

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

The Public Building and Site Commission held a regular meeting Tuesday, September 28, 2021. The meeting was held in the Council Chamber at the Newtown Municipal Center, 3 Primrose Street. Vice Chairman Art Norton called the meeting to order at 7:01p.m.

**Present:** Art Norton, Allen Adriani, Anthony D'Angelo, Sally Feuerberg, Gordon Johnson, Kristian Otten, Tom Catalina

**Absent:** Robert Mitchell, Gus Brennan

**Also Present:** First Selectman Dan Rosenthal, Purchasing Agent Rick Spreyer (via phone), Bob Gerbert (via phone), Christopher Williams (via phone), Dan Affleck of SWA, Jeff Anderson and Michael Dell'Accio of Downes, Deborra Zukowski of the public and two members of the press.

**Public Participation:** none.

**Approval of Minutes:** A. D'Angelo moved to approve the minutes of the August 24, 2021 meeting.  
S. Feuerberg seconded. All in favor.

**Hawley Elementary School**

**Documentation Status and Schedule Update:** Bob Gerbert reported the project passed the Board of Selectmen, the Board of Finance and the Legislative Council and will now go to referendum in November. Christopher Williams confirmed the construction documents will be 100% complete not later than Oct. 29.

**Construction Manager - Update:** none.

**Project Budget and Phasing Review – Update & Summary:** none.

**Invoices for Payment:** none.

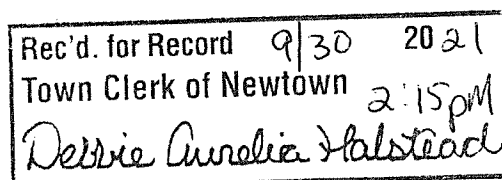
**Sandy Hook Permanent Memorial:**

**Documentation Status - SWA Update:** see attached.

**Construction Manager – Downes Status Update:** Mike Dell'Accio reported the work complete includes tree clearing, trailer site prep and mobilization, temporary fence and erosion control. Excavation for the water feature has begun; the PVC piping will be installed this week. The rebar and concrete is the next step once piping is completed. Critical items related to PCO's is the primary power connection; they are working with Eversource on the location of the transformer. (att.) Downes requested approval of three PCO's. Relative to the water connection G. Johnson said that K copper comes in 60 ft. coils. M. Dell'Accio stated there is a \$40,000 credit for the elimination of the well.

A. D'Angelo moved to accept PCO #001, for the permanent entry gate, not to exceed the amount of \$3,389. A. Adriani seconded. All in favor.

A. D'Angelo moved to accept PCO #004 for the new water service and the elimination of the well, not to exceed the amount of \$16,121. A. Adriani seconded. All in favor.



A. D'Angelo moved to accept PCO #007 for the revised electrical service at the driveway, contingent upon receiving the final paperwork and not to exceed the amount of \$18,504. S. Feuerberg seconded.

A. Norton voiced concern on not having anything in writing on the \$15,000. A. Adriani inquired to the plan for the original path. First Selectman Rosenthal said that using the nearest line near the firehouse is more expensive. Aquarion is bringing a water line down Riverside Road. Using this line will prevent potential delays that would result in waiting for Eversource approvals for electrical at the right of way near NUSAR. All in favor.

Back flow is included in the irrigation design; the meter pit is included in the change order.

PCO 3 and PCO 3a are relative to reduced lighting. A reduction of \$59,000 vs. a \$70,000 was discussed. The smaller reduction keeps lighting on the pathway. Dan Affleck stated that the sloped area to the cars may be darker when visitors are ready to leave; pathway lighting which will be 45 feet apart, is a safety feature. There is a lighting control system. There will be up lighting on the Sycamore and general lighting at the main water feature. With a \$59,000 credit, \$53,000 of contingency will be used. G. Johnson moved PCO 3a for a credit amount of \$59,530. A. Adriani seconded. All in favor.

**Update on Bids Received:** none.

**Update on Construction Schedule:** see Construction Manager – Downes Status Update.

**Invoices for Payment:**

A. D'Angelo moved to accept the Downes invoice #1 in the amount of \$116,021.50. G. Johnson seconded. All in favor.

A. D'Angelo moved to accept the Downes invoice #2 in the amount of \$12,500. S. Feuerberg seconded. All in favor.

A. D'Angelo moved to accept the SWA invoice #186847 in the amount of \$13,072.49. G. Johnson seconded. All in favor.

A. D'Angelo moved to accept the SWA invoice #186390 in the amount of \$17,257. A. Adriani seconded. All in favor.

**The next regular meeting is scheduled for October 26, 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 7:58p.m.

Att: SWA/Downes Committee Update 9/28/21; Downes update – Construction 9/28/21

Respectfully submitted,  
*Susan Marcinek*



# swa



## 09.28.21 Committee Update

Dan Affleck, Ben Waldo from SWA

Jeff Anderson, Mike Dell'Accio from DCC

For the past month, SWA team has been responding to RFI's and submittals, focusing on critical path items (vaults, piping, rebar, concrete).

