

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

The Public Building and Site Commission held a regular meeting, Tuesday, October 27, 2020. The meeting was held remotely due to COVID-19 mandates and precautions. Chairman Mitchell called the meeting order at 7:00 p.m.

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

Absent: Phil Clark, Bob Edwards

Also Present: First Selectman Dan Rosenthal, Corey Shearer of Consigli, Scott Mangiagli of Kaestle Boos, Purchasing Agent Rick Spreyer, Director of Facilities Bob Gerbert, Ben Waldo and Dan Affleck of SWA, Tara Vincenta of Artemis, Mike MacDonald and Jeff Anderson of Downes, Christopher Williams of Christopher Williams Architects, John Luby of EnviroMed Services, Ilona Prosol and Jeremy Rapoza of BVH Integrated Services, one member of the public and two members of the press.

Public Participation: none.

Approval of Minutes: Anthony D'Angelo moved to approve the meeting minutes of Sept. 22, 2020. Allen Adriani seconded. All in favor.

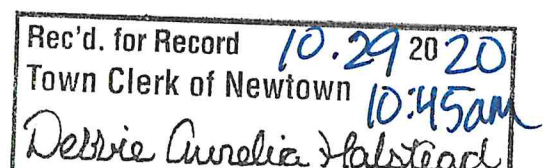
Newtown Police Station

Project Status and Next Steps: Corey Shearer said site work is mainly addressing some punch list items, roughly twelve items. Upcoming work over the next two weeks includes installation of the main granite sign and completion of the A2 survey. Completion of the carport will be the week of Nov. 16. Remaining exterior work includes painting the east storefront and repointing of some exterior brick. The owner vendor is continuing progress with the roof PV array installation. Commissioning is near complete on interior renovation. Subcontractors are working to provide a revised balancing report. KBA has completed their punch list which will be addressed over the next week in preparation for turnover. Cleaning will begin this week with an additional cleaning after furniture is installed. Additional security access panels will come next week. Four items will remain after C of O, canopy metal ceiling, the carport, two pieces of security and fire rated glass and the addition of exterior planters. This work will not impact anyone within the building.

Project Schedule Review: The anticipated Certificate of Occupancy date is November 2nd with a substantial letter of completion the following week. Gus Brennan said Consigli and Corey Shearer are doing a great job, fast approaching a successful completion.

Project Budget Review: First Selectman Rosenthal noted the project is modestly under budget and ahead of schedule. There will be contingency left over at the end of the project. Corey Shearer said the construction contingency is \$221,000. The owner contingency is depleted; the construction contingency will pay for some required changes.

Project Change Orders: Corey Shearer went over three change orders (att.) Gus Brennan said that the Town really appreciates Corey's diligent work; he spent the Town's money as if it were his own. He was diligent with the subcontractors and in reviewing pricing. He did the best he could do for the Town of Newtown. Corey Shearer thanked Gus, saying he has enjoyed his time working with the Town and hopes to be able to again. Anthony D'Angelo moved to approve change order #11, in the amount of \$25,942.62 which includes CR046 for \$320.36, CR068 a credit of \$6,002.10, CR070 for \$766.85, CR071



for \$1,139.32, CR073 a credit of \$581.20, CR074 for \$15,485, CR075 for \$5,268.59, CR076 for \$3,052.30, CR083 for \$450.31 and CR085 for \$6,043.10. Gus Brennan seconded. All in favor.

Invoices for Payment: Anthony D'Angelo appreciates KBA's excellent preparation of the RCR response to change requests with the description and approval along with the Consigli documents. Gus Brennan moved to accept the KBA invoice #18010.00-21 in the amount of \$12,857.14. This brings KBA to 78% complete on the project. Gordon Johnson seconded. All in favor.

Gus Brennan moved to approve Consigli Application for Payment #11 in the amount of \$734,483.16. Anthony D'Angelo seconded. This brings Consigli to 91 % complete on the project. All in favor. Anthony D'Angelo stated that throughout the project gross billable amounts, description and documentation were excellent enabling a clear understanding.

Hawley Elementary School

Engineering Status: Bob Mitchell complimented Chris Williams on the excellent format of the report. John Luby said that the asbestos, lead based paint and Hazmat inspections have been completed as well as the first round of indoor air quality testing. A second round is scheduled for November. Provisions will need to be made for drilling holes through asbestos containing floors. Two electrical rooms and a closet with damaged vinyl asbestos floor tile should be addressed. Roof inspection is excluded from this phase of the project. The 1921 portion of the building has lead based paint on most walls, selected ducts, pipes and ceilings while the 1948 addition has lead based paint on the plaster walls of selected classrooms. Relative to the indoor air quality an elevated airborne spore count was noted in the attic and the main lobby of the 1997 addition. Temperature and humidity were out of the ASHRAE range, primarily in the 1921 building. Carbon monoxide readings were consistently 0 ppm throughout the building. Carbon dioxide spikes were noted in Room M113 and H200 showing a lack of ventilation in those areas. Dust and VOC levels correlate with the use of spray disinfectants by the teachers and staff. (att.). Christopher Williams reported the base model is close to being complete. Final verification of exterior wall and roof assemblies will be done for a better determination of the R value. Ceiling heights and space above the ceiling were measured. All interior and floor assemblies were recorded. They are working with BVH in developing the model and are in the process of developing a design and discussing options. (att.) Ilona Prosol has been to the school, evaluating against the model and was pleasantly surprised that the space above the ceiling is very clean with no obsolete piping or wiring. The conditions vary between the 1921, 1948 and 1997 buildings. Various systems are to be considered within existing conditions. When used in combination with Bipolar ionization or UV, it allows the ventilation air to be decreased but needs to be engineered properly. Due to COVID the CDC and local governments allow the ventilation rate above code minimum. Studies show students perform better with increased ventilation. Bob Mitchell said the position of PBSC is code minimum is not always appropriate. Bob Mitchell noted that Bob Gerbert, Allen Adriani and Gordon Johnson are the point persons on the project and asked that Ilona work with the team to come up with the most appropriate recommendations for this building. A commissioning agent will be part of the construction project. Christopher Williams reported a cost estimate is parallel to design efforts. The estimator specializes in MEP estimating. Allen Adriani reviewed all drawings and is satisfied with the project up to this point.

Invoices for Payment: Allen Adriani moved to accept the Christopher Williams Architects LLC invoice #2013.01 in the amount of \$25,256.40. Anthony D'Angelo seconded. All in favor.

Sandy Hook Permanent Memorial

Design Status and Site Activities: Dan Affleck reported SWA is working with Downes on cost projections and are moving to 100% DD. A preliminary cost estimation includes stone, wood, plantings and custom seating. A local irrigation consultant has been engaged. Font types and sizes are being evaluated, as well as the Obama quote. The water feature mockup will be part of the CD phase. Artemis has been working on site mock up, testing to see what grows and how differently plants respond.

Construction Manager Status: Downes are soliciting subcontractors and suppliers for electrical, pool equipment, site construction, concrete, masonry, waterproofing and landscaping. 100% DD will be issued Nov. 27. Jeff Anderson said they are working on the 100% DD cost to be sure it's as accurate as possible taking into account budget and highlighted they are engaging the local contractor market.

