

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

The Public Building and Site Commission held a regular meeting Tuesday, March 23, 2021. The meeting was held remotely due to COVID-19 mandates and precautions. Chairman Bob Mitchell called the meeting to order at 7:00 p.m.

Present: Robert Mitchell, Art Norton, Anthony D'Angelo, Gus Brennan, Gordon Johnson, Allen Adriani, Sally Feuerberg, Kristian Otten

Absent: Tom Catalina

Also Present: First Selectman Dan Rosenthal, Corey Shearer of Consigli, Scott Mangiagli of Kaestle Boos, Purchasing Agent Rick Spreyer, Director of Facilities Bob Gerbert, Dan Affleck and Ben Waldo of SWA, Jeff Anderson of Downes, Christopher Williams of Christopher Williams Architects, Tara Vincenta of Artemis, two members of the public and one member of the press.

Public Participation: none.

Approval of Minutes: A. D'Angelo moved to approve the minutes of the February 23, 2021 meeting.
A. Adriani seconded. All in favor.

Newtown Police Station

Project Status and Next Steps: Corey Shearer said the last two packages have been submitted to KBA for review. A final bill will be submitted to the Town in the next two/three weeks. The temperature issues in the patrol entry area will be rectified next week. Consigli rectified the south office heating issues. R. Mitchell and G. Brennan voiced appreciation for having these issues recognized early on and taken care of.

Project Closeout Documentation Submissions: R. Mitchell said once close out documents are in place PBSC has to do a formal close out.

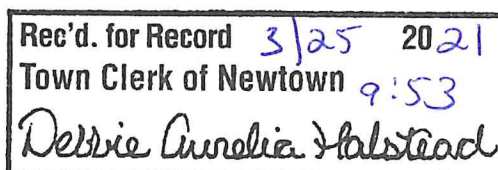
Project Budget Review: \$130,000 will be returned in contingency.

Project Change Orders: A change order will be submitted to the Town to return any unused funds associated with contingency. Final work relative to state 911 equipment power supply and minute tweaks to camera location and USB cords is complete and will be funded through Consigli contingency.

Invoices for Payment:

A. D'Angelo moved to approve the invoice for Kaestle Boos, #18010.00-26, in the amount of \$1,000.00.
G. Johnson seconded. All in favor.

A. Norton moved to approve the Consigli Construction invoice #18 in the amount of \$34,935.76.
G. Brennan seconded. All in favor. This brings the project to 98.5% complete.



Hawley Elementary School

Engineering Design Status and Schedule Update: Christopher Williams reported there was a walkthrough of the building with Downes. Downes is proceeding with a cost estimate. Downes has been provided drawings and clarification of necessary structural modifications. CW has slowed into CD phase while waiting on feedback on cost. There will be further evaluation of structural system above the multipurpose room, including the nature of the steel beams that are holding up the roof and the weight of the concrete. A structural engineer will determine what modifications are needed to support the two rooftop units and possibly two condensing units on the roof. CW is also looking at putting the two condensing units on the ground. BVH is being conservative until there is testing to see the weldability of the beams. Testing will be the week of April 10. Bob Gerbert and staff has been very helpful. G. Johnson and A. Adriani discussed a glycol system due to exposure to the elements. Glycol would eliminate pumps and cost. B. Gerbert has spoken to BVH about this. G. Johnson thinks some of the coil detail is more than needed. He suggested a P-plug to test temperature as a cost savings. G. Johnson asked about the capability of the expansion tank in the existing boiler room to handle a glycol system in lieu of a water system. A. Adriani noted that an additional water tank would be necessary due to the additional volume of the system. Christopher Williams acknowledged the request to check the capacity of the existing expansion tanks and add glycol to the existing system. A. D'Angelo said that Ilona Prosol had originally suggested going above the code requirement, relative to the production of the overall ventilation system, and asked if the suggestions made tonight would lower that higher than recommended standard. Christopher Williams will remove the old boilers from the old boiler room, as well as steam piping.

Construction Manager Update: J. Anderson reported Downes contract was received on March 15. Downes met with I. Prosol of BVH, Christopher Williams and Bob Gerbert for a productive walkthrough. The budgeting process is well underway. The estimate is expected the third week of April, prior to the next PBSC meeting. The pricing will be a three phased job, as outlined in CW drawings, starting with the 1921 building, then 1948 and then 1997. A singular phase may potentially move students offsite. A budget will be substantiated for the November referendum. Following approval they will move forward with developing a GMP. There is a challenge in predicting costs with escalating materials cost.

First Selectman Rosenthal said all public action by the BOS, BOF and LC must be complete by the end of August for the November referendum ballot.

Invoices for Payment: none.

Sandy Hook Permanent Memorial:

Design Status: SWA is not advancing drawings to a 100% DD level until referendum approval. SWA is working with Downes on budget.



Construction Manager – Status Update/Coordination with SWA: J. Anderson said while waiting for the 4/27 referendum there have been discussions on putting plans in motion upon approval, including completion of documents, bids, rewards and a GMP amendment. Construction is scheduled for late summer, early fall. First Selectman Rosenthal has spoken to George Benson about being prepared for local approvals. Copies of documents would be helpful. T. Vincenta doesn't anticipate push back from Inland Wetlands; there will be no runoff into the wetlands as the lower plain development has been eliminated. Artemis plans are at the full DD level.