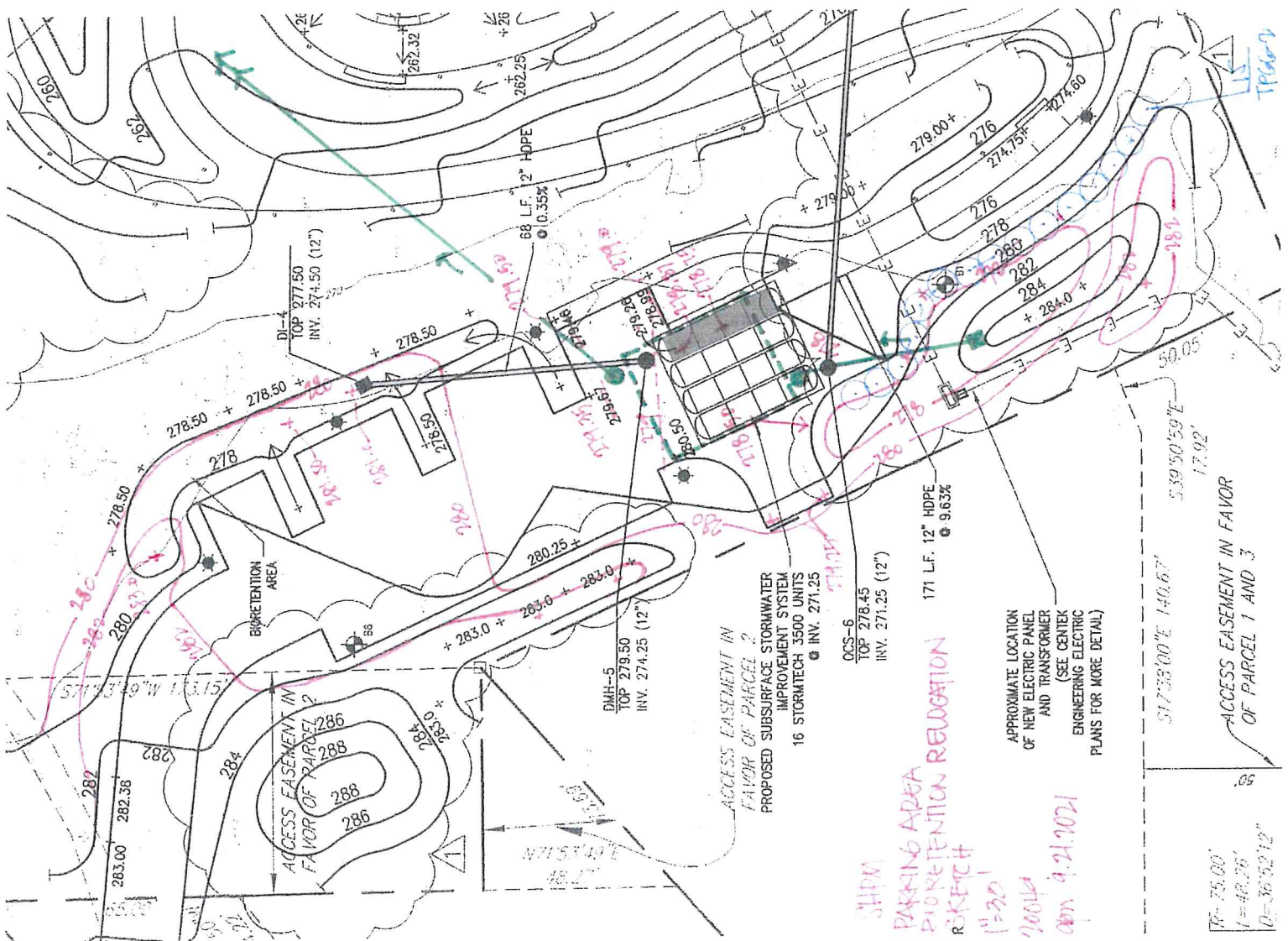
Design has frequent communication with Downes and attends all Pre-install meetings with contractors.

Additional design efforts have been made to preserve existing trees on western slope by relocating one of the stormwater detention basins (sketch attached).

Additional services to create new drawings for re-routing electrical connection to North Driveway and connecting to waterline on Riverside Road were declined by the Town.

Artemis/SWA to meet with O & G Stone to discuss donation of 2,330 SF of cobbles. Nothing is confirmed, but donation looks promising. SWA has approved Hanover alternate cobble, in case donation doesn't materialize.

SWA has provided mockup text for names to contractor for production of stone mockup. SWA needs final text from Town for Obama Welcome Wall.