Tony D'Angelo commended SWA and Downes for their unified effort in designing and presenting a project within the budget. Dan Affleck said the best, most cost effective option is to utilize a well system. Gordon Johnson voiced concern about the need for a pump and filtration system. Fluidity would not consider if the water wasn't filtered and usable and safe. The water feature will be turned off after the anniversary for the winter months.

Invoice for Payment: Gordon Johnson moved to accept the SWA invoice #182412 in the amount of \$17,165.37. Tony D'Angelo seconded. All in favor.

The next regular meeting is scheduled for November 24, 2020: Assume this meeting will be held remotely, unless there is a room large enough to accommodate members and public.

Adjournment: Having no further business the Public Building & Site Commission adjourned the regular meeting at 8:03 p.m.

Attachments: Consigli Dashboard, Oct. 2002, Change order documentation; EnviroMed Services report; Christopher Williams report; SWA update

Respectfully submitted,
Susan Marcinek

Consigli Owner Monthly Dashboard

October 2020

Newtown Police Station

191 South Main St Newtown, 06470



CONSIGLI
Est. 1995

Executive Overview

- Current GMP of \$10,878,565
- Potential/unapproved net changes \$54,310
- Remaining sitework includes granite sign and carport install
- Remaining exterior facade work consists of painting of the east storefront and change order work to repoint existing brick as needed.
- Punch list is ongoing with KBA and consultants
- Final cleaning is scheduled for 10/29/20
- Remaining material deliveries: Security glass 10/28, FR security glass 11/10, Carport 11/16 (Owner change)
- Certificate of Occupancy: November 6th, 2020 (contractual date: November 18th, 2020)

Billing Status



Progress Pictures



Schedule

Project Milestones	Target	Actual
MEP Coordination Complete	1/28/2020	1/28/2020
Start Structural Steel Addition	3/3/2020	3/3/2020
Start MEPs Overhead Rough	3/16/2020	3/2/2020
Start Addition MEP Underground	3/24/2020	3/9/2020
Start Interior Finishes Activities	5/28/2020	4/20/2020
Building Weather Tight (roof and windows)	6/24/2020	6/17/2020
Complete Millwork install in Renovation	7/27/2020	8/13/2020
Permanent Power Available	8/3/2020	6/26/2020
Commissioning Complete	11/10/2020	10/23/2020
Start Owner Move In	11/19/2020	

Roadblocks

Item	Resolve by	BIC
Exterior Emergency Lights (2)	10/30/2020	JE Shea

Contract Status

Original Contract Amount	\$10,411,049
Approved Change Orders	\$467,516
Current Contract Amount	\$10,878,565
Safety	
Current Project Safety Score	98.54%
Total Man Hours to Date	41032
Lost time Incidents to Date/ Month	0

Change Orders

Verbal Approved	\$0
Submitted	\$25,943
Pending	\$28,367
Total Potential Changes	\$54,310
Projected Contract Amount	\$10,932,875
With Potential Changes	\$10,932,875

Construction Contingency

Original Balance	\$270,754
Transfers	\$49,198
Pending Transfers	\$0
*Excludes any owner held contingency	
Projected Balance	\$221,556

Owner Coordination Items

- Owner vender install - I-record, DNR, Norcom, A+, FF&E.
- Ribbon Cutting 11/7/20

RCR – RESPONSE TO CHANGE REQUEST

NEW POLICE HEADQUARTERS
FOR THE TOWN OF NEWTOWN
Newtown, CT

KBA #18010.00
Page: 1

CONSTRUCTION Consigli Construction Co., Inc.
MANAGER: 100 Allyn Street
Hartford, CT 06103
Attn: Mr. Corey Shearer

RCR NO.: 046

ISSUED BY: David Bascetta
Construction Administrator

DATE: 10/13/2020

COPIES TO:

- ☒ Procore
- ☐ RZ Design
- ☐ BSC Group
- ☐ Architx
- ☐ P.H. Hawley Associates

-
- ☒ Change Request has been reviewed by the Architect and is recommended to the Owner for approval.
- ☐ Change Request is rejected.
- ☐ Owner will not require the Contractor to proceed with the Work described in Change Request.
 - ☐ Work described in Change Request is required by the Contract Documents. ☐ Refer to comments below.
- ☐ Revise and resubmit Change Request.
- ☐ Overhead/Profit is incorrect.
 - ☐ Labor and material costs breakdown is insufficient.
 - ☐ Backup documentation is insufficient.
 - ☐ Refer to comments below.
-

Description: RFL-059 East Entry Soffit Details and credit for exterior metal panel framing

During the demolition process it was discovered that the East Entry Soffit was inadequately constructed and required extensive framing and build out.

The Construction Manager has reviewed the double bought buyout for the exterior metal framing and Kaestle Boos Associates, Inc. (KBA) agrees with the credit amount.

KBA has reviewed the T&M calculations and find them to be fair and reasonable.

Therefore, we recommend acceptance of Change Request CR 046 in the amount of \$320.36

Attachments: Change Request 046



Change Request

To: Robert D. Mitchell
Town of Newtown
3 Primrose Street
Newtown, CT 06470
Ph: (203)264-2206

Number: CR046
Date: 4/23/20
Job: 2055 Newtown CT Police Department
Phone:

Description: RFI-059 East Entry Soffit Details and credit for double bought exterior metal panel framing

We offer the following specifications and pricing to make the changes as described below:

Description	Labor	Material	Equipment	Subcontract	Other	Price
GDS - Rebuild East Entry Soffit and Framing above east storefront				\$16,210.49		\$16,210.49
GDS - Credit for exterior metal framing outside of the AVB for metal panels. This framing was double bought between the framing subcontractor and metal panel subcontractor.				\$-15,915.24		\$-15,915.24
					Subtotal:	\$295.25
		Overhead & Profit - 6.5%		\$295.25		\$19.19
		Permit (state education fee only) - 0.026%		\$314.44		\$0.08
		General Liability - 1.2%		\$314.52		\$3.77
		Performance & Payment Bond - 0.65%		\$318.29		\$2.07
					Total:	\$320.36

☐ SCHEDULE IMPACT

☒ We have proceeded with this change to achieve schedule.

☐ As directed, we will not proceed with this change until formal direction from OWNER is received.

ARCHITECT

Consigli Construction Co., Inc.
CONTRACTOR

OWNER

(Signature)

(Signature)

(Signature)

By

By

By

Date

Date

Date

RCR – RESPONSE TO CHANGE REQUEST

NEW POLICE HEADQUARTERS
FOR THE TOWN OF NEWTOWN
Newtown, CT

KBA #18010.00

Page: 1 of 1

CONSTRUCTION
MANAGER: Consigli Construction Co., Inc.
100 Allyn Street
Hartford, CT 06103
Attn: Mr. Corey Shearer

RCR NO.: 068

ISSUED BY: Scott J. Mangiagli, AIA, LEED AP BD+C
Project Manager

COPIES TO:

- ☒ Procore
☐ RZ Design
☒ BSC Group
☐ Architx
☐ P.H. Hawley Associates

DATE: October 16, 2020

☒ Change Request has been reviewed by the Architect and is recommended to the Owner for approval.

☐ Change Request is rejected.

☐ Owner will not require the Contractor to proceed with the Work described in Change Request.

☐ Work described in Change Request is required by the Contract Documents. ☐ Refer to comments below.