Virtual Town Presentation – April 5: The Newtown Bee will be hosting the virtual presentation on the memorial on April 5. D. Affleck shared his screen and presented the design to the board (att.). Sally Feuerberg asked for more details on the 'bones' of the design as she is an Ad Hoc member on this project, along with Bob Mitchell, who is looking for another PBSC member to join the Ad Hoc committee.

Invoices for Payment:

A. D'Angelo moved to approve SWA invoice #184258 in the amount of \$7,762.69. G. Johnson seconded. All in favor.

A. D'Angelo moved to approve SWA invoice #184473 in the amount of \$8,019.58. G. Johnson seconded. All in favor.

The next regular meeting is scheduled for April 27, 2021.

Nomination process for Chair and Vice Chair for 2021: There have been no volunteers, Robert Mitchell will remain Chair and Art Norton will remain Vice Chair.

Adjournment: Having no further business the Public Building & Site Commission adjourned their regular meeting at 8:00 p.m.

Att: SWA design

Respectfully submitted,
Susan Marcinek

Sandy Hook Commission Update

02.04.21

swa



Agenda

1. Where We've Been
2. Where We Are
3. Cost Breakdown
4. Walkthrough
5. Next Steps

Commission Selection SH37 Finalist

Family Feedback:

"Good use of foliage in all four seasons"

"Enjoy the simplicity of the names around the outside of the fountain"

"I like the circular nature and symbolism provided through this design"

"Love the reflection pond with candles"

"It's park-like, but not a park"

"Like the circular walking path -there is no end"

"Appreciate the dedication the individual families"

"I love the sycamore tree"



Schematic Design

Cost: \$10 million

Description:

- Remove Overlook
- Simplified Path Network
- Preserve 2 ponds
- 75% Wall Reduction
- Signage Element
- Security Gate and Fence
- Site Lighting

What the Commission liked: (7/30)

"core concept of the sycamore tree,"

"the way in which the names were presented"

"the simplicity of the design"

"a true memorial element with complete use of land"

"calming"

"a New England feel that fits well in Newtown"



