

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

The Public Building and Site Commission held a regular meeting Tuesday, May 25, 2021. The meeting was held remotely due to COVID-19 mandates and precautions. Chairman Bob Mitchell called the meeting to order at 7:00p.m.

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

Absent: Tom Catalina

Also Present: 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, Ilona Prosol of BVH, two members of the public and one member of the press.

Public Participation: none.

Approval of Minutes: G. Johnson moved to approve the minutes of the May 27, 2021 meeting.

A. Adriani seconded. All in favor.

Newtown Police Station

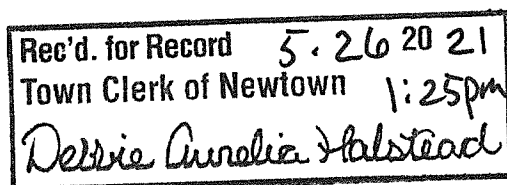
Project Closeout: R. Mitchell moved to resolve that the construction of the Town of Newtown, Police Station, Town Project Number 1057, be accepted by the Public Building & Site Commission as complete and accepted for beneficial occupancy by the Town of Newtown with the following attachments: Certificate of Occupancy issued by the Town of Newtown dated November 6, 2020 and the Certificate of Substantial Completion dated November 5, 2020 with all noted outstanding items as complete or addressed (att.). A. D'Angelo seconded. All in favor. The Commission thanked Consigli and KBA for a great job.

Hawley Elementary School

Documentation Status and Schedule Update: Christopher Williams met with A. Adriani and G. Johnson, reviewed the drawings; came up with good ideas and suggestions and walked the school. CWA is in the process of updating the drawing to be closer to 90% CD. G. Johnson said the meeting went very well; there were cost effective changes as well as additions regarding duct work in the older building. A. Adriani said a couple of VAV boxes were removed but added to the administrative office, which will be cost neutral. Freeze pumps were removed, which will be a cost savings.

Construction Manager - Update: Jeff Anderson said that after Downes receives the updated drawing from CWA they will do another budget update.

Project Budget Review – Summary: R. Mitchell wants enough contingency to cover everything once bids go out. J. Anderson reported some projects are coming in over the next couple of weeks. The excessive material cost was discussed. R. Mitchell said to keep an eye on pricing to consider value management items or alternates, just in case.



Invoices for Payment: A. Adriani moved to approve the Christopher Williams Architects, LLC invoice #2013.06 in the amount of \$27,247.37. A. D'Angelo seconded. All in favor. This brings them to 100% Design Development, 20% Construction Documents and in three weeks they will be at 90% Construction Documents.

A. D'Angelo moved to approve the Downes Construction invoice #2 in the amount of \$12,500. G. Johnson seconded. There was further discussion on the invoice number. A. D'Angelo moved to amend the motion to approve invoice #1 in the amount of \$12,500.00. A. Adriani seconded. The motion unanimously passed as amended. This brings them to 50%.

Sandy Hook Permanent Memorial:

Documentation Status - SWA Update: D. Affleck reported the Construction Documents are at 60%. There was a pre review meeting with the Town resulting in tentative approval that they are meeting all requirements to move forward with permits. There have been coordination calls with civil, electrical and plantings. The PBSC ad hoc wants to see the drawings once they are at 90%. Artemis is recommending an early preparation of the meadow. B. Waldo discussed mowing three times and applying weed killer to drastically reduce the seed load of weeds on site; this will significantly reduce maintenance. R. Mitchell would like that done by July. D. Affleck will meet A. Norton, S. Feuerberg and T. Vincenta onsite for a site walk this week. J. Anderson said that Artemis wants to maximize the aesthetic condition of areas for late next year. If on schedule, permanent plantings will be spring 2022. Now is the time to prepare meadows and areas by eliminating weed growth to ensure plantings succeed. A. D'Angelo voiced concern on the herbicide, inquiring about environmental impact. D. Affleck said that the team is ecologically sensitive and wouldn't want to do anything ecologically damaging to the area.

Construction Manager – Downes Status Update: J. Anderson reported 100% CD is expected the first week of June. There will be a four week bid period; two weeks for scope review of trades and GMP development and two weeks for Town approval of the GMP. This brings the project to an early to mid-August construction start date. R. Mitchell noted the Board of Selectmen has the final approval of the GMP, after approval of the PBSC. SWA is on track to submit 100% CD the first week of June.

Update on Pool Mockup: The mock up is not an exact rendering of the water feature; it is a technical mock up to ensure the engineering is correct, to dial in the fine effect of how the candles will move in the water. Fluidity will specify, in drawings, the best way to approach the orientation of the pumps and the jests. J. Anderson said that a budget for a physical mock up was established in Jan. /Feb. Since receiving the final mock up drawing, in mid-April, lumber is up 45%, PVC is up extensively. After review, SWA and Fluidity decided to forego a pool construction mock up and work towards the commissioning exercise to ensure the installation will function properly. The original SWA contract includes \$21,000 for a mock up; Downes carried an original \$10,000 in the pending contract. The only expense to this point was detailing the mock up. It was suggested these funds be used for other types of mock ups or construction features. A. Norton asked that funds available and funds used be documented on the monthly report. Downes stated the mock up funding will not be spent without discussion with the committee on what the intent is. A safe additive will prevent the water from freezing in the colder months. G. Brennan agrees pretreatment is a good idea.

