

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

The Public Building and Site Commission held a regular meeting Tuesday, August 24, 2021. The meeting was held in the conference room at the Newtown Police Department, 191 S. Main Street. Vice Chairman Art Norton called the meeting to order at 7:05p.m.

Present: Robert Mitchell (via phone), Art Norton, Gus Brennan (via phone), Allen Adriani, Anthony D'Angelo, Sally Feuerberg, Kristian Otten, Tom Catalina

Absent: Gordon Johnson

Also Present: First Selectman Dan Rosenthal, Purchasing Agent Rick Spreyer, Dan Affleck and Ben Waldo (both remote) of SWA, Jeff Anderson and Michael Dell'Accio of Downes, Tara Vincenta of Artemis, John Luby of Enviromed (via phone) and one member of the press.

Public Participation: none.

Approval of Minutes: A. D'Angelo moved to approve the minutes of the July 27, 2021 meeting.

T. Catalina seconded. All in favor.

Hawley Elementary School

Documentation Status and Schedule Update: First Selectman Rosenthal reported the Board of Selectman approved the \$8 million appropriation for the project. The process will continue with the Board of Finance on Aug. 26 and the Legislative Council on Sept. 1. With approval the project will appear on the ballot on November 2. Borrowing may be less after the bidding comes in. In September/October there will be discussion about the American Rescue Plan and what funding can be put toward the project which may result in reduced borrowing.

Construction Manager - Update: J. Anderson said that the next steps, assuming voting approval, is to develop a preconstruction schedule with a bidding period for the documents prepared by Christopher Williams and BVH to get to a GMP and commence with construction June of 2022. Documents related to the preconstruction will be prepared for the October meeting. B. Mitchell said that the Newtown Bee can do an article prior to referendum, clarifying what is involved with the project. J. Anderson said they are in a holding pattern pending voter approval.

Project Budget and Phasing Review - Summary: see above notes on the project.

Invoices for Payment: none.

Sandy Hook Permanent Memorial:

Documentation Status - SWA Update: none.

Construction Manager – Downes Status Update & GMP: M. Dell'Accio reviewed the attached Preconstruction/Construction document which includes the financial summary, contingencies, alternates, schedule updates, critical items for discussion and any action items. Relative to the lighting bollards Downes is working with SWA on alternate reductions pending pricing from subcontractors and their lighting vendor. SWA wants to make sure the material around the water feature is viable prior to

Rec'd. for Record 8.26.2021
Town Clerk of Newtown 1:00pm
Debbie Aurelia Halstead

consensus on the design and bollard reduction. A. Norton stressed that the stone and the lighting have been a topic of conversation for three meetings. The more expensive hardscape is not an option based on the budget; since approval of the GMP a less expensive option is being considered. A subcontractor is pricing stone. Upon further discussion J. Anderson agreed to have a design decision on the stone and lighting by September 3; Dan Affleck of SWA agreed to communicate the updated design plans for the lighting bollards and stone design by Friday, September 3. B. Mitchell is very concerned about the impact on the schedule if there isn't a decision by that date. S. Feuerberg voiced concern about trucks going into the property after rainy weather conditions. M. Dell'Accio said there will be a tracking pad to ensure there is nothing tracked into the road. Trees will be chipped and remain on site. There will be an erosion pad, silt fence and temporary fencing on site. All drawings are being coordinated with the subcontractors. All workers involved in the project will sign non-disclosure agreements; no phones will be allowed on site. Any photos of progress will be taken by Downes. A. Norton confirmed that once a decision is made on the stone and lighting the design will be complete. First Selectman Rosenthal noted that Aquarion is bringing a water line down Riverside Road. The project can hook into that line. J. Anderson said the cost of the water line is moderately more expensive than a well. Long term a permanent water line is recommended over a well. The OAC (Owner, Architect, Contractor) meetings will begin this week. A. D'Angelo asked about the 20 exclusions on page 7 (att.). There is an additive in the concrete for waterproofing which will improve the warranty period beyond normal concrete. There was discussion on the vault that holds the pump system and the chemical treatment system for the reflection pool. Without that coordination the pump equipment and PVC piping cannot be released. The vault is a critical path item; the coordination process will begin on August 25. M. Dell'Accio estimates 20 weeks delivery, possibly February. Granite is another critical path item. There will be three cameras total, two on one pole.

Update on Bids Received: n/a

Update on Construction Schedule: M. Dell'Accio said the site survey was started August 23; August 24 the site work was mobilized with continued surveying. On August 25 the tree clearing subcontractor will mobilize to begin tree clearing on August 27.

Invoices for Payment:

A. D'Angelo moved to accept the SWA invoice #186060 in the amount of \$36,629. G. Brennan seconded. All in favor.

The next regular meeting is scheduled for September 28, 2021 and will be held in the Council Chamber of the Newtown Municipal Center.

Adjournment: Having no further business the Public Building & Site Commission adjourned their regular meeting at 7:46 p.m.

Att: SHPM Preconstruction/Construction, 8/24/21; Exclusions; SWA/Downes update.

