

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

Minutes of the Regular Meeting of the Public Building and Site Commission held on Tuesday, October 23, 2018 at the Reed Intermediate School. Bob Edwards called the meeting to order at 7:00 p.m.

**PRESENT:** Bob Edwards, Anthony D'Angelo, Tom Catalina, Gordon Johnson

**ABSENT:** Chairman Robert Mitchell, Gus Brennan, Phil Clark, Art Norton, Rick Matschke

**ALSO PRESENT:** First Selectman Dan Rosenthal, Clerk of the Works Bill Knight, Joe Giacobbe of Caldwell & Walsh, Rusty Malik of QA&M, Matt Ariniello – Community Center Director, Kinga Walsh – Community Center Committee, Chief James Viadero – Newtown Police Department, Chuck Boos, Todd Costa and Alex McKeton of Kaestle Boos, and Allen Adriani of the Sustainable Energy Commission

Due to lack of quorum, no voting took place.

**PUBLIC PARTICIPATION:** None.

**PRESENTATION ON THE DESIGN AND SITE SLECTION PROCESS FOR THE NEW POLICE STATION**

Mr. Rosenthal stated that the objective is to have an approved project in two weeks. He said there have been a couple of open houses to tour both the existing police station and the proposed new site. There will be one more tour this coming Saturday from 10:00 a.m. to 12:00 p.m. Mr. Boos said the project is in the concept phase but is well conceived and the South Main Street site meets the needs.

Chief Viadero reviewed the existing conditions report:

- Parking in front is insufficient
- No secure parking for department vehicles or personal vehicles
- Space is only 7,000 square feet
- Space is shared with Social Services and Parks & Recreation
- Only one door in Sally Port – security risk
- Garage is 12' x 20'
- Non-compliant prisoners pose a safety risk
- Prisoner processing rooms are very small and cluttered

Mr. Costa reviewed the space needs assessment. The existing facility was assessed. Three sites were reviewed for new facility. The South Main Street site is an existing building which abbreviates the construction schedule. Chief Viadero stated that although the site is on the south side of town, police officers are located in sectors so has no effect on response time. The South Main Street site provides a lot of space, is

visible and is near Public Works (convenient for fueling up vehicles). Mr. Boos said the site works in direct support without a lot of change; very economical to develop.

Mr. Edwards asked about thickness of walls and size/safety of windows. The walls consist of one foot thick brick masonry which has no evidence of cracking. The glass is budgeted for some bullet resistant glass (in key areas). Due to the elevation of the building, most of the glass is high and not easily accessible. Chief Viadero stated the public, staff and prisoners all have different entries to the building. Bullet proof glass will separate public from police in the entrance way. There will be a public community room in the front where no law enforcement will be taking place; will be used for meetings, etc.

As far as the floor plan, some areas will need to be expanded. The sally port and detention area is the largest area to be expanded. The size of the building is 25,850 square feet and total budget including purchase is \$14,800,000.

Mr. Boos reported that the roof will be replaced; mechanical system will be replaced; a newer generator will be installed; there are no issues underground. An engineer will be examining the septic system (a value is already in place for expansion). The asbestos is very limited with the possibility of small amount in the roof. An allowance for hazmat removal is also included the budget. Solar will be examined as well.

## **COMMUNITY CENTER/SENIOR CENTER**

### **Status**

Mr. Giacobbe reported exterior walls are up, interior framing is ongoing, and the roof is 90 percent complete. Mr. Malik is very pleased with the quality of work to date. Projected date to start temporary heat is mid-December. Two rooftop units will be used which are not on site yet. The gas line is projected to go in on November 6<sup>th</sup>; Mr. Rosenthal will reach out to Eversource to confirm that date.

**A special meeting will be scheduled next week to approve invoices.**

**The meeting ended at 7:50 p.m.**

Respectfully submitted,

Ann M. LoBosco, Clerk

# Newtown Community Center

## Field Observation Report

10/23/18

Site contractor has completed most of the storm drainage and site utilities. Water installation is ongoing. Contractor will trench for the new gas line as soon as Eversource is available to install gas main and electrical service. As of this report no date has been confirmed. Site grading is mostly complete to sub-base. Asphalt base will not be installed until spring.

Steel contractor has finished steel erection with the exception of the main entrance.

Mason contractor has completed interior CMU walls at the locker rooms. Contractor is installing water proofing at exterior of building and exterior brick install is ongoing.

General trades contractor has completed exterior framing and sheathing. Contractor has completed most of the interior framing and is installing hollow metal door frames. Interior sheet rock on one side will start as soon as MEP rough-ins are completed to allow building official to inspect. Contractor has started framing roof cupolas.

Plumbing contractor has completed roof drain installation and is working on plumbing and drainage rough-ins all toilet carriers have been installed.

Ductwork mains are being installed at the community center side. All ducts installed have the ends sealed to protect from dust and moisture.

Roofing contractor has completed all flat roof membrane and is installing perimeter blocking. Contractor will start on roof cupolas as framing is completed.

Electrical contractor is working on rough-ins and prepping for Eversource permanent power install no date has been confirmed at the time of this report.

Window contractor has measured rough openings and exterior curtain wall,

Painting contractor is installing rubberized paint at pool roof and trusses.

Sprinkler contractor is installing sprinkler piping

Bill Knight

Clerk of the Work