Schematic Revision

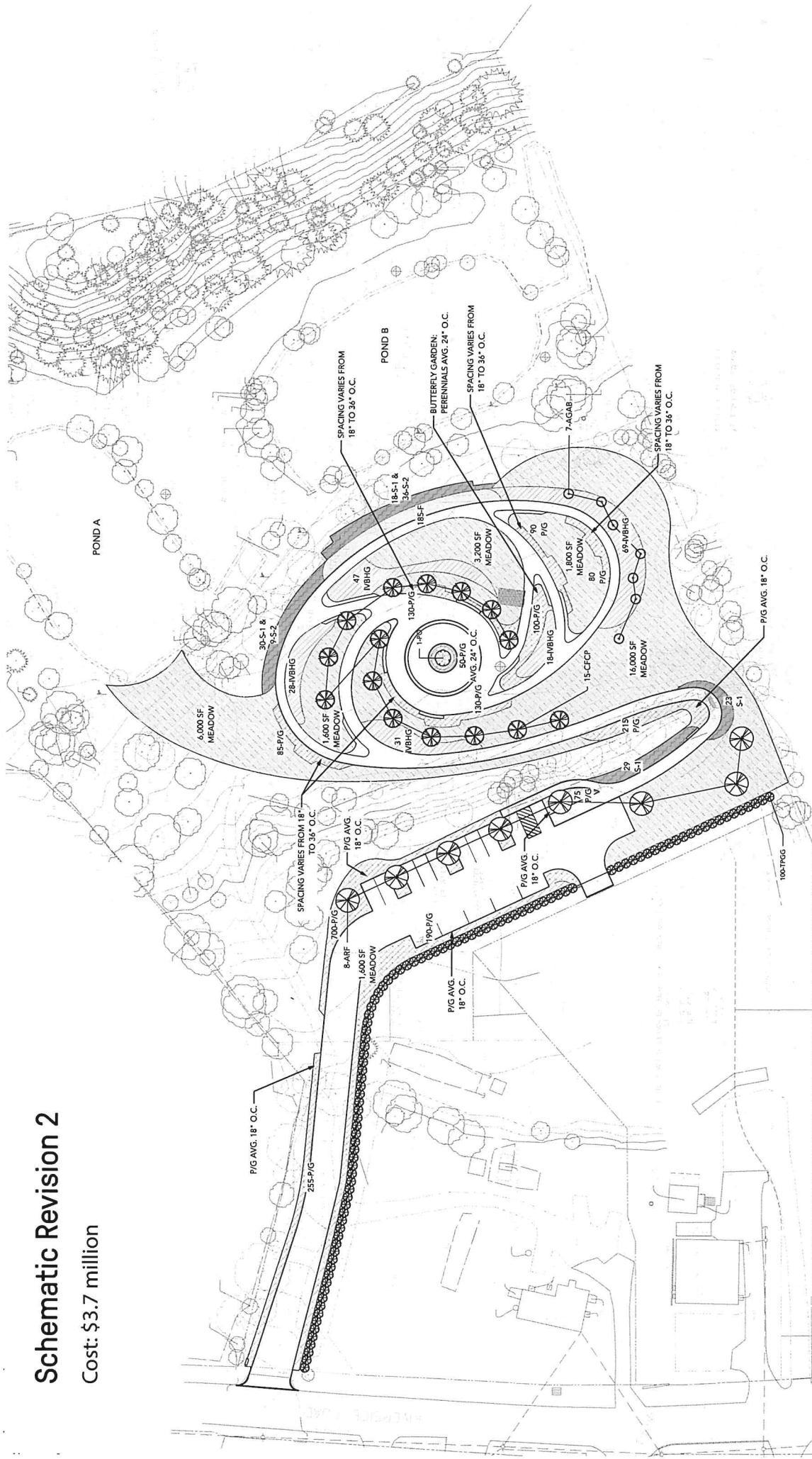
Cost: \$6 million



Schematic Final



Cost: \$3.7 million

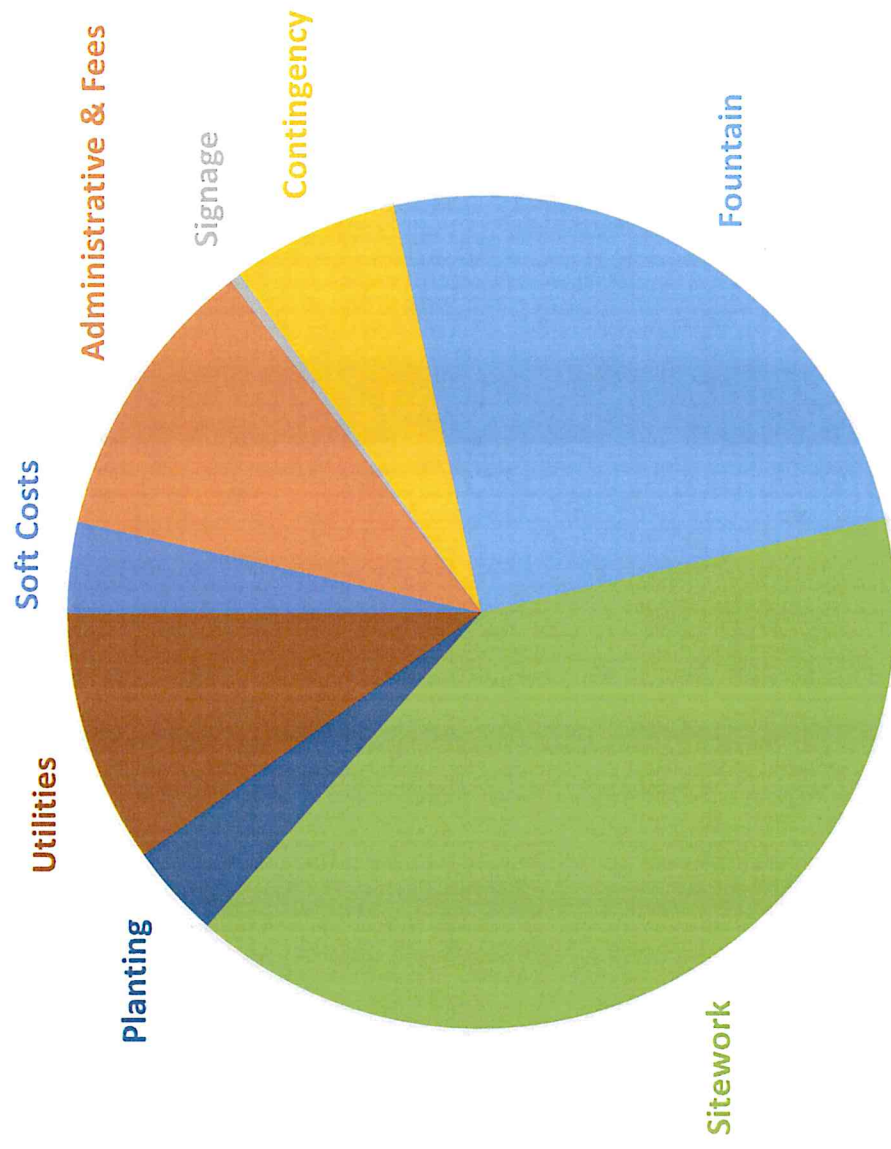




--- Cost Breakdown

Budget:
\$3.7 million

COST BREAKDOWN



SANDY HOOK PERMANENT MEMORIAL

DD ESTIMATE

1/13/2021 Update

SWA DRAWINGS SENT 11.17.20 w/ Further VE



- ESTIMATE QUALIFICATIONS:
- 1 Assumes project will start Summer 2021
 - 2 Materials testing & inspection are excluded
 - 3 Environmental testing is excluded
 - 4 Removal and disposal of contaminated soils is excluded.