☐ Revise and resubmit Change Request.

☐ Overhead/Profit is incorrect.

☐ Labor and material costs breakdown is insufficient.

☐ Backup documentation is insufficient.

☐ Refer to comments below.

Description: Pecks Lane Width Reduction Paving Credit

Change Request 002 asked the contractor to provide a quote to pave Pecks Lane entrance. That Change Request was accepted. The Owner subsequently requested the width of the entrance to be reduced by six (6) feet, prior to the start of the work. This Change Request is the credit given to the originally accepted Change Request 002.

BSC Group and Kaestle Boos Associates, Inc. have reviewed the credit for reducing the paving of the Pecks Lane entrance and finds it fair and reasonable.

Therefore, we recommend acceptance of Change Request 068 in the deduct amount of (\$6,002.10).

Attachments: Change Request 068



CONSIGLI
Est. 1905



Change Request

To: Robert D. Mitchell
Town of Newtown
3 Primrose Street
Newtown, CT 06470
Ph: (203)264-2206

Number: CR068
Date: 8/4/20
Job: 2055 Newtown CT Police Department
Phone:

Description: Paving credit for reducing width of Pecks Lane entrance

We offer the following specifications and pricing to make the changes as described below:

Description	Labor	Material	Equipment	Subcontract	Other	Price
TD and Sons: All credits associated with reducing the paving width of pecks lane from 22' to 16' wide. Reference td and sons CO #17				\$-6,002.10		\$-6,002.10
					Subtotal:	\$-6,002.10
		Overhead & Profit - 6.5%				\$0.00
		Permit (state education fee only) - 0.026%				\$0.00
		General Liability - 1.2%				\$0.00
		Performance & Payment Bond - 0.65%				\$0.00
					Total:	\$-6,002.10

☐ SCHEDULE IMPACT

☒ We have proceeded with this change to achieve schedule.

☐ As directed, we will not proceed with this change until formal direction from OWNER is received.

ARCHITECT

Consigli Construction Co., Inc.
CONTRACTOR

OWNER

(Signature)

(Signature)

(Signature)

By

By

By

Date

Date

Date

RCR – RESPONSE TO CHANGE REQUEST

NEW POLICE HEADQUARTERS
FOR THE TOWN OF NEWTOWN
Newtown, CT

KBA #18010.00

Page: 1

**CONSTRUCTION
MANAGER:** Consigli Construction Co., Inc.
100 Allyn Street
Hartford, CT 06103
Attn: Mr. Corey Shearer

RCR NO.: 070

ISSUED BY: David Bascetta
Construction Administrator

DATE: 10/12/2020

COPIES TO:

- ☒ Procore
- ☐ RZ Design
- ☐ BSC Group
- ☐ Architx
- ☐ P.H. Hawley Associates

☒ Change Request has been reviewed by the Architect and is recommended to the Owner for approval.

☐ Change Request is rejected.

☐ Owner will not require the Contractor to proceed with the Work described in Change Request.

☐ Work described in Change Request is required by the Contract Documents. ☐ Refer to comments below.

☐ Revise and resubmit Change Request.

☐ Overhead/Profit is incorrect.

☐ Labor and material costs breakdown is insufficient.

☐ Backup documentation is insufficient.

☐ Refer to comments below.

Description: Added Door Lite and Fire Rated Security Glass

The specified glass manufacturer only has a security rating for opening A201A. An additional fire rating was also required. An alternate manufacturer was needed to provide both the security and fire rating.

Kaestle Boos Associates, Inc. has reviewed Change Request 070 and finds it to be fair and reasonable.

Kaestle Boos Associates, Inc recommends acceptance of Change Request 070 in the amount of \$766.85.

Attachments: Change Request #70



Change Request

To: Robert D. Mitchell
Town of Newtown
3 Primrose Street
Newtown, CT 06470
Ph: (203)264-2206

Number: CR070
Date: 8/11/20
Job: 2055 Newtown CT Police Department
Phone:

Description: Added Door Lite and Fire Rated Security Glass

We offer the following specifications and pricing to make the changes as described below:

Description	Labor	Material	Equipment	Subcontract	Other	Price
Accurate Door and Window: All costs associated with adding a fire rated safety glass lite at door 208A prisoner processing and changing the glass type at door A201A to fire rated security glass. Reference PCO #1.				\$706.73		\$706.73
					Subtotal:	\$706.73
		Overhead & Profit - 6.5%		\$706.73		\$45.94
		Permit (state education fee only) - 0.026%		\$752.67		\$0.20
		General Liability - 1.2%		\$752.87		\$9.03
		Performance & Payment Bond - 0.65%		\$761.90		\$4.95
					Total:	\$766.85

☐ SCHEDULE IMPACT

☒ We have proceeded with this change to achieve schedule.

☐ As directed, we will not proceed with this change until formal direction from OWNER is received.

ARCHITECT Consigli Construction Co., Inc.
CONTRACTOR OWNER

(Signature)

(Signature)

(Signature)

By

By

By

Date

Date

Date

RCR – RESPONSE TO CHANGE REQUEST

NEW POLICE HEADQUARTERS
FOR THE TOWN OF NEWTOWN
Newtown, CT

KBA #18010.00

Page: 1

**CONSTRUCTION
MANAGER:** Consigli Construction Co., Inc.
100 Allyn Street
Hartford, CT 06103
Attn: Mr. Corey Shearer

RCR NO.: 071

ISSUED BY: David Bascetta
Construction Administrator

DATE: 10/13/2020

COPIES TO:

- ☒ Procore
☐ RZ Design
☐ BSC Group
☐ Architx
☐ P.H. Hawley Associates

☒ Change Request has been reviewed by the Architect and is recommended to the Owner for approval.

☐ Change Request is rejected.

☐ Owner will not require the Contractor to proceed with the Work described in Change Request.

☐ Work described in Change Request is required by the Contract Documents. ☐ Refer to comments below.

☐ Revise and resubmit Change Request.

☐ Overhead/Profit is incorrect.

☐ Labor and material costs breakdown is insufficient.

☐ Backup documentation is insufficient.

☐ Refer to comments below.

Description: ASI-039 Carpet Clarifications and Changes

The owner, after reviewing partial carpet installation, requested CPT-3 be replaced with CPT-1 at rooms A149 and A150 and replaced with CPT-2 in Community Room A110.

Kaestle Boos Associates, Inc. finds the cost for Change Request 071 to be fair and reasonable.

Therefore, we recommend acceptance of Change Request 071 in the amount of \$1,139.32.

Attachments: Change Request 071



CONSIGLI
Est. 1905

RECEIVED

10/12/2020

KAEESTLE BOOS ASSOCIATES, INC.

Change Request

To: Robert D. Mitchell
Town of Newtown
3 Primrose Street
Newtown, CT 06470
Ph: (203)264-2206

Number: CR071
Date: 9/1/20
Job: 2055 Newtown CT Police Department
Phone:

Description: ASI-039 Finish Clarifications Carpet

We offer the following specifications and pricing to make the changes as described below:

Description	Labor	Material	Equipment	Subcontract	Other	Price
Spectrum Flooring: All costs associated with ASI-039 Flooring Clarifications.				\$1,050.00		\$1,050.00
Replace CPT-3 with CPT-1 in A149 and A150, and replace CPT-3 with CPT-2 in A110. Reference PCO dated 8.27.20						
					Subtotal:	\$1,050.00
		Overhead & Profit - 6.5%		\$1,050.00		\$68.25
		Permit (state education fee only) - 0.026%		\$1,118.25		\$0.29
		General Liability - 1.2%		\$1,118.54		\$13.42
		Performance & Payment Bond - 0.65%		\$1,131.96		\$7.36
					Total:	\$1,139.32

☐ SCHEDULE IMPACT

☒ We have proceeded with this change to achieve schedule.