Respectfully submitted,
Susan Marcinek

BUILDING COMMITTEE MEETING UPDATE – PRECONSTRUCTION/CONSTRUCTION

Date: 08/24/21

To: Town Newtown
Public Building and Site Committee Members

Project: Sandy Hook Permanent Memorial

Agenda/Update –

Sandy Hook Permanent Memorial Project:

1. Downes has completed the scope review process and submitted the GMP Amendment. The GMP was approved on 8/16/2021.

A. Project Financial Summary (Downes GMP)

Original GMP	\$ 3,384,903.00
Alternate #2 – ADD Resting Benches	\$ 10,190.00 included in above GMP
Alternate #2V – Alternate Light Fixture Package	(\$ 25,000.00) included in above GMP
Alternate #3V – Delete Swivel Fittings	(\$ 58,517.00) included in above GMP
Approved Change Order Proposal's	\$ 0.00
Total Revised GMP	\$ 3,384,903.00
Pending/Approximate Change Order Requests	\$ 0.00
Total Anticipated GMP	\$ 3,387,903.00

Construction Manager's Construction Contingency	\$ \$98,700.00 included in above GMP
Approved COP's	\$ 0.00
Pending COP's	\$ 0.00
Remaining CM Contingency	\$ 98,700.00

B. Owner's Soft Cost

Architects and Consultants Fees	\$ 374,584.00
Builder's Risk Insurance	\$ 3,418.00
Permanent Site Security	\$ 20,000.00
Owner's Contingency	\$ \$151,327.00
Approved COP's	\$ 0.00
Pending COP's	\$ 0.00
Remaining Owner Contingency	\$ 549,599.00

C. Alternates to be determined

Alternate #1 – ADD Stone Paving in lieu of rock trails	\$	335,855.00
Alternate #1A – ADD Alternate Stone Paving in lieu of trails	\$	TBD
Alternate #3 – Alternate Plantings	\$	79,200.00
Alternate #1V – Reduce Bollard Light Fixtures to 19	(\$	22,350.00)
Alternate #4V – Delete Maintenance – Water Feature	(\$	23,980.00)

D. Schedule Update

- I. Work Completed
 - GMP Execution
- II. Work in Progress
 - Downes has submitted letters of intent and notice to proceed to all subcontractors.
 - Tree Clearing Expected to Start 8/24/2021
 - Good Neighbor Meeting scheduled for 8/26/2021.
- III. Work to Start
 - Site Mobilization
 - Temporary Fence
 - Erosion and Sediment Controls

E. Critical Items for Discussion

- Review Alternates and additional pricing.
- Subcontractor notice to proceed and submittal and shop drawing development.

2. Action Items

A. TBD

PREPARED BY:
Downes Construction Company
Construction Manager

Michael Dell'Accio
Project Manager
8/24/21

EXCLUSIONS

- 1** All rock removal and disposal is excluded.
- 2** Handling, transportation and/or disposal of unsuitable, contaminated or polluted soils is excluded.
- 3** Site grounds maintenance of all areas outside the construction fence line are excluded. This includes but may not be limited to lawn mowing and snow plowing of City or Town Sidewalks & Streets.
- 4** State of Connecticut CHRO Requirements are excluded.
- 5** Schedule delays due to current market volatility/material supply availability are excluded.
- 6** State grant management is excluded.
- 7** A 10 year warranty against leaks at concrete are excluded.
- 8** Builders Risk insurance coverage and deductibles for builders risk claims are excluded.
- 9** Guaranteeing of any soft costs is excluded.
- 10** Liquidated damages are excluded.
- 11** RFI Questions/Answers not included in Addenda are excluded.
- 12** Temporary security measures including off-hours security are excluded. An 8'-0" temporary construction fence is being provided only.

Page 7 of 15

**DOWNES CONSTRUCTION COMPANY'
CONSTRUCTION MANAGER**

- 13** Repair of vandalism is excluded.
- 14** DEEP Stormwater Pollution Control permit and compliance is excluded.
- 15** A permanent security system is excluded. Refer to allowances for permanent site security by owner.
- 16** A performance and payment bond provided by Downes is excluded.
- 17** Subsurface improvements such as helical piles are excluded.
- 18** Removal of efflorescence on granite masonry can be expected and should be excluded.
- 19** Mowing and maintenance of lawns and grassed past the substantial completion date.
- 20** A water system feature mock-up is excluded.



swa



08.24.21 Committee Update

Dan Affleck, Ben Waldo from SWA

Jeff Anderson, Mike Dell'Accio from DCC

Newtown Planning and Zoning: The project received planning approval on 8/5/21

Building Permit: SWA has submitted for building permit and awaiting comment/approval

Next Steps: SWA is compiling an Architectural Supplemental Instructions which compiles all clouded changes that have occurred during the bidding and RFI process thus far

Items for Discussion:

Paving cobble alternate around the water feature

Lighting reductions

Grading adjustment based on Cut/Fill (page 2)

Water Feature and Landscape Maintenance

Additional Plantings

Date & Time for regular OAC