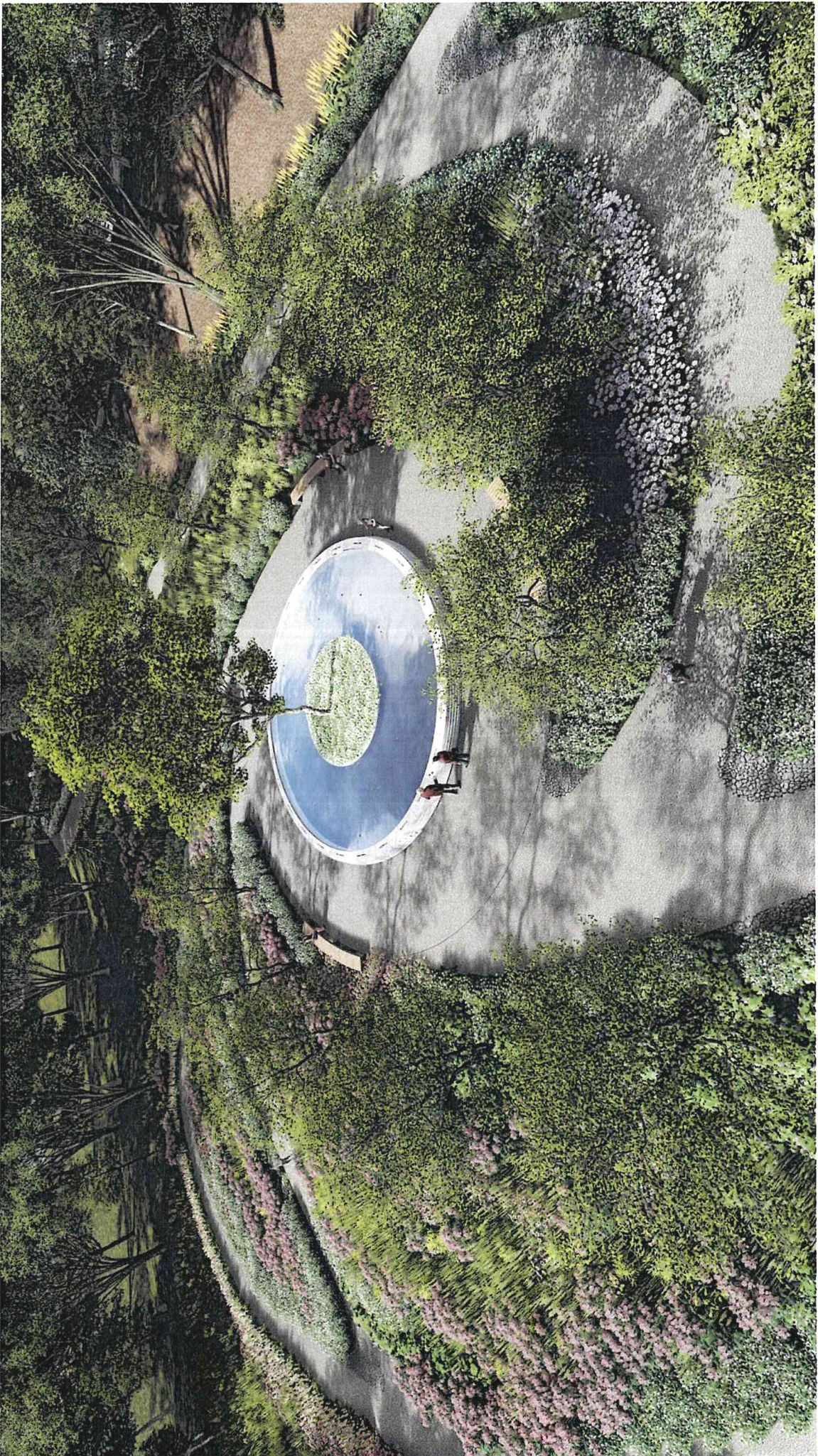
| SPEC SECTION | DESCRIPTION | VALUE | Revisions per 1/13/21 Discussion |
|--------------|---|---------------------|----------------------------------|
| 010000 | PROJECT REQUIREMENTS | \$ 83,050 | |
| | UTILITY FEES - EVERSOURCE | \$ 10,000 | |
| | MOCK-UP | \$ - | Deleted |
| 310000 | SITEWORK | \$ 772,000 | |
| 310000 | SUBSURFACE IMPROVEMENT | Assume not required | |
| 310000 | PLANTING | \$ 207,580 | Deduct (\$40k) planting |
| 330000 | CONCRETE FOUNDATIONS | \$ 169,137 | |
| 040000 | MASONRY | \$ 595,000 | Deduct (\$85k) pool pavers |
| 055000 | MISC. METALS | \$ - | |
| 060000 | CARPENTRY | \$ 19,125 | |
| 070000 | WP MEMBRANE AT POOL | \$ 18,500 | |
| 072100 | THERMAL INSULATION | \$ 10,000 | |
| 099100 | PAINTING | \$ 1,000 | |
| 101400 | SIGNAGE | \$ 25,000 | |
| 130000 | REFLECTING POOL & EQUIPMENT | \$ 200,000 | |
| 220000 | PLUMBING | \$ 10,000 | |
| 230000 | HVAC INCL. PROPANE SYSTEM W/ TANK | \$ 17,550 | |
| 260000 | ELECTRICAL | \$ 315,000 | Deduct 10% |
| 282000 | ELECTRONIC SURVEILLANCE | \$ 6,000 | |
| | SUB - TOTAL | \$ 2,458,941 | |
| 5.00% | DESIGN & ESTIMATING CONTINGENCY | \$ 122,947 | Reduced to 5% |
| 1.00% | PAYMENT & PERFORMANCE BONDS | \$ 36,319 | |
| | BID / PROCUREMENT PHASE FEE | \$ 30,000 | |
| | GENERAL CONDITIONS | \$ 371,730 | |
| | PERMITS (ASSUMED WAIVED) | \$ - | |
| 0.90% | INSURANCE | \$ 32,279 | |
| 3.00% | CONSTRUCTION CONTINGENCY | \$ 102,267 | |
| 5.00% | CMR FEE | \$ 157,724 | |
| 3.00% | ESCALATION 1 YEAR | Not included | Escalation Deleted |
| | TOTAL PROJECT BUDGET HARD COSTS | \$ 3,312,207 | |
| | OWNER SOFT COSTS (PER SWA) | \$ 200,000 | |
| 4.00% | OWNER CONTINGENCY | \$ 140,488 | Reduced by \$50K |
| | TOTAL PROJECT COST W/ SOFT COSTS | \$ 3,652,696 | Reduced to 4% |
| | TOTAL PROJECT BUDGET | \$ 3,700,000 | |
| | STATUS (Over)/Under | \$ 47,304 | |

