$ 2,500			
Site Surveys	Brautigam Land Surveyors PC	\$ 28,489			
Site Signage	East Coast Sign	\$ 3,237			
Tank Removal	Moran Environmental	\$ 16,839			
Professional Fees				\$ 5,426,856	
Owners Project Manager	DPM	\$ 734,294			
OPM Reimbursables	DPM	\$ 9,459	\$ 541		
Architect	Svigals + Partners	\$ 3,093,709			
Architect Add Services	Svigals + Partners	\$ 434,131			
Architect Reimbursables	Svigals + Partners	\$ 107,489.84			
Commissioning Agents	OLA & SES	\$ 174,054			
Haz Mat Consultant	RW Bartley	\$ 80,818			
Environmental Engineers	TRC	\$ 126,311			
Legal	Town Attorney	\$ 132,483			
Clerk of the Works	Bill Knight	\$ 132,967			
Local Review for State Approval	Pierz Associates	\$ 18,500			
Permits	DEEP, Boiler	\$ 1,740			
Special Inspections & Testing	Michael Horton Assoc Inc	\$ 13,183			
	IMTL	\$ 90,833			
	Langan Engineering	\$ 91,023			
	Titan Engineering	\$ 7,426			
CM - Preconstruction	Consigli Construction Co Inc	\$ 177,894			
Construction				\$ 42,496,529	
Phase 1&2 - Abatement	Bestech	\$ 1,122,841			
Phase 1&2 - Demolition	Bestech	\$ 763,055			
Phase 1&2 - Demolition	Mariano Bros Crating	\$ 750			
Phase 1&2 - Demolition	JMM Wetlands Consulting	\$ 1,050			
Phase 1&2 - CM	Consigli Construction Co Inc	\$ 90,612			
Phase 1&2 - Fence	Frankson Fence Co	\$ 82,738			
Phase 1&2 - Seeding	Riccio Landscaping	\$ 19,750			
Phase 1&2 - Security	Consigli Construction Co Inc	\$ 50,734			
Phase 3 - Site Abatement	Bestech	\$ 225			
Phase 3 - Site Construction	Consigli Construction Co Inc	\$ 6,696,773			
Phase 4 - Building Construction	Consigli Construction Co Inc	\$ 33,040,653			
Phase 6 - Playground Equipment	M.E. O'Brien, Playground Medic	\$ 424,922			
Advertising	The Bee, Hearst	\$ 585			
Utility Costs	Eversource	\$ 53,770			
	Aquaerion Water	\$ 25,333			
	Charter & ATT	\$ 7,111			
Builders Risk Insurance	The Hartford	\$ 49,853			
Construction Photo Documentation	MultiVista	\$ 64,093			
Building Dedication Plaque	SignLite	\$ 1,284			
School Sign	Unlimited Signs	\$ 397			
Phase 5 - FFE & Technology				\$ 1,161,406	
	AST - Proxy Cards	\$ 1,375			
	Gym Sound System, Music Rm Shelves	\$ 3,236			
Integrated Art Design				\$ 5,582	
	Weathervane Install, Cistern Fish	\$ 5,582			
Subtotal				\$ 49,147,488	
Contingency				\$ 852,512	
Total Project Budget				\$ 50,000,000	

Newtown Community Center Project
Project Status Update
January 18, 2017



Newtown Community Center

- The Town has engaged JMM Wetlands Consulting Services and Brautigam Land Surveyors to map current wetlands and produce a new survey, inclusive of the former Canaan House site
- Over the past month, the project team has obtained test boring and abatement information on the site from the consultants and vendors involved in the 2009 community center project, as well as additional site investigation documentation
- The Design Team presented schematic design alternatives for the building location and site master plan to the Board of Selectmen on January 17. The project team received approval to proceed with a project location at the corner of Primrose Street and Simpson Street (presentation Option B). BoS package attached.
- The project team will continue with the Schematic Design Phase and produce building layout alternatives for cost estimating and presentation to the Board of Selectmen in late February
- A current projected project timeline is attached. It is anticipated that a schematic design package, including schematic phase cost estimate, will be presented to the PBSC at the February 28th meeting
- A current project budget is attached



Newtown Community Center

Fairfield Hills Authority Campus
Newtown, CT

Master Plan Selection Narrative

Date: January 11, 2017

In support of the Master planning phase of the project this office has reviewed the spaces adjacent to the NYA and Town Hall and evaluated several options for development of a new community center. Ultimately three locations seemed make the most sense while maintaining the character and layout of the overall campus and meeting the intended goals of the new center and its interior and exterior components.

Option A – The location of the old Litchfield House, adjacent to NYA, which was also under consideration during the prior design effort.

Option B – A site location west of Option A and above the old Yale Laboratory.

