

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

The Public Building and Site Commission held a special meeting Tuesday, December 21, 2021. The meeting was held in the meeting room at the Newtown Police Department, 191 South Main Street, Newtown. Chairman Art Norton called the meeting to order at 6:30p.m.

Present: Art Norton, Allen Adriani, Anthony D'Angelo (via phone), Sally Feuerberg, Gordon Johnson, Kristian Otten

Absent: Gus Brenan, Tom Catalina

Also Present: First Selectman Dan Rosenthal, Purchasing Agent Rick Spreyer, Director of Facilities Bob Gerbert(via phone), Christopher Williams of Christopher Williams Architects (via phone; did not announce himself), Dan Affleck of SWA (via phone), Tara Vincenta of Artemis (via phone), Jeff Anderson of Downes and Michael Dell'Accio of Downes and one member of the public.

Public Participation: none.

Approval of Minutes: A. D'Angelo moved to approve the minutes of the November 23, 2021 meeting.

A. Adriani seconded. All in favor.

Hawley Elementary School

Update on Bid Packages: Jeff Anderson said the bid documents for the Hawley project have been issued to a list of contractors capable of doing the various impact scopes for the project. Advertisements will be in the New Haven Register and the Newtown Bee. The pre bid, detailed, walk through is scheduled for Dec. 28 at 9:30 a.m., coordinated with Bob Gerbert and Rick Spreyer. The HVAC package is a large package. There may be an additional walk through scheduled through Bob Gerbert and Rick Spreyer. A second walk through, if need, will take place after school or in the early hours of the morning. It is important for some contractors to have roof access. The bid due date is January 13, 2022 at 2:00 p.m. in the Council Chamber, Newtown Municipal Center. Communication with Allen Adriani, Gordon Johnson and Art Norton will be ongoing. Bids, scope review and vetting of contractors will be done in time to present an all-inclusive GMP to the Town in January.

Documentation Status and Schedule Update: The students and staff are scheduled to be out of school on June 9; preparatory work will begin on June 10, depending on the number of snow days. The scheduled completion date is April 2023. Equipment delivery will be in the summer. There will be selected demolition, a look at existing conditions and a completed MEP coordination process and steel work. There is time to complete enabling work for the equipment. A target of summer delivery works based on the lead times known today, which are 12-14 weeks for the major equipment from shop drawings and 22 weeks for switch gear from approval of shop drawings.

Construction Manager - Update: see Update on Bid Packages and Documentation Status and Schedule Update.

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

Invoices for Payment: none.

Sandy Hook Permanent Memorial:

Documentation Status - SWA Update: D. Affleck will send verification from the electrical engineer (PE) of record relative to the wire sizes discussed in PCO #024.

Construction Manager – Downes Status Update: The total current GMP is \$3,300,225, pending approximate change orders of \$114,131. There is \$2,000 pending from the construction managers contingency. See change order approval under Invoices for Payment.

Update on Construction Schedule: the concrete slab on grade is complete. The walls are being formed; the location and width are critical in the placement of the masonry. The mock up is very impressive. The granite mock up has been delivered and complete. The water line tap at the road is complete, utilities and electrical is through the parking lot and the asphalt binder is done. Utility connection to vault will be done this week. Final grading is being done now. Granite delivery is scheduled for January 27 and expected in early February. The project is right on schedule.

Invoices for Payment:

PCO #007A- Revised electrical service routing at new driveway reconciliation and utilized extra from Eversource allowance; zero cost to the project. A. D'Angelo moved to accept PCO #007A with a zero impact to the project. S. Feuerberg seconded. All in favor.

PCO #014A – JMC Design cost return. A. D'Angelo moved to accept PCO #014A for a \$1,200 credit to the project, which was previously charged. S. Feuerberg seconded. All in favor.

PCO #019 – Etching of water feature slab on grade and mockup; out of scope. A. D'Angelo moved to accept PCO #019 in the amount of \$10,007. This was discussed at the weekly meetings. S. Feuerberg seconded. All in favor.

PCO #24 –Electrical voltage drop due to moving the transformer and the exterior main panel further from the vault cost more than expected; Downes negotiated the cost with the electrical contractor. There is an upsize in copper. A. Norton is concerned this could have been caught in the design phase. There is a considerable increase in length from 180 feet to 430 feet. S. Feuerberg moved the PBSC accept PCO #024 in the amount of \$26,169 with the condition the owner reserves all rights concerning all matters related to the change orders including, without limitation, claims that the change should've been part of the GMP, that the change is a possible result of various errors and/or emissions for the owner for which the owner should not be liable and that certain components of the change including working corrections to work that should've been previously contemplated and also stated the recommendation is for the use of copper. A. Adriani requested clarification from the licensed engineer of record that the wire sizes are correct. Dan Affleck will send confirmation this week. A. Adriani modified the motion on the table to include both the owner reserving rights and contingent upon receiving written documentation from the electrical engineer of record, who holds a PE, contingent upon verification they are in agreement with the wire sizes. A. D'Angelo seconded. All in favor.

A. D'Angelo moved to accept the Downes invoice #004 in the amount of \$335,652.56 A. Adriani seconded. All in favor. This brings the project to 33.72% complete.

A. D'Angelo moved to accept the SWA invoice #188022 in the amount of \$11,088.32. S. Feuerberg seconded. All in favor. This brings the project to 80% (+/-) complete.

First Selectman Rosenthal said after the New Year there should be an idea of when some contingency can be released in hopes of having a more robust planting scheme. Mike Dell'Accio said there is \$121,000 left in owners contingency and \$96,000 in the CM contingency. Jeff Anderson said that the granite will be complete in February and after March 1st there is very little risk. There will be a site meeting on Jan. 12; planting discussion can continue then. Tara Vincenta said the design team has discussed that the plant material for the project be identified and procured so that the most important items can be dug and tagged in the spring. All the perennials will be grown according to specifications. T. Vincenta has a commitment from Planters Choice

for 24 green giant arborvitaes that are part of the additional alternate plant list. This is very generous. S. Feuerberg said the etching on the granite is beautiful. First Selectman Rosenthal further noted that it was then sealed to prevent staining.

Appointment of new Commission member to fill vacancy: Patrick McCleary introduced himself and explained he works in investment management for a pension fund. The company works on multifamily and industrial; he has worked with professionals in construction management. He has been in the industry for 25 years.

A. Adriani moved to appoint Patrick McCleary to fill the alternate vacancy to expire January 6, 2025. G. Johnson seconded. All in favor.

Appointment of Clerk: S. Feuerberg moved to appoint Sue Marcinek as the meeting clerk. K. Otten seconded. All in favor.

The next regular meeting is scheduled for January 25, 2022 and will be held at 7:00 pm in the meeting room at the Police Department, 191 Main Street.

Adjournment: Having no further business the Public Building & Site Commission adjourned their special meeting at 7:29p.m.

Att: Downes Construction update Hawley 12/21/21; Downes Construction update Sandy Hook Permanent Memorial

Respectfully submitted,
Susan Marcinek