Other Expenses Not In Above

| | |
|----------------------------------|------------|
| Preconstruction Fee SWA | \$ 300,000 |
| Preconstruction Fee Downes | \$ 38,000 |
| Add-Alternate Cobblestone Pavers | \$ 187,565 |

— Walkthrough







Entry Drive



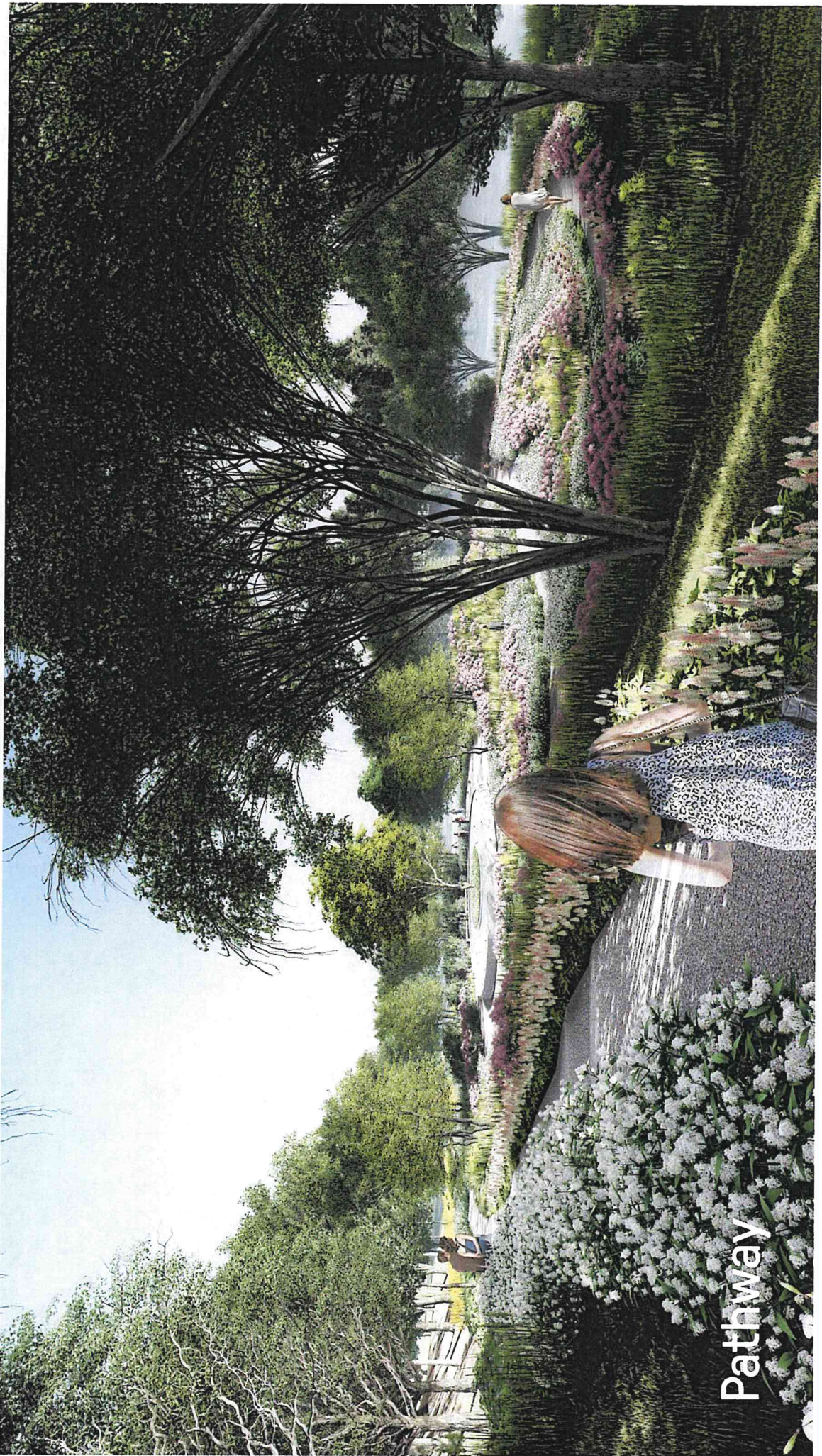
Arrival