Option C – A location on the original site of the Caanan house which was recently demolished and directly across Simpson Street from the Municipal Center.

We have evaluated all three of these locations and have test-fit a concept plan at each, based on the current working building program (inclusive of interior and exterior elements), and can demonstrate how each location is capable of supporting the proposed center. However, each of the three locations do offer some advantages and disadvantages over each other.

Concept Plans

The concept plans have a footprint (single level) of appx. 27,000 gross square feet (inclusive of a natatorium and community spaces) and allow for a future 6,500 s.f. addition (25%). Each site option has a different concept plan due to the variations specific to each site (e.g. access to Simpson Street and existing parking, availability of new parking locations, service access, adjacency to other buildings and existing site features and characteristics, etc.)

All options were developed to allow this facility to serve as a "trail-head" allowing a place to start and/or finish a hike along the trails, or any other recreational use of the FHA campus. All plans are predicated on the idea that the building offers flexible, shared community spaces for gatherings and/or classes of varied sizes and ages and will house a recreational pool with appropriate support facilities.

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Option A

This option's adjacency to NYA allows for interaction with that facility. Although not a Town facility and no longer being considered for a hard-connection to the proposed center, the NYA does offer companion programs to those that might be offered at the proposed center.

Adjacency may allow for family members to utilize both facilities simultaneously, assuming separate membership requirements to both are met. Utilizing this site also allows the land to the west, between the new facility and Plymouth House to be developed. Potential uses could include commercial development, parking, active and/or passive recreation, festival space, etc.

Option A poses some challenges, however. It is likely that foundations and slabs for Litchfield House were never fully removed and numerous utility lines and the old tunnel system are thought to surround and permeate this location. Although the site was recently flagged and found clear of wetlands, visual evidence indicates the water-table is high, which may pose a problem with foundations, especially when the distributed weight of a pool facility is taken into consideration.

This location, although it may benefit from its adjacency to NYA, is also limited in terms of buildable area. We would recommend siting the building so that future expansion could be developed towards NYA, while leaving enough space to maintain a shared service access. This location does locate portions of the building within the wetlands buffer area and will require a wetlands approval to assure that the project poses no risk to the wetlands located Southeast.

Available locations for new parking and drop-off areas are also limited, as any development west of the building would impede on outdoor recreational features and require either distant-access to parking, or crossing traffic to access these features.

Option B

This location puts principal construction further from the wetlands and completely out of the buffer. Locations for future expansion can be accommodated either to the South (within the buffer) or East. This location also allows development on the East and West, which opens up options for vehicular access and parking as well as access to exterior site amenities while minimizing distances and crossing traffic to some of the amenities.

This location also aligns with an axis created by the existing green to the North and could help to support festivals and programs that may utilize that space. Alternatively, or additionally, secondary festival space can be developed to the East.

Option B is located above the Yale Laboratory foundation, and utilities and tunnels are likely to still be present. This location will require investigation and possible relocation of an existing storm sewer that serves a drainage cistern located in the wetlands. Finally, this location splits

up what could be a very nicely laid out greenspace into three smaller spaces. While this allows for multiple uses of those spaces simultaneously, it also limits flexibility as a larger event may require use of two or three of the available areas and might seem disjointed.

Option C

The location above the old Cannan House fits within the primary Axis of the FHA campus which runs through the Municipal Center from Kent House. While the campus' future development is not beholden to these axes, the campus is well defined by them and developing project with them in mind supports the original mission of the FHA. Siting the building in this location allows a lot of flexibility as it is furthest from the wetlands and offers a better opportunity for favorable soil/bearing conditions. Likewise, the available information on existing utilities shows that the existing building had all of its utility entrances consolidated to a single location, which could reduce overall impact of relocating or abandoning those lines.

This location allows for a connected greenspace that can be subdivided for multiple programs or combined for larger events and can be situated to allow parking adjacent to the building as well as all proposed exterior amenities. Finally, future expansion can exist in multiple locations.

This location is adjacent to an uphill grade to the South, and likely still has portions of the Caanan House foundations below.

Next Steps

We would recommend the Board of Selectmen approve a site option for further development. Once selected, a site would need to have geotechnical testing completed to determine what the soil capacities are, which would ultimately help determine the type of (and cost for) the building's structural foundations.

In addition, we would start the Schematic Design phase of project development which will allow us to investigate varied options for building layout and start to develop cost models with the Town's construction manager (Caldwell and Walsh). At this point, we would also be able to start formal discussions with the Town's Planning department and FHA to understand the specific requirements that would impact a project on any give location.

We are prepared present these options in greater detail and provide a comprehensive analysis of each at the next Board of Selectmen's meeting scheduled for 1/17 @ 7:30 pm.