☐ As directed, we will not proceed with this change until formal direction from OWNER is received.

ARCHITECT

Consigli Construction Co., Inc.
CONTRACTOR

OWNER

(Signature)

(Signature)

(Signature)

By

By

By

Date

Date

Date

Page 1 of 1

Consigli Construction Co., Inc.

Construction Managers and General Contractors

100 Allyn Street, 4th Floor, Hartford, CT 06103 • phone: 860-741-9850 • fax: 860-741-9858 • web: www.consigli.com
Hartford CT • Portland ME • Milford MA

RCR – RESPONSE TO CHANGE REQUEST

NEW POLICE HEADQUARTERS
FOR THE TOWN OF NEWTOWN
Newtown, CT

KBA #18010.00

Page: 1 of 1

CONSTRUCTION MANAGER: Consigli Construction Co., Inc.
100 Allyn Street
Hartford, CT 06103
Attn: Mr. Corey Shearer

RCR NO.: 073

ISSUED BY: Scott J. Mangiagli, AIA, LEED AP BD+C
Project Manager

DATE: October 16, 2020

COPIES TO:

- ☒ Procore
- ☐ RZ Design
- ☐ BSC Group
- ☐ Architx
- ☐ P.H. Hawley Associates

- ☒ Change Request has been reviewed by the Architect and is recommended to the Owner for approval.
- ☐ Change Request is rejected.
 - ☐ Owner will not require the Contractor to proceed with the Work described in Change Request.
 - ☐ Work described in Change Request is required by the Contract Documents. ☐ Refer to comments below.
- ☐ Revise and resubmit Change Request.
 - ☐ Overhead/Profit is incorrect.
 - ☐ Labor and material costs breakdown is insufficient.
 - ☐ Backup documentation is insufficient.
 - ☐ Refer to comments below.

Description: RCR 073 Labor Credit for OFCI Bathroom Accessories Install

The Owner has elected to provide and install their own toilet room accessories in lieu of contractor install.

Kaestle Boos Associates, Inc. has reviewed the credit for the labor of installing the toilet room accessories and finds it fair and reasonable.

Therefore, we recommend acceptance of Change Request 073 in the deduct amount of (\$581.20).

Attachments: Change Request 073



Change Request

To: Robert D. Mitchell
Town of Newtown
3 Primrose Street
Newtown, CT 06470
Ph: (203)264-2206

Number: CR073
Date: 9/1/20
Job: 2055 Newtown CT Police Department
Phone:

Description: Owner Furnish Contractor Installed Items Labor Credit

We offer the following specifications and pricing to make the changes as described below:

Description	Labor	Material	Equipment	Subcontract	Other	Price
Scope Construction: Credit associated with the installation of OFCI items provided by the town. Reference scope PCO #7				\$-581.20		\$-581.20
					Subtotal:	\$-581.20
		Overhead & Profit - 6.5%				\$0.00
		Permit (state education fee only) - 0.026%				\$0.00
		General Liability - 1.2%				\$0.00
		Performance & Payment Bond - 0.65%				\$0.00
					Total:	\$-581.20

☐ SCHEDULE IMPACT

☒ We have proceeded with this change to achieve schedule.

☐ As directed, we will not proceed with this change until formal direction from OWNER is received.

ARCHITECT

Consigli Construction Co., Inc.
CONTRACTOR

OWNER

(Signature)

(Signature)

(Signature)

By

By

By

Date

Date

Date

RCR – RESPONSE TO CHANGE REQUEST

NEW POLICE HEADQUARTERS
FOR THE TOWN OF NEWTOWN
Newtown, CT

KBA #18010.00
Page: 1 of 1

**CONSTRUCTION
MANAGER:** Consigli Construction Co., Inc.
100 Allyn Street
Hartford, CT 06103
Attn: Mr. Corey Shearer

RCR NO.: 074

ISSUED BY: David Bascetta
Construction Administration

DATE: October 16, 2020

COPIES TO:

- ☒ Procore
- ☐ RZ Design
- ☒ BSC Group
- ☐ Architx
- ☐ P.H. Hawley Associates

-
- ☒ Change Request has been reviewed by the Architect and is recommended to the Owner for approval.
- ☐ Change Request is rejected.
- ☐ Owner will not require the Contractor to proceed with the Work described in Change Request.
 - ☐ Work described in Change Request is required by the Contract Documents. ☐ Refer to comments below.
- ☐ Revise and resubmit Change Request.
- ☐ Overhead/Profit is incorrect.
 - ☐ Labor and material costs breakdown is insufficient.
 - ☐ Backup documentation is insufficient.
 - ☐ Refer to comments below.
-

Description: Process Base for Pecks Lane Access Road

The site work subcontractor provided and placed process for the access road to Pecks Lane as requested by the Owner.

BSC Group and Kaestle Boos Associates, Inc. have reviewed CR 074 and found the cost to be fair and reasonable.

Therefore, we recommend acceptance of Change Request 074 in the amount of \$15,485.00.

Attachments: Change Request 074



CONSIGLI
Est. 1905



Change Request

To: Robert D. Mitchell
Town of Newtown
3 Primrose Street
Newtown, CT 06470
Ph: (203)264-2206

Number: CR074
Date: 9/8/20
Job: 2055 Newtown CT Police Department
Phone:

Description: Process Base for Pecks Lane

We offer the following specifications and pricing to make the changes as described below:

Description	Labor	Material	Equipment	Subcontract	Other	Price
TD and Sons: All costs associated with the sitework subcontractor providing and putting into place process base (440cy) for the Pecks lane access road as requested by the owner. Reference PCO #20 from TD and sons.				\$14,271.00		\$14,271.00
					Subtotal:	\$14,271.00
		Overhead & Profit - 6.5%		\$14,271.00		\$927.62
		Permit (state education fee only) - 0.026%		\$15,198.62		\$3.95
		General Liability - 1.2%		\$15,202.57		\$182.43
		Performance & Payment Bond - 0.65%		\$15,385.00		\$100.00
					Total:	\$15,485.00

☐ SCHEDULE IMPACT

☒ We have proceeded with this change to achieve schedule.

☐ As directed, we will not proceed with this change until formal direction from OWNER is received.