Quote Wall

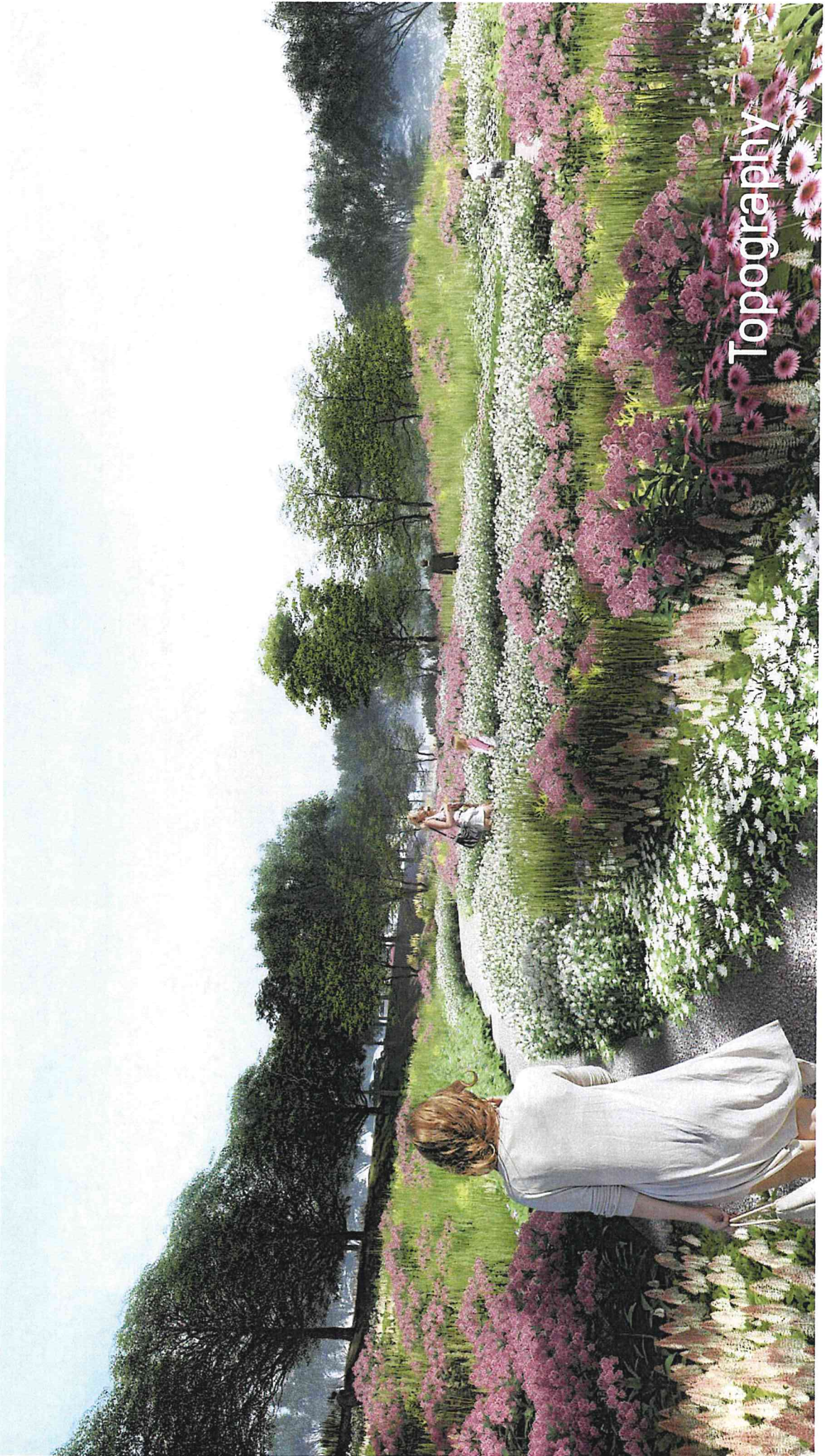


Quote Wall



Pathway

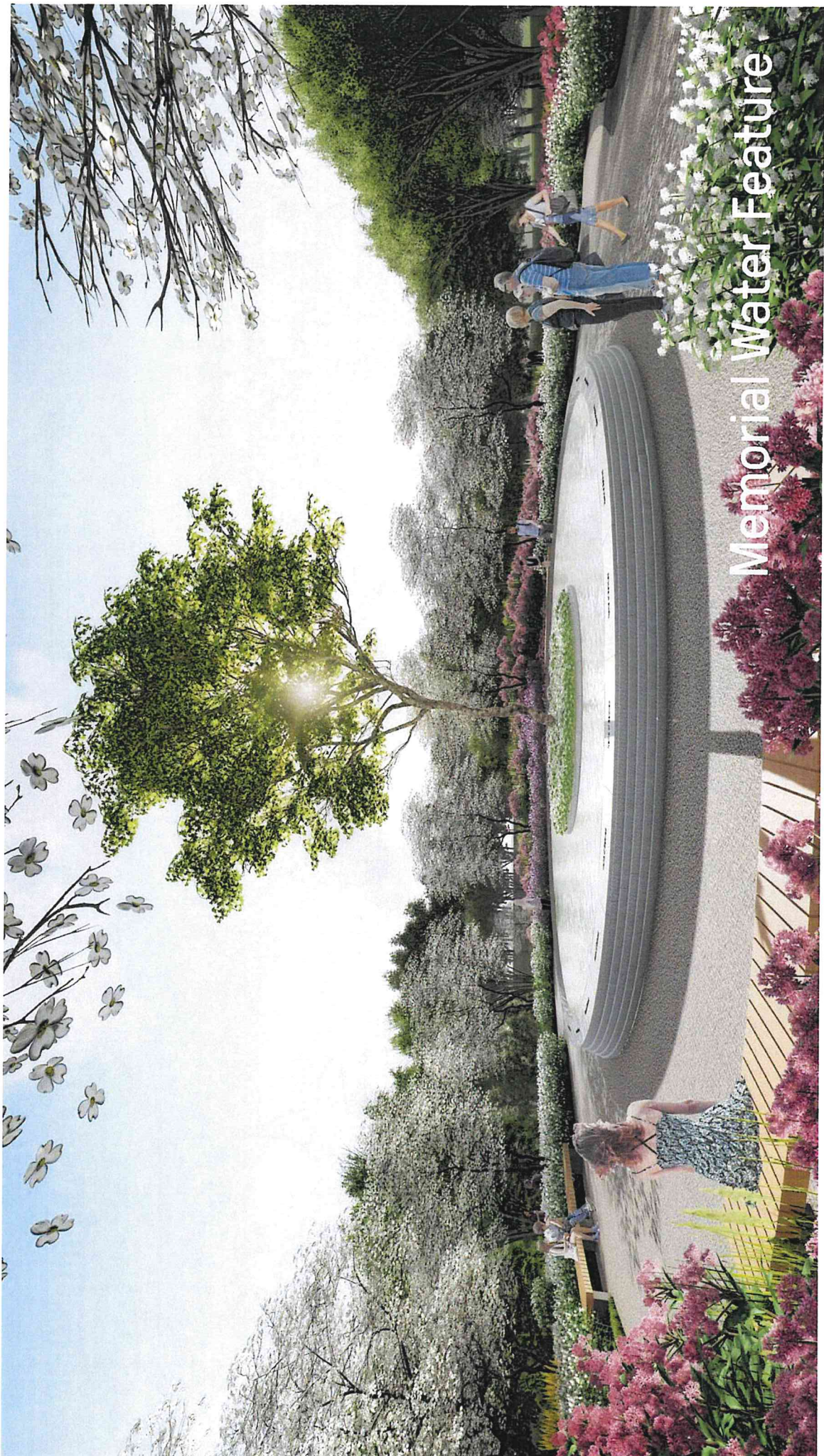




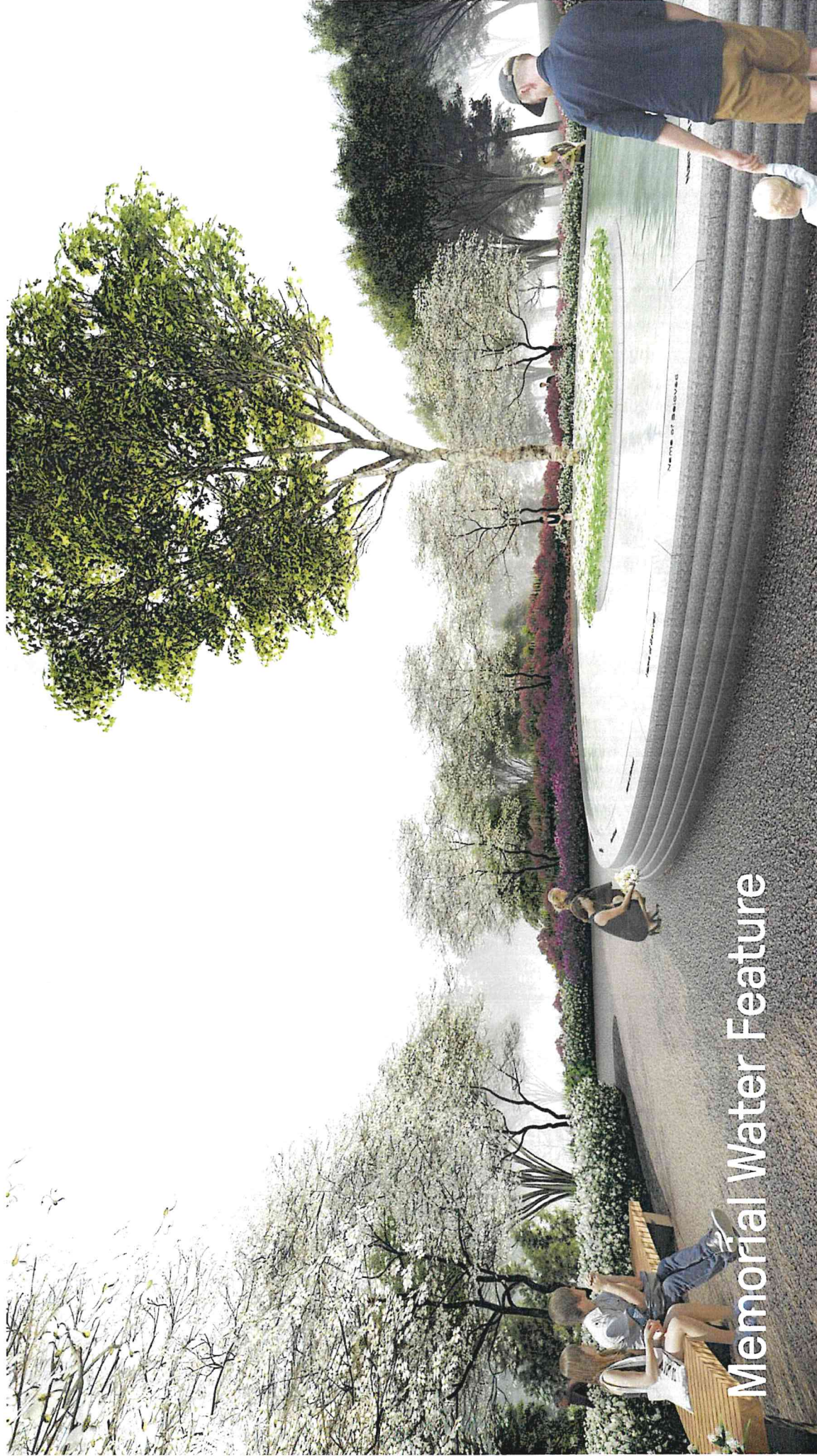