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Site Plan Alternatives

January 17, 2017





TOWN OF NEWTOWN
PUBLIC BUILDING AND SITE COMMISSION

NEWTOWN COMMUNITY CENTER
PROJECT TIMELINE
 January 18, 2016

DATE	ACTIVITY	COMMENTS
Oct. 17, 2016	Board of Selectmen Authorize Community Center Project Scope	
Oct. 19	Project Consultants Re-engaged	
Nov. 2	Consultant Kick-off Mtg	QA Offices
Nov. 2 – Dec. 13	Programming Phase	
Dec. 5 – Jan. 12, 2017	Master Plan (Site) Phase	Include Advisory Committee Input
Dec. 12 – Jan. 25	Wetlands Mapping and Site Survey	Brautigam Land Surveyors
Jan. 17	Presentation to Board of Selectmen	Master Site Plan
Jan. 13 – Feb. 10	Schematic Design Phase	Include Advisory Committee Input
Feb. 3 – Feb. 16	SD Phase Cost Estimate	Provide to PBSC Feb. 21
Feb. 21 BoS Meeting	Presentation to Board of Selectmen - Review and Select Schematic Design	Alternative Schematic Designs
Feb. 27 – Mar. 10	Community Presentations	Site and Flr Plans
Feb. 28 PBSC Meeting	Review and Approve SD Pkg	BoS Approved SD Selection and cost estimate review
Mar. 1 – Apr. 20	Land Use, FHA, Design Review Approvals	
Mar. 1 – Apr. 14	Design Development Phase	Include Advisory Committee Input
Apr. 7 – Apr. 28	DD Phase Cost Estimate	Provide to PBSC Apr. 29
May 1 BoS Meeting	Review and Approve DD Pkg	Design Development Documents review
May 9 PBSC Special Meeting	Review and Approve DD Pkg	DD and cost estimate review
May 2 – Jul 18	Construction Documents Phase	
June 12 – July 7	CD Phase 90% Cost Estimate	Provide to PBSC by June 19 (Site Package); July 11 (Building Package)
June 12 -- June 19	Finalize Bid Packages: Sitework	
June 27 PBSC Meeting	Review and Approve final CD Pkg: Sitework	CDs and cost estimate review
June 28 – July 24	Bid Phase: Sitework	
July 25 PBSC Meeting	Review and Approve final CD Pkg	Final CDs and cost estimate review
July 25 – Aug. 15	Scope Reviews: Sitework, final GMP Development	Provide to PBSC Aug. 15
July 12 -- July 21	Finalize Bid Packages: Building	
July 26 – Aug 22	Bid Phase: Building	
Aug. 22 PBSC Meeting	Review and Approve final Sitework GMP for submission to the Purchasing Authority	
Aug. 23 – Sept. 1	Contract Execution: Sitework GMP	

Aug 23 – Sept 5	Scope Reviews: Building, final GMP Development	Provide to PBSC Sept. 12
Sept. 5 – Sept. 18	Mobilization and Permitting: Sitework	
September 2017 – November 2018	Construction Phase	
Sept. 26 PBSC Meeting	Approve final GMP for submission to the Purchasing Authority	
Sept. 27 – Oct. 6	Contract Approval and Execution	
Oct. 2 – Oct. 13	Mobilization and Permitting	
October 2018 – November 2018	FFE Installation	
December 2018	Grand Opening	

Town of Newtown CT
 Newtown Community Center
 Preliminary Project Budget
 January 17, 2017



ITEM DESCRIPTION	BUDGET	CURRENT TOTAL BUDGET	Notes
Pre-Project Costs		\$ 210,922	
2016 Project			
Consultants		\$ 1,387,100	
Surveys	\$ 3,000		
Environmental Studies/Haz Mat	\$ 8,000		
Geotechnical Engineers	\$ 10,000		
Feasibility Study	\$ 32,000		
Owners Project Manager	\$ 311,600		
Architect	\$ 857,500		
Commissioning Agent	\$ 35,000		
CM Preconstruction Services	\$ 35,000		
Clerk of the Works	\$ 40,000		
Legal	\$ 5,000		
Special Inspections & Testing	\$ 50,000		
Fees		\$ 60,000	
Bond Costs	\$ 30,000		
Permits	\$ -		
Builders Risk Insurance	\$ 10,000		
Utility Connections	\$ 20,000		
Construction		\$ 11,600,000	
CM-R GMP	\$ 11,600,000		
Furniture & Equipment		\$ 395,000	
Furniture	\$ 280,000		
Technology	\$ 65,000		
Aquatic Equipment	\$ 50,000		
Project Contingency	10.0%	\$ 1,346,978	
Total Project Budget		\$ 15,000,000	