ARCHITECT

Consigli Construction Co., Inc.
CONTRACTOR

OWNER

(Signature)

(Signature)

(Signature)

By

By

By

Date

Date

Date

RCR – RESPONSE TO CHANGE REQUEST

NEW POLICE HEADQUARTERS
FOR THE TOWN OF NEWTOWN
Newtown, CT

KBA #18010.00
Page: 1

**CONSTRUCTION
MANAGER:** Consigli Construction Co., Inc.
100 Allyn Street
Hartford, CT 06103
Attn: Mr. Corey Shearer

RCR NO.: 075

ISSUED BY: David Bascetta
Construction Administrator

DATE: 10/14/2020

COPIES TO:

- ☒ Procore
- ☒ RZ Design
- ☐ BSC Group
- ☐ Architx
- ☐ P.H. Hawley Associates

-
- ☒ Change Request has been reviewed by the Architect and is recommended to the Owner for approval.
- ☐ Change Request is rejected.
- ☐ Owner will not require the Contractor to proceed with the Work described in Change Request.
 - ☐ Work described in Change Request is required by the Contract Documents. ☐ Refer to comments below.
- ☐ Revise and resubmit Change Request.
- ☐ Overhead/Profit is incorrect.
 - ☐ Labor and material costs breakdown is insufficient.
 - ☐ Backup documentation is insufficient.
 - ☐ Refer to comments below.
-

Description: Additional Power Requirements for IT Room

Owner Request: Add 19 outlets for data rack, 4 convenience outlets and 3 outlets for security equipment.

Kaestle Boos Associates, Inc. and RZ Design Associates Inc. have reviewed all costs for CR075 and find them to be fair and reasonable.

Therefore, we recommend acceptance of Change Request 075 in the amount of \$5,268.59.

Attachments: Change Request 075



Change Request

To: Robert D. Mitchell
Town of Newtown
3 Primrose Street
Newtown, CT 06470
Ph: (203)264-2206

Number: CR075
Date: 9/21/20
Job: 2055 Newtown CT Police Department
Phone:

Description: Additional Power Requirements for IT Room per direction of Newtown

We offer the following specifications and pricing to make the changes as described below:

Description	Labor	Material	Equipment	Subcontract	Other	Price
JE Shea: Costs associated with adding 19 outlets in data racks, 4 convenience outlets, and 3 outlets for security equipment panels in the IT room A170 per direction of the town. Reference PCO #33R2				\$4,855.55		\$4,855.55
					Subtotal:	\$4,855.55
		Overhead & Profit - 6.5%		\$4,855.55		\$315.61
		Permit (state education fee only) - 0.026%		\$5,171.16		\$1.34
		General Liability - 1.2%		\$5,172.50		\$62.07
		Performance & Payment Bond - 0.65%		\$5,234.57		\$34.02
					Total:	\$5,268.59

☐ SCHEDULE IMPACT

☒ We have proceeded with this change to achieve schedule.

☐ As directed, we will not proceed with this change until formal direction from OWNER is received.

ARCHITECT
Consigli Construction Co., Inc.
CONTRACTOR
OWNER

(Signature)

(Signature)

(Signature)

By

By

By

Date

Date

Date

RCR – RESPONSE TO CHANGE REQUEST

NEW POLICE HEADQUARTERS
FOR THE TOWN OF NEWTOWN
Newtown, CT

KBA #18010.00

Page: 1

CONSTRUCTION MANAGER: Consigli Construction Co., Inc.
100 Allyn Street
Hartford, CT 06103
Attn: Mr. Corey Shearer

RCR NO.: 076

ISSUED BY: Scott J. Mangiagli, AIA, LEED AP BD+C
Project Manager

DATE: 10/16/2020

COPIES TO:

- ☒ Procore
- ☒ RZ Design
- ☐ BSC Group
- ☐ Architx
- ☐ P.H. Hawley Associates

☒ Change Request has been reviewed by the Architect and is recommended to the Owner for approval.

☐ Change Request is rejected.

- ☐ Owner will not require the Contractor to proceed with the Work described in Change Request.
- ☐ Work described in Change Request is required by the Contract Documents. ☐ Refer to comments below.

☐ Revise and resubmit Change Request.

- ☐ Overhead/Profit is incorrect.
- ☐ Labor and material costs breakdown is insufficient.
- ☐ Backup documentation is insufficient.
- ☐ Refer to comments below.

Description: Add Access Control Monitoring to Cells 1-5

The monitoring of the five (5) cells doors position was requested by the Owner. This work was not included withing the security vendor's scope of work. Wiring of the pathways was needed by the electrical contractor in order for the security vendor to monitor the position of the cell doors through the security software.

Kaestle Boos Associates, Inc. has reviewed CR076 and finds the work described to be fair and reasonable.

Therefore, we recommend acceptance of Change Request 076 in the amount of \$3,052.30

Attachments: Change Request 076



Change Request

To: Robert D. Mitchell
Town of Newtown
3 Primrose Street
Newtown, CT 06470
Ph: (203)264-2206

Number: CR076
Date: 9/21/20
Job: 2055 Newtown CT Police Department
Phone:

Description: Adding Access Control Monitoring to Cells 1 thru 5

We offer the following specifications and pricing to make the changes as described below:

Description	Labor	Material	Equipment	Subcontract	Other	Price
JE Shea: All costs associatd with creating pathways and partial wiring from the (5) cell locations to the evidence storage area so that the owners security vendor can monitor the operation of the cell doors per owner request. Reference JE Shea PCO #29R2				\$2,813.00		\$2,813.00
					Subtotal:	\$2,813.00
		Overhead & Profit - 6.5%		\$2,813.00		\$182.85
		Permit (state education fee only) - 0.026%		\$2,995.85		\$0.78
		General Liability - 1.2%		\$2,996.63		\$35.96
		Performance & Payment Bond - 0.65%		\$3,032.59		\$19.71
					Total:	\$3,052.30

☐ SCHEDULE IMPACT

☒ We have proceeded with this change to achieve schedule.

☐ As directed, we will not proceed with this change until formal direction from OWNER is received.

ARCHITECT

Consigli Construction Co., Inc.
CONTRACTOR

OWNER

(Signature)

(Signature)

(Signature)

By

By

By

Date

Date

Date

RCR – RESPONSE TO CHANGE REQUEST

NEW POLICE HEADQUARTERS
FOR THE TOWN OF NEWTOWN
Newtown, CT

KBA #18010.00

Page: 1

CONSTRUCTION MANAGER: Consigli Construction Co., Inc.
100 Allyn Street
Hartford, CT 06103
Attn: Mr. Corey Shearer

RCR NO.: 083

ISSUED BY: David Bascetta
Construction Administrator

DATE: 10/14/2020

COPIES TO:

- ☒ Procore
- ☒ RZ Design
- ☐ BSC Group
- ☐ Architx
- ☐ P.H. Hawley Associates

- ☒ Change Request has been reviewed by the Architect and is recommended to the Owner for approval.
- ☐ Change Request is rejected.
 - ☐ Owner will not require the Contractor to proceed with the Work described in Change Request.
 - ☐ Work described in Change Request is required by the Contract Documents. ☐ Refer to comments below.
- ☐ Revise and resubmit Change Request.
 - ☐ Overhead/Profit is incorrect.
 - ☐ Labor and material costs breakdown is insufficient.
 - ☐ Backup documentation is insufficient.
 - ☐ Refer to comments below.

Description: Provide Power and Grounding for Incoming Phone Service

Phone equipment at the demark location required an outlet that was not within reach of the convenience outlets supplied.

RZ Design Associates, Inc and Kaestle Boos Associates, Inc. have reviewed CR083 and find the work described to be fair and reasonable.

Therefore, we recommend acceptance of Change Request 083 in the amount of \$450.31.