Topography

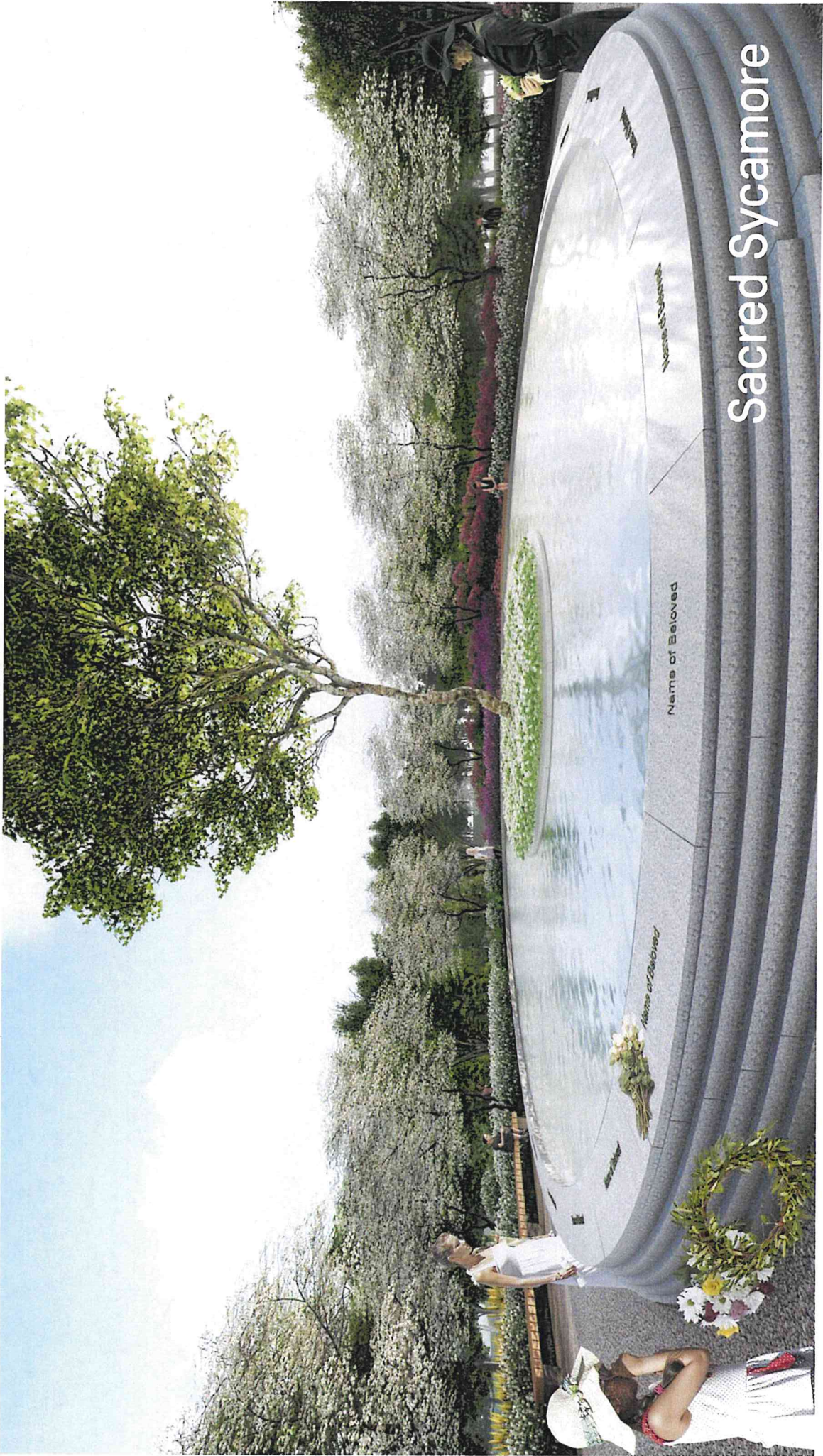


Braided Pathway



Memorial Water Feature





Sacred Sycamore





— Next Steps