ACCESS EASEMENT IN FAVOR OF PARCEL 2

PROPOSED SUBSURFACE STORMWATER IMPROVEMENT SYSTEM  
16 STORMTECH 3500 UNITS  
@ INV. 271.25

SHOWN  
PARKING AREA  
BIORETENTION REDUCTION  
RISK-IT  
1"=20'  
20014  
09/21/2021

APPROXIMATE LOCATION OF NEW ELECTRIC PANEL AND TRANSFORMER  
(SEE CENTER ENGINEERING ELECTRIC PLANS FOR MORE DETAIL)

S17°33'00"E 140.67'

ACCESS EASEMENT IN FAVOR OF PARCEL 1 AND 3

76° 75.00'  
1=40.75'  
D=36°52'12"

## BUILDING COMMISSION MEETING UPDATE –CONSTRUCTION

**Date:** 09/28/21

**To:** Town Newtown  
Public Building and Site Committee Members

**Project:** Sandy Hook Permanent Memorial

**Subject:** Downes Building Commission Meeting Agenda

**Sandy Hook Permanent Memorial Project:**

### 1. Project Update

#### A. Project Financial Summary (Downes GMP)

Original GMP	\$ 3,384,903.00
Approved Change Order Proposal's	\$ 0.00
Total Revised GMP	\$ 3,384,903.00
Pending/Approximate Change Order Requests	\$ 53,843.00
<b>Total Anticipated GMP</b>	<b>\$ 3,438,746.00</b>

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

#### 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	\$ 53,843.00
<b>Remaining Owner Contingency</b>	<b>\$ 97,484.00</b>

#### 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	\$ 77,324.00

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
  - Tree Clearing
  - Trailer Site Prep and Mobilization
  - Temporary Fence
  - Erosion Control
  
- II. Work in Progress
  - Storm Drainage
  - Site Grading
  - Excavation for Water Feature
  - Water Feature Piping
  
- III. Work to Start
  - Rebar and Concrete

#### **E. Critical Items for Discussion**

- Primary Power Connection
- Water Connection
- Revised Alternate Concrete Unit Pavers

#### **2. Action Items**

##### **A. PCO Approvals**

- PCO #001 - Permanent Entry Gate = \$3,839.00
- PCO #002 – Revised Concrete Unit Pavers = \$77,324.00
- PCO #003 - Reduce Site Lighting = (\$59,830.00) 59,530
- PCO #004 - New Water Line Connection NTE = \$16,121.00
- PCO #007 - New Electrical Line at Driveway NTE = \$16,389.00

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#### **PREPARED BY:**

**Downes Construction Company**  
**Construction Manager**

Michael Dell'Accio  
Project Manager  
9/28/21





**DOWNES**  
CONSTRUCTION COMPANY

Downes Construction Company

Printed on Tue Sep 28, 2021 at 04:52 pm EDT

Job #: 25-01-0419 Sandy Hook Memorial

## Change Events

#	Title	Scope	Type	Reason	Status	Origin	ROM	Prime Totals	Commitment Totals	RFQs	Commitment COs	Prime PCOs
01	Permanent Entry Gate	Out of Scope	Owner Change		Open		\$3,839.00	\$3,839.00	\$0.00			PCO #001
02	Revised Alternate Concrete Unit Pavers	Out of Scope	Owner Change		Open		\$77,324.00	\$77,324.00	\$0.00			PCO #002
03	Reduce Lighting per SWA Drawing dated 9/7/2021 including Path to Memorial	Out of Scope	Owner Change	Client request	Open		-\$70,212.00	-\$70,212.00	\$0.00			PCO #003
03A	Reduce Lighting per SWA Drawing dated 9/7/2021	Out of Scope	Owner Change	Client request	Open		-\$59,530.00	-\$59,530.00	\$0.00			PCO #003A
04	New Water Service & Elimination of Groundwater Well	Out of Scope	Owner Change	Client request	Open		\$16,122.00	\$16,122.00	\$0.00			PCO #004
05	ASI #01 - Revised Piping and Foundation Elevations and Misc.	TBD	Owner Change	Design development	Open		\$0.00	\$0.00	\$0.00			
06	Security Poles and Wiring	In Scope	Transfer	Allowance	Open		\$0.00	\$0.00	\$0.00			
07	Revised Electrical Service Routing at New Driveway	Out of Scope	Owner Change	Existing condition	Open		\$18,504.00	\$18,504.00	\$0.00			PCO #007
08	Topical Waterproofing at Water Feature	Out of Scope	Transfer	Design development	Open		\$0.00	\$0.00	\$0.00			
<b>Report Grand Totals</b>							<b>-\$13,953.00</b>	<b>-\$13,953.00</b>	<b>\$0.00</b>			