Attachments: Change Request 083



Change Request

To: Robert D. Mitchell
Town of Newtown
3 Primrose Street
Newtown, CT 06470
Ph: (203)264-2206

Number: CR083
Date: 9/22/20
Job: 2055 Newtown CT Police Department
Phone:

Description: Power and grounding for incoming phone service

We offer the following specifications and pricing to make the changes as described below:

Description	Labor	Material	Equipment	Subcontract	Other	Price
JE Shea: All costs associated with supplying power and grounding for the incoming Frontier phone line demark in the electrical room. Reference JE Shea PCO # 38				\$415.00		\$415.00
					Subtotal:	\$415.00
		Overhead & Profit - 6.5%		\$415.00		\$26.98
		Permit (state education fee only) - 0.026%		\$441.98		\$0.11
		General Liability - 1.2%		\$442.09		\$5.31
		Performance & Payment Bond - 0.65%		\$447.40		\$2.91
					Total:	\$450.31

☐ SCHEDULE IMPACT

☒ We have proceeded with this change to achieve schedule.

☐ As directed, we will not proceed with this change until formal direction from OWNER is received.

ARCHITECT

Consigli Construction Co., Inc.
CONTRACTOR

OWNER

(Signature)

(Signature)

(Signature)

By

By

By

Date

Date

Date

RCR – RESPONSE TO CHANGE REQUEST

NEW POLICE HEADQUARTERS
FOR THE TOWN OF NEWTOWN
Newtown, CT

KBA #18010.00

Page: 1

CONSTRUCTION MANAGER: Consigli Construction Co., Inc.
100 Allyn Street
Hartford, CT 06103
Attn: Mr. Corey Shearer

RCR NO.: CRO85

ISSUED BY: David Bascetta
Construction Administrator

DATE: 10/14/2020

COPIES TO:

- ☒ Procore
- ☒ RZ Design
- ☐ BSC Group
- ☐ Architx
- ☐ P.H. Hawley Associates

☒ Change Request has been reviewed by the Architect and is recommended to the Owner for approval.

☐ Change Request is rejected.

- ☐ Owner will not require the Contractor to proceed with the Work described in Change Request.
- ☐ Work described in Change Request is required by the Contract Documents. ☐ Refer to comments below.

☐ Revise and resubmit Change Request.

- ☐ Overhead/Profit is incorrect.
- ☐ Labor and material costs breakdown is insufficient.
- ☐ Backup documentation is insufficient.
- ☐ Refer to comments below.

Description: FM Requirements: FA call out for FM200 programming, Smoke Detector for OHD, additional Emergency Lights, (2) CO2 Fire Extinguishers & (1) added Exit Sign.

In order for the FA to activate the fire damper located at the IT room, a control relay for the FM200 system was required and programed.

By request of the Fire Marshal:

- An additional smoke detector was placed in the Main Lobby for control of the Coiling OHD.
- (2) CO2 Fire extinguishers in the Communications Room were added.
- (2) Additional exterior Emergency Lights at West building canopy.
- (1) Exit sign in Corridor 104.

RZ Associates Inc. and Kaestle Boos Associates, Inc. have reviewed CR0085 and find the Changes to be fair and Reasonable.

Kaestle Boos Associates, Inc. recommends acceptance of CR085 in the amount of \$6,043.19

Attachments: Change Request 085



Change Request

To: Robert D. Mitchell
Town of Newtown
3 Primrose Street
Newtown, CT 06470
Ph: (203)264-2206

Number: CR085
Date: 9/22/20
Job: 2055 Newtown CT Police Department
Phone:

Description: Fire Marshal Requirements (FA Call out, FM200 programming, Smoke Detector for OHD, Add Emerg Lights)

We offer the following specifications and pricing to make the changes as described below:

Description	Labor	Material	Equipment	Subcontract	Other	Price
JE Shea: All costs associated with installing a control relay for the building fire alarm to activate the fire damper located at the IT room west wall which was called out to be controlled by the FM200 system. Directed by Fire Marshal. Reference PCO #36				\$887.95		\$887.95
JE Shea: All costs associated with the addition of a smoke detector in the main lobby for control of the overhead coiling fire door at the communications room per request of the fire marshal. Reference PCO #37				\$892.26		\$892.26
Scope Construction: All costs associated with the addition of (2) CO2 fire extinguishers in the communications room per the fire marshal. Reference PCO #8				\$712.01		\$712.01
JE Shea: All costs associated with the addition of 2 exterior emergency light fixtures at the west building canopy per direction of the fire marshal. Reference PCO #35				\$2,633.00		\$2,633.00
JE Shea: Added exit sign in corridor 104 per direction of the fire marshal. Reference PCO #34				\$444.19		\$444.19
				Subtotal:		\$5,569.41
Overhead & Profit - 6.5%				\$5,569.41		\$362.01
Permit (state education fee only) - 0.026%				\$5,931.42		\$1.54
General Liability - 1.2%				\$5,932.96		\$71.20
Performance & Payment Bond - 0.65%				\$6,004.16		\$39.03
				Total:		\$6,043.19

☐ SCHEDULE IMPACT

☒ We have proceeded with this change to achieve schedule.

☐ As directed, we will not proceed with this change until formal direction from OWNER is received.

Change Request Log by Status

Consigli Construction Co., Inc.