SHPM Presentation: D. Affleck will attend a Sandy Hook Permanent Memorial meeting on May 27 to discuss name representation, fonts and the Obama quote. R. Mitchell noted there is a budget and a timeframe that cannot be effected. A. Norton wants to know if this meeting results in any change in the June dates.

Invoices for Payment: none.

Discussion of remote meetings per State guidelines: The Governor's executive orders allow for remote meetings to continue through June 30. The June meeting will be remote; July may be in person with the ability to call in.

The next regular meeting is scheduled for June 22, 2021.

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

Att: NPD Certificate of Occupancy; NPD Certificate of Substantial Completion

Respectfully submitted,
Susan Marcinek

**CERTIFICATE OF OCCUPANCY
TOWN OF NEWTOWN**

Date:	November 6, 2020	Map:	36	Block:	12	Lot:	8
Owner:	Town of Newtown						
Owner's Address	3 Primrose Street, Newtown, CT 06470						
Description of portion of structure for which the certificate is issued	Renovation of an existing 21,687 sq. ft. building and new construction of a 3,654 sq. ft. addition. Work includes full renovation, new interior, exterior, & site work.						
Contractor:	Consigli Construction Co. Inc., 100 Allyn Street, 4 th Flr., Hartford, CT 06103 (MCO.0901137)						
That building at:	Newtown Police Station 191 South Main Street			Under Permit Number:	B19-623 11/1/2019		
Permit taken out for:	Interior & exterior renovation of an existing building with a new addition.						

Conforms substantially to the requirements of the building ordinances of the Town of Newtown and to the State of Connecticut Building Code and is hereby approved for occupancy.

Edition of code under which permit was issued: 2018 Connecticut State Building Code

Use group: Type of Construction:

If Automatic Sprinkler System is provided is it a required Sprinkler system? Yes No

The hazard classification or storage configuration, including aisle widths, for which the automatic sprinkler is designed.

The automatic sprinkler and / or standpipe demand at the base of the riser.

Special stipulations and conditions of the building permit:

Special conditions and stipulations of this Certificate of Occupancy:

Date issued: November 6, 2020

Building Official: John Poeltl



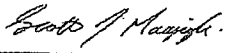
AIA® Document G704™ – 2017

Certificate of Substantial Completion

PROJECT: <i>(name and address)</i> Newtown Police Headquarters Newtown, CT 18010.00	CONTRACT INFORMATION: Contract For: General Construction Date: November 8, 2019	CERTIFICATE INFORMATION: Certificate Number: 001 Date: November 5, 2020
OWNER: <i>(name and address)</i> Town of Newtown 3 Primrose Street Newtown, CT 06470	ARCHITECT: <i>(name and address)</i> Kaestle Boos Associates, Inc. 416 Slater Road, P.O. Box 2590 New Britain, CT 06050-2590	CONTRACTOR: <i>(name and address)</i> Consigli Construction Company, Inc. 100 Allyn Street Hartford, CT 06103

The Work identified below has been reviewed and found, to the Architect's best knowledge, information, and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated below is the date established by this Certificate.
(Identify the Work, or portion thereof, that is substantially complete.)

Entire project including building and site, except for lawns and plants.

Kaestle Boos Associates, Inc.		Scott J. Mangiagli, AIA, LEED AP BD+C - Principal	November 5, 2020
ARCHITECT <i>(Firm Name)</i>	SIGNATURE	PRINTED NAME AND TITLE	DATE OF SUBSTANTIAL COMPLETION

WARRANTIES

The date of Substantial Completion of the Project or portion designated above is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:
(Identify warranties that do not commence on the date of Substantial Completion, if any, and indicate their date of commencement.)

Planting guarantee period will start upon the issuance of the Certification of Planting.
Lawn warranty period will start upon acceptance.

WORK TO BE COMPLETED OR CORRECTED

A list of items to be completed or corrected is attached hereto, or transmitted as agreed upon by the parties, and identified as follows:
(Identify the list of Work to be completed or corrected.)

Refer to attached Punch List: Consigli Construction All Punch List items dated 11/3/20.

The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment, whichever occurs first. The Contractor will complete or correct the Work on the list of items attached hereto within Sixty (60) days from the above date of Substantial Completion.

Cost estimate of Work to be completed or corrected: \$50,000.00

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work, insurance, and other items identified below shall be as follows:

(Note: Owner's and Contractor's legal and insurance counsel should review insurance requirements and coverage.)

The Owner assumes full responsibility for security, maintenance, heat, utilities and insurance for the designated portions of the work included in this Certificate. Maintenance of the Plants and Lawns are the responsibility of the Contractor until accepted.

The Owner and Contractor hereby accept the responsibilities assigned to them in this Certificate of Substantial Completion:

Consigli Construction
Company, Inc.

CONTRACTOR (Firm
Name)

Town of Newtown

OWNER (Firm Name)

SIGNATURE

SIGNATURE

Corey Shearer - Project Manager

PRINTED NAME AND TITLE

DAVID C. ROSENMAN

PRINTED NAME AND TITLE

FIRST SELECTION

11/5/2020

DATE

11-5-2020

DATE

