

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

The Public Building and Site Commission held a regular meeting Tuesday, October 26, 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 7:00p.m.

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

Also Present: First Selectman Dan Rosenthal, Purchasing Agent Rick Spreyer (via phone), Director of Facilities Bob Gerbert, Christopher Williams of Christopher Williams Architects (via phone), Dan Affleck (via phone) of SWA, Jeff Anderson (via phone) and Michael Dell'Accio of Downes, Tara Vincenta of Artemis, one member of the public and one member of the press.

Moment of Silence: A. Norton called for a moment of silence to honor the passing of Chairman Robert Mitchell saying was instrumental in many town projects. First Selectman Rosenthal noted Bob Mitchell was an active volunteer for fifteen years.

Public Participation: none.

Approval of Minutes: S. Feuerberg moved to approve the minutes of the September 28, 2021 meeting.
T. Catalina seconded. All in favor.

Election of Chairman/Vice Chair: G. Johnson moved to nominate Art Norton for Chairman. G. Brennan seconded. All in favor. A. Norton accepted the nomination saying he will fulfill the role of chairman until the end of the year. G. Brennan nominated Allen Adriani as Vice Chair. G. Johnson seconded. All in favor. S. Feuerberg stated she was available to do extra if needed.

Hawley Elementary School

Documentation Status and Schedule Update: First Selectman Rosenthal stated if the project passes the Nov. 2 vote CWA can move forward with updating documents. J. Anderson said they will proceed with more plan development, bid documents and schedules. C. Williams plans to meet with B. Gerbert to discuss some insignificant, temporary changes in classrooms during the project. He expects to have the 100% CD set complete by the end of this week. These will be made available at the Municipal Center or with Bob Gerbert.

Construction Manager - Update: n/a

Project Budget and Phasing Review – Update & Summary: n/a

Invoices for Payment: none.

Sandy Hook Permanent Memorial:

Documentation Status - SWA Update: M. Dell'Accio reported the project remains on budget.

Construction Manager – Downes Status Update: M. Dell'Accio reported the work completed includes the excavation for the water feature, topsoil stockpile, water feature piping and water feature backfill. The foundation for the water feature was poured and will backfill the foundations for prep for the slab, rebar and structural fill. Downes has the updated storm drainage design. This eliminated some of the storm retention structures and moved to sheet draining, a more efficient drainage system which is now being priced. First Selectman Rosenthal noted it was determined a large rainwater retention system, which would have

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Town Clerk of Newtown 8:05am
Debbie Aurelie Halstead

potentially damaged healthy trees along the ridge line, was not needed. M. Dell'Accio reported that the design team and Rob Sibley were key in this process. G. Brennan asked for site work photos. A. Norton requested a clear step by step breakdown since the original work so the PBSC can have a full understanding of the impact.

Update on Construction Schedule: Over the next month concrete will be complete. The delivery of the vault is on schedule, mid-November. Storm drainage and work surrounding the vault will take place around the same time.

Invoices for Payment:

PCO #006 includes two security poles and wiring; the conduits are included in the base contract, and included in the GMP. A. D'Angelo moved to accept PCO #006 with a zero dollar impact on the project for security poles and wiring. G. Brennan seconded. All in favor.

PCO #010 is for masonry damp proofing and caulking and included in the GMP. The design team felt this would better the longevity of the granite installation and caulking the joints. A. D'Angelo moved to accept PCO #010 with a zero dollar impact on the project for masonry damp proofing and caulking. G. Brennan seconded. All in favor.

PCO #012 is for the transformer vault. Eversource updated the vault requirement for the transformer they are providing. M. Dell'Accio reported Eversource has been very helpful with design changes. A. D'Angelo moved to accept PCO #12 in the amount of \$1,380. G. Brennan seconded. All in favor.

First Selectman Rosenthal credited Tara Vincenta for securing a donation of granite pavers from O&G. Installation will be charged to the project, however the donation of the pavers allows it to fit within the project. There will be a significant savings due to the donation. The change order for concrete pavers was approved at the last meeting. There was discussion about elevation, subsurface and meeting ADA requirements. Tara Vincenta said having a pervious set can be an advantage; with the proper setting bed, once wetted, they set up very strong, like concrete.

A. D'Angelo moved to accept the SWA invoice #187017 in the amount of \$9,180. S. Feuerberg seconded. All in favor.

The Downes invoice includes the monthly general conditions, associated project requirements for the site; the water feature system is 36% complete, site work is 11% complete. Insurance and the associated monthly fee is also included. G. Brennan moved to accept the Downes requisition #2 in the amount of \$248,986.29, contingent upon Finance Director review and approval. A. Adriani seconded. All in favor.

The next regular meeting is scheduled for November 23, 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 7:45 p.m.

Att: Downes Memorial update 10/26/21

Respectfully submitted,
Susan Marcinek

BUILDING COMMISSION MEETING UPDATE –CONSTRUCTION

Date: 10/26/21

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	\$ (21,065.00)
Total Revised GMP	\$ 3,363,838.00
Pending/Approximate Change Order Requests	\$ 1,380.00
Total Anticipated GMP	\$ 3,365,218.00

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	\$ (21,065.00)
Pending COP's	\$ 1,380.00
Remaining Owner Contingency	\$ 171,012.00

C. Alternates to be determined

Alternate #1A – ADD Alternate Stone Paving in lieu of trails	\$ 77,755.00
Alternate #3 – Alternate Plantings	\$ 79,200.00

D. Schedule Update

- I. Work Completed
 - Excavation for Water Feature
 - Topsoil Stockpile
 - Water Feature Piping
 - Water Feature Backfill
- II. Work in Progress
 - Concrete Formwork and Rebar
 - Storm Drainage Design Adjustments
- III. Work to Start
 - Storm Drainage and Grading
 - Utility Installation
 - Underground Electrical

E. Critical Items for Discussion

- Storm Drainage and Grading Revisions

2. Action Items

A. PCO Approvals

- PCO #006 – Security Poles and Wiring (Allowance) = \$0.00
- PCO #010 – Masonry Dampproofing and Caulking (Allowance) = \$0.00
- PCO #012 – Transformer Vault Revisions = \$1,380.00

PREPARED BY:
Downes Construction Company
Construction Manager

Michael Dell'Accio
Project Manager
10/26/21