10/22/20

2055 Newtown CT Police Department

Number	Date	Description	Amount	CO
CHANGE REQUESTS				
Not issued				
'CR924	06/08/20	Projected cost associated with Covid site specific safety protocols (September-October)	3,255.20	
CR077	09/21/20	Skim East Foundation wall South of Patrol Entrance	1,302.08	
CR078	09/21/20	Paint East Exterior Patrol Entrance Soffit	651.04	
CR079	09/21/20	Repoint Exterior Mortar Joints where needed	2,495.66	
CR082	09/21/20	South Entrance Cable Railing	5,425.34	
CR087	10/08/20	Certification of lightning protection system after antenna install	2,712.67	
CR088	10/21/20	ASI-040 Cooling for Emergency Electrical Room A122	10,525.16	
CR089	10/22/20	Construction Manager OH&P for Owner Changes funded from Contingency	2,000.00	
Not issued Total			28,367.15	
Submitted For approval at 10/27/20 PBSC				
CR046	04/23/20	RFI-059 East Entry Soffit Details and credit for double bought exterior metal panel framing	320.36	
CR068	08/04/20	Paving credit for reducing width of Pecks Lane entrance	-6,002.10	
CR070	08/11/20	Added Door Lite and Fire Rated Security Glass	766.85	
CR071	09/01/20	ASI-039 Finish Clarifications Carpet	1,139.32	
CR073	09/01/20	Owner Furnish Contractor Installed Items Labor Credit	-581.20	
CR074	09/08/20	Process Base for Pecks Lane	15,485.00	
CR075	09/21/20	Additional Power Requirements for IT Room per direction of Newtown	5,268.59	
CR076	09/21/20	Adding Access Control Monitoring to Cells 1 thru 5	3,052.30	
CR083	09/22/20	Power and grounding for incoming phone service	450.31	
CR085	09/22/20	Fire Marshal Requirements (FA Call out, FM200 programming, Smoke Detector for OHD, Add Emerg Lights)	6,043.19	
Submitted Total			25,942.62	
Approved				
'CR900	04/02/20	April 2020 - COVID-19 Direct costs for safety protocols & shutdowns (Consigli/Riggs/Subs)	1,961.80	6
'CR903	05/07/20	May 2020 - COVID-19 Direct costs for safety protocols & shutdowns (Consigli/Riggs/Subs)	2,157.14	8
'CR906	08/04/20	June 2020 - COVID-19 Direct costs for safety protocols	2,666.29	10
'CR909	09/10/20	July 2020 - COVID-19 Direct costs for safety protocols	2,698.94	10
'CR912	09/11/20	August 2020 - COVID-19 Direct costs for safety protocols	1,520.38	10
CR002	05/21/20	Paving Pecks Lane Entrance	34,296.37	4
CR011	01/21/20	ASI008 Revised Data and Grounding Requirements per Norcomm Meeting 1/10/20	38,519.90	3
CR012	01/23/20	PR-002 Delete Key Control Cabinet	-17,671.00	1
CR013	01/23/20	RFI-004 Rain Leader and Sheer Wall Conflict	8,569.67	2
CR014	01/28/20	RFI-023 Replace existing 3" sanitary line with new 6" line	11,541.32	2
CR015	01/29/20	PR-003 Additional Site Conduit for Future Use	9,995.64	1
CR017	01/31/20	PR004 Revisions to Records Room	6,041.73	2
CR018	02/03/20	Replace Existing to Remain Fire Protection System with New	43,300.69	1
CR020	02/04/20	Repave South Parking Lot (2.5" Binder, 1.5" Final)	28,589.91	4
CR022	02/11/20	Lead Removal for Steel Install - Credit for Roof Mech Demo	0.00	1
CR024	02/12/20	RFI #19 - North Wall Water Intrusion (PR-008)	26,532.85	2
CR025	02/12/20	RFI #28 - Site Drainage at Existing CB adjacent to SE Corner of Renovation	10,456.80	2
CR029	03/11/20	PR007 - Site Signage Modifications	2,558.05	3
CR031	03/24/20	ASI-026 Roof Parapet and Deck Clarification Detail	8,467.36	3
CR032	03/24/20	Exterior Framing Replacement at North (RFI#50 SKS-3)	5,018.41	9
CR033	03/30/20	PR006 - Locker Deletion in A172 Break Room	-2,505.00	3
CR034	04/06/20	ASI-029 Electrical Clarifications at Communications and Exterior Access Gate	2,810.33	3
CR035	04/06/20	RFI-053 Replace duplexes at desk locations with quad receptacles	3,349.78	4
CR036	04/06/20	Domestic Water Property Valve per Aquarion	3,873.15	3

Change Request Log by Status

Consigli Construction Co., Inc.

10/22/20

2055 Newtown CT Police Department

Number	Date	Description	Amount	CO
CHANGE REQUESTS (continued)				
Approved (continued)				
CR037	04/06/20	RFI-033 Domestic Water Backflow Preventer	5,622.14	3
CR038	04/06/20	RFI-049 Lighting Controls in Detention Area	5,818.12	3
CR039	04/06/20	RFI-056 Emergency Lighting in A167 Communications	1,879.34	3
CR040	04/07/20	PR009 Additional exterior cameras per site walk with security vendor	3,821.61	3
CR041	04/08/20	RFI-057 New rain leader tie into existing storm line	3,291.19	3
CR042	04/14/20	ASI-019 Finish Clarifications	5,443.79	3
CR043	04/21/20	Carport Alternate East Parking Lot	104,272.83	4
CR044	04/21/20	Credit for interior fire rated coiling door	-5,500.00	4
CR045	04/23/20	Replace existing damaged storm piping outside of room A125	1,061.74	3
CR047	05/07/20	Additional flooring prep for renovation	5,075.95	4
CR048	05/07/20	East parking lot drainage change from RCP pipe to ADS Pipe	2,196.17	4
CR049	05/12/20	PR010 - Additional AV requirements per walkthrough 5/6/20	10,809.45	4
CR050	05/12/20	Brick Staining at Window Sealant Abatement	560.98	5
CR051	05/18/20	Generator Pad Size Increase	6,423.20	5
CR052	05/18/20	Replace Drainage Piping and Structures South Parking Lot	20,788.82	4
CR053	05/21/20	Exterior Gas Service Meter Concrete Pad	3,431.53	5
CR055	06/02/20	RFI #68 Structural Steel Column at Storefront	389.16	7
CR056	06/05/20	Added Sink in Evidence Processing A222	7,682.40	7
CR058	06/08/20	PR-012 50 amp sally port and storage A142 outlet	4,535.58	5
CR059	06/17/20	Added quad receptacle in A132 ESU Storage	514.32	7
CR060	06/17/20	ASI-035 Tile Clarifications and Floor Changes	646.97	7
CR061	07/14/20	PR-013 Additional 911 Data and Power Outlets at Communications	3,920.36	7
CR063	07/20/20	PR-014 - Wireless Access Points	14,176.41	7
CR064	07/20/20	PR-015 Data for Printer in Report Room A182	694.05	9
CR066	07/23/20	Slab Moisture Mitigation for Flooring Install	18,751.06	7
CR067	07/28/20	Misc Electrical Changes (ASI-024, Glycol Pump Power, Decon Shower Controls, Cell Water Shutoff)	6,458.33	9

Approved Total 467,516.01

CHANGE REQUESTS TOTAL 521,825.78

Original Contract Amount:	10,411,049.00
Approved Contract Changes:	467,516.01
Revised Contract Amount:	10,878,565.01

Hawley School – IAQ & HazMat Reports – Cliff Notes Edition

ASBESTOS

- What is notable about Hawley School for this HVAC project is what the school does not have for asbestos that would complicate the project:
 - No ACM spray fireproofing
 - No ACM ceiling tiles or ceiling plaster
 - No ACM wall plaster or wallboard
 - No ACM pipe insulation exposed or above ceilings, just in concealed pipe chases & walls
- The school does have:
 - Some asbestos floor tile left, mostly hidden under newer tile
 - Some asbestos pipe insulation hidden in chases & walls
 - Asbestos caulk on the 1921 building exterior door frames

For this project, provisions will have to be made for drilling holes through asbestos-containing floors in support of the project – not a big deal. There are 2 electrical rooms and a closet with exposed damaged vinyl asbestos floor tile – that tile should be abated – either as part of this project or as a separate project.

LEAD-BASED PAINT

- The 1921 building of the school has lead-based paint on most all walls as well as on selected ducts, pipes, & ceilings
- The 1948 addition has lead-based paint on the plaster walls of selected classrooms.

Provisions will have to be made for properly drilling holes through walls painted with lead-based paint in support of this project. Care has to be taken for proper cleanup of lead dust generated by drilling, especially in classroom spaces.

HAZMAT

The school has already been converted to LED lighting, so disposal of fluorescent light tubes & ballasts is not a significant issue for this project.

There are still older mercury-containing thermostats in the building which will have to be properly disposed of as part of the heating upgrade.

Refrigerant disposal/recycling is not a significant issue, with limited existing air conditioning.

INDOOR AIR QUALITY

Mold

An elevated airborne spore count was noted in the Attic. The spores found were of the common outdoor variety. The Attic is quite dusty and prone to the accumulation of pollen and outdoor mold spores. A windy day would tend to stir-up the dust & spores in the attic. Consideration should be given to cleaning the attic and sealing-up air penetrations, particularly if new air handlers are to be located in the attic space. Also, trimming of the trees that overhang the roof of the school and deposit leaves on the roof would help.

