

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

The Public Building and Site Commission held a regular meeting Tuesday, January 26, 2021. The meeting was held remotely due to COVID-19 mandates and precautions. Vice Chairman Norton called the meeting to order at 7:00pm.

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

**Also Present:** First Selectman Dan Rosenthal, Corey Shearer of Consigli, Scott Mangiagli of Kaestle Boos, Purchasing Agent Rick Spreyer, Dan Affleck and Ben Waldo of SWA, Jeff Anderson and Mike MacDonald of Downes, Christopher Williams of Christopher Williams Architects, Tara Vincenta of Artemis, John Luby of EnviroMed Services, one member of the public and one member of the press.

**Introduction of new PBSC member:** Sally Feuerberg provided the commission with her background, saying she looks forward to working with the PBSC.

**Public Participation:** none.

**Approval of Minutes:** Allen Adriani moved to approve the minutes of the Dec. 15, 2020 meeting. Gordon Johnson seconded. Motion was unanimously approved.

#### **Newtown Police Station**

**Project Status and Next Steps:** Corey Shearer reported there is one item on the punch list, staining bricks on the southwest corner of the building. Room darkening shades will be changed to black out shades to provide more privacy to some offices during the evenings.

**Project Schedule Review:** n/a

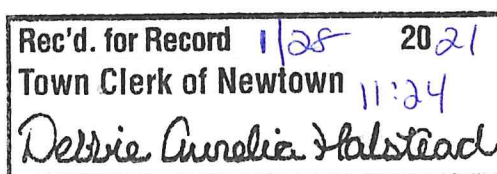
**Project Closeout Documentation Submissions:** All training videos have been submitted. All O&M and warranties of subcontractors have been collected. The majority of the binders are complete; a transmittal will be handed over. Within the next two weeks submission will be sent to the architect.

**Project Budget Review:** n/a

**Project Change Orders:** CR082 is for the owners request for south entrance planters. CR089 is the owners change requests funded through Consigli's contingency; to cover the OH&P mark up that would have been applied to the changes if they had been funded by the owners contingency as a change to the project. CR090 is a credit for three refrigerators that were not received. Due to the pandemic there has been a shortage. Gus Brennan moved to approve Change Order #15, three change requests, in the amount of \$1,990. Anthony D'Angelo seconded. All in favor

**Invoices for Payment:** Gordon Johnson moved to approve the Consigli Construction invoice #15 for in the amount of \$89,545.35. Gus Brennan seconded. All in favor.

Anthony D'Angelo moved to approve the invoice for Kaestle Boos, #18010.00-24, in the amount of \$20,000.00. Allen Adriani seconded. All in favor.



A requisition will be submitted to KBA for review; there will be a requisition for February. There will be two remaining requisitions on behalf of Consigli.

### **Hawley Elementary School**

**Engineering Design Status and Schedule Update:** Allen Adriani said there is no electrical or civil drawings, no equipment schedules for the major equipment and the hydronic drawings are blank. Christopher Williams said there have been updates with more HVAC drawings; the duct work is laid out. The updated drawings are mostly the duct work and the rooftop units as well as structural base drawings. There are no electrical drawings yet. BVH was delayed due to the increase in the type of system. There are no hydronic drawings; the focus was on the duct work drawings to be aware of coordination issues. The structural system is being reviewed. Bob Gerbert is arranging test cuts in the ceiling, particularly in the 1921 building, to be able to measure the beam size. Measurements and test cores in the concrete will determine the load bearing capacity. A more extensive survey of the existing electrical system includes the entire building. CWA wants everything up to the same level of detail. The investigation now will support the more extensive HVAC and the generator; this will have an effect on the civil drawing as well. Relative to percentage complete, the environmental services are spot on; they were very distinct tasks. The architectural services is more than indicated because much of the work has been done modeling the existing building extensively. Mechanical percentage is on point; the schematic percentage is less than indicated on the invoice. Allen Adriani wants an updated invoice as the one given to the PBSC is not accurate. In answer to Anthony D'Angelo, Christopher Williams stated at no time will the Town spend more than the contract amount. A lot of time has been spent modeling the existing building and many of the drawings will not be used until construction documents and design development. There is a large upfront investment in modeling the building that is not reflected in the fees. Christopher Williams said that the project is broken out as per the agreement; the percentages are in the agreement. The scope of the project has increased from the original; they are working on a more extensive, expensive project than what the current contract reflects. The scope of the project has changed, with more impact on the building. The \$4 million dollar project increased to \$7.3 million. More ceilings will be effected and a large dormer will need to be built on the 1921 building to accommodate outside air louvers. In response to Gordon Williams question on MEP's, Christopher Williams said initial bidding will be mid to late March.

### **Board of Finance CIP Yearly Summary: n/a**

**Status of Construction Manager Engagement:** Rick Spreyer noted that he and Bob Mitchell met with Downes and Consigli. Downes was the lowest responsibly bidder with a proposal assuming a four month preconstruction period, all necessary meetings, two budget cycles, assistance to design teams for VE and cost management and any additional services required for \$25,000. Consigli's similar proposal can in at \$26,800. Allen Adriani moved to recommend Downes as the Construction Manager for the Hawley project. Anthony D'Angelo seconded. Motion passed 5-1 with Gus Brennan voting no.

**Invoices for Payment:** After detailed discussion on the project, Allen Adriani recommended rejecting the invoice, suggesting Christopher Williams supply updated drawings two weeks before the next meeting and submit two invoices at the next meeting. Christopher Williams asked that the environmental portion of the invoice could be approved as the work has been done. Allen Adriani moved to table invoice #2013.03 REV in the amount of \$23,733.99. Anthony D'Angelo seconded. All in favor. The environmental portion of the invoice was for the second indoor air quality study that was complete in January. Art Norton moved to approve the portion of invoice #2013.03 REV in the amount of \$6,333.00. Allen Adriani seconded. All in favor.