An elevated Aspergillus/Penicillium reading was registered in the Main Lobby of the 1997 addition of the school. Asp/Pen spores are an indicator of water infiltration into the school. Further investigation should be done to look for a roof leak, leaky roof drain, or concealed plumbing leak in the vicinity.

Temperature & Humidity

Temperature and humidity were out of the ASHRAE range for a number of rooms in the 1921 Building. The readings support the verbal feedback from the teachers in that part of the school that temperature, ventilation, and humidity control are subpar in the 1921 classrooms.

Carbon Monoxide & Carbon Dioxide

The building was within ASHRAE standards overall. Carbon monoxide readings were consistently 0 ppm. Carbon dioxide spikes over 1,000 ppm were noted in Room M113 – a small teacher work

room where teachers tend to accumulate in close proximity, and in Classroom H200 – in the 1921 building. Statistically, carbon dioxide levels were highest in the 1921 building.

VOC's & Dust

The data indicates that dust levels and VOC levels in the building seemed to be linked and slightly elevated. We hypothesize that the repeated extensive cleaning and concurrent use of COVID cleaning products in the school raises dust and VOC levels. Better ventilation and filtration would ameliorate the dust and spray products in the air.



Hawley School Meeting PBSC Meeting Agenda

Meeting Date **October 20, 2020**

CWA TEAM:

Christopher Williams CWA

Ilona Prosol, BVH

John Luby, Enviro-med.

1. **Testing: The following reports have been issued by Enviro Med:**

- a. **Indoor Air Quality Assessment.** Enviro Med Services performed an indoor air quality and microbial assessment at the school on October 14, 15, 16, 2020.
- b. **Asbestos Inspection Report:** Enviro Med asbestos inspectors performed an asbestos inspection of the School on August 24-28, 2020. Samples were collected and analyzed using Polarized Light Microscopy (PLM). Samples were obtained from the school interiors but the roof has yet to be sampled and tested.
- c. **Hazmat Inspection Report:** On August 24-28, 2020, Enviro Med performed a hazardous and regulated materials survey. The survey identified hazardous or regulated building material with special disposal or recycling requirements. An inventory is included in the report.
- d. **Lead Paint Inspection Report:** On August 24-28, 2020, Enviro Med performed a lead-based paint inspection at the School. A direct read Heuresis hand held pb200i XRF lead paint analyzer was used to test for lead on building components during this inspection. The State of Connecticut Childhood Lead Poisoning Prevention Program Regulation 19a-111, deems paint to be a "toxic level" when an XRF reading is equal or greater than 1.00 milligrams per centimeter squared (mg/cm²), or 0.5% by weight in dry form by flame atomic absorption spectrophotometer.

Enviro-Med's Haz Mat Report Summary is attached followed by the reports listed above.

2. **Base Drawings of the School Building:** From archive drawings provided by the Board of Ed and field measurements, CWA is constructing a 3D model of the school that will be used by CWA and BVH for design, documentation and coordination. Investigation/documentation is an on-going process as the design of the HVAC system develops. The model is 90% complete, with the following in progress:
 - a. Final verification of exterior wall and roof assemblies to the extent necessary to determine R values for heat loss calculations.
 - b. Measuring several interstitial spaces (above cubbies) that may be used as chases for ductwork and/or piping.
 - c. Final verification of wall and floor assemblies that may need to be cored or cut through for ductwork and/or piping.

CWA's progress sheet set is attached.

3. **HVAC Design:** BVH is preparing a Basis of Design (BOD). Several optional distribution systems are being considered:
 - a. Variable Refrigerant Flow (VRF) (Combined Air Distribution and Plant) with Dedicated Outside Air System (DOAS) for Ventilation.
 - b. Air Distribution Variable Air Volume (VAV)
 - c. Fan Coil Units (FCU) with Dedicated Outside Air System (DOAS) for Ventilation.
4. **Air Distribution Systems:** For ventilation Indoor Air Quality, several options are being compared:
 - a. Central Station VAV's



b. Direct Outside Air System

5. **Ventilation Rate design basis:** In order to meet mechanical code ventilation requirements, calculations must be performed to determine the minimum requirement for OA ventilation for spaces to meet basic safety and human comfort requirements.
 - a. Ventilation Rate Procedure (VRP):
 - b. This has been the industry standard for many years. The VRP prescribes minimal zone level OA rates and procedures to determine system level OA intake rates.
 - c. Indoor Air Quality Procedure (IAQP): The IAQP was introduced around 2004 and is very seldom used. IAQ is typically utilized when air cleaning technologies are applied to justify lower OA amounts determined by VRP or when spaces are not well defined by code and the Engineer calculates OA required by determining space pollutant sources, concentration and the desired level of perceived indoor air quality (IAQ). In general, for classroom buildings, UV-C and bipolar ionization technologies have been used to justify about 50% reduction in OA as compared to VRP to achieve acceptable IAQ levels.
6. **Impact of VRP and IAQP on air distribution systems:** There are two types of systems to analyze for the Hawley School; Multiple zone, mixed air, variable air volume air handlers (VAV AHU) and dedicated outside air systems (DOAS) as described in air distribution system options in BVH's Report. .
 - a. The following rule of thumb numbers will be used to describe the impact the VRP and IAQP would have on both types of central air systems considered at the Hawley School.

BVH's Discussion with more detail is attached. Followed by illustrations.



swa



10.27.20 Committee Update

Dan Affleck, Ben Waldo from SWA

Jeff Anderson, Mike MacDonald from DCC

The Design and CM team are coordinating development of the Design Development documents with assembly of the budget.

Downes has solicited data from subcontractors and suppliers in the budget process including Site construction, concrete, masonry, electrical, pool equipment, waterproofing, and landscaping.

The team is creating a list of design and cost options as a means of managing the budget. Work to date is based upon the 50% DD set issued 9.11.20 and will be refined for the 100% DD issue on 11.27.20.

Opportunities include reducing the thickness of stone paving, reduced or phased planting within a defined budget, traditional fieldstone walls with cut stone caps in lieu of cut stone walls, options for wood decking, and options for the benches.

Estimate Contingencies are carried for Design & Estimating, Escalation to 2021, and Field Conditions.

The pool mock-up was budgeted and postponed until May 1, 2021 due to cost.



swa



10.27.20 Committee Update

Dan Affleck, Ben Waldo from SWA

Jeff Anderson, Mike MacDonald from DCC

While working with Downes on probable construction cost, SWA has identified locations in the current plan that have potential for revaluation based on cost projection (attached plan).

As we move past 50% to 100% DD, the team is refining the selection of materials in greater detail as it relates to stone and wood finishes and plant selection. SWA has been in contact with several stone suppliers and is looking at off-the-shelf seating products. The team has begun assembling draft specifications and detailed design of the water feature, in addition to preliminary irrigation design.

A variety of font types and sizes are being tested evaluated for legibility at full scale for the Obama Quote and the Names on the Stone Markers. SWA will present font options and stone samples to the Commission for their next meeting.

The water feature mockup has been moved to the CD phase, but Artemis is facilitating the small meadow mock/test plots on site. The idea will be to test and see which meadow planting mixes respond best to different soil conditions and locations.