Jeff Anderson from Downes thanked the PBSC for selecting Downes for the CM of the Hawley project. They are looking forward to working with Christopher Williams; they will connect to talk about schedule to complete estimates. Rick Spreyer said the recommendation for Downes still has to be approved by the Board of Selectmen.

#### **Sandy Hook Permanent Memorial**

**Design Status:** First Selectman Rosenthal said Bob Mitchell had worked to scale the number down and the most current information is that the project is just below the \$3.7 million. The Sandy Hook Permanent Memorial Commission will meet to see the latest design. The Legislative Council, Board of Selectmen and Board of Finance will need to start the appropriation process. Mike MacDonald stated they are strategizing to get to \$3.7 million and believes the project can be brought in at \$3.7 million. The project has been reduced to below the original three acres. SWA can prepare views that show what the final rendering looks like. The project will go to referendum; in case of it passing a final set of construction documents will be produced. SWA is working with Downes to bring the project to \$3.7 million. A final set of drawings will take three weeks. Dan Affleck said that the central water feature has been detailed; this is the most technical of drawings. The design is simple, most of the cost is the infrastructure. There was discussion on the timing of the memorial. Mike MacDonald said much of the project will be built this year but the plantings won't be in until spring. Tara Vincenta said the plantings are a very big part of the project. The memorial will be more presentable in the fall of 2022. Jeff Anderson stated the project will be a construction site through 2021 based on the approval process of approval in April, finalization of drawings, bidding, awarding and mobilizing to the site. The planting is \$208,000; the fountain closer to \$1 million due to excavation, removal of fill, structural soils brought in, concrete work, stone work and the fountain itself. Deer resistant plantings will be used.

**Construction Manager – Status Update/Coordination with SWA:** see notes under Design Status.

**Invoices for Payment:** Anthony D'Angelo moved to approve SWA invoice #183529 in the amount of \$25,766.87. Allen Adriani seconded. All in favor.

**The next regular meeting is scheduled for February 23, 2021.**

**Adjournment:** Having no further business the Public Building & Site Commission adjourned their regular meeting at 8:02 p.m.

Att: Consigli Change Request Log, 01/19/21

Respectfully submitted,  
*Susan Marcinek*



# Change Request Log by Status

Consigli Construction Co., Inc.

01/19/21

## 2055 Newtown CT Police Department

Number	Date	Description	Amount	CO
<b>CHANGE REQUESTS</b>				
<b>Submitted</b>				
CR082	09/21/20	South Entrance Planters	2,564.82	
CR089	10/22/20	Construction Manager OH&P for Owner Changes funded from Contingency	1,533.67	
CR090	01/14/21	Credit for refrigerator not received	-2,108.20	
<b>Submitted Total</b>			<b>1,990.29</b>	
<b>Verbal okay</b>				
CR077	09/21/20	Skim East Foundation wall South of Patrol Entrance	1,527.78	14
CR079	09/21/20	Repoint Exterior Mortar Joints where needed	1,087.24	14
CR087	10/08/20	Certification of lightning protection system after antenna and PV system install	4,884.00	14
<b>Verbal okay Total</b>			<b>7,499.02</b>	
<b>Approved</b>				
'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
'CR915	11/19/20	September 2020 Covid-19 Direct Costs for Safety Protocols	685.41	12
'CR918	11/19/20	October 2020 Covid-19 Direct Costs for Safety Protocols	130.55	12
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
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
CR046	04/23/20	RFI-059 East Entry Soffit Details and credit for double bought exterior metal panel framing	320.36	11
CR047	05/07/20	Additional flooring prep for renovation	5,075.95	4

## Change Request Log by Status

Consigli Construction Co., Inc.

01/19/21

### 2055 Newtown CT Police Department

Number	Date	Description	Amount	CO
<b>CHANGE REQUESTS (continued)</b>				
<b>Approved (continued)</b>				
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
CR068	08/04/20	Paving credit for reducing width of Pecks Lane entrance	-6,002.10	11
CR070	08/11/20	Added Door Lite and Fire Rated Security Glass	766.85	11
CR071	09/01/20	ASI-039 Finish Clarifications Carpet	1,139.32	11
CR073	09/01/20	Owner Furnish Contractor Installed Items Labor Credit	-581.20	11
CR074	09/08/20	Process Base for Pecks Lane	15,485.00	11
CR075	09/21/20	Additional Power Requirements for IT Room per direction of Newtown	5,268.59	11
CR076	09/21/20	Adding Access Control Monitoring to Cells 1 thru 5	3,052.30	11
CR078	09/21/20	Paint East Exterior Patrol Entrance Soffit	560.98	13
CR083	09/22/20	Power and grounding for incoming phone service	450.31	11
CR085	09/22/20	Fire Marshal Requirements (FA Call out, FM200 programming, Smoke Detector for OHD, Add Emerg Lights)	6,043.19	11
CR088	10/21/20	ASI-040 Cooling for Emergency Electrical Room A122	8,719.70	13
<b>Approved Total</b>			<b>503,555.27</b>	
<b>CHANGE REQUESTS TOTAL</b>			<b>513,044.58</b>	

Original Contract Amount:	10,411,049.00
Approved Contract Changes:	503,555.27
Revised Contract Amount:	10,914,604.27
Pending Contract Changes:	6,924.49 *