

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

The Public Building and Site Commission held a special meeting Tuesday, February 22, 2022. 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 7:00p.m.

**Present:** Art Norton, Allen Adriani, Sally Feuerberg, Gordon Johnson, Tom Catalina  
Kristian Otten, Patrick McCleary, Gus Brennan (via google meets)

**Absent:** Anthony D'Angelo

**Also Present:** Purchasing Agent Rick Spreyer, BOE Director of Facilities Bob Gerbert (via google meets), Christopher Williams of Christopher Williams Architects (arrived late), Dan Affleck of SWA (via google meets), Tara Vincenta of Artemis, Steve Smith and Michael Dell'Accio of Downes and one member of the press.

**Public Participation:** none.

**Approval of Minutes:** S. Feuerberg moved to approve the minutes of the January 25, 2022 meeting.  
G. Johnson seconded. All in favor.

**Hawley Elementary School**

**Update on Bid Packages:** M. Dell'Accio from Downes reported that they rebid acoustical ceilings, gypsum drywall and selective demo and abatement packages, they came in last week. With the apparent low bid they are under budget. They are in the scope review process and should report the results quickly.

**Documentation Status and Schedule Update:** N/A

**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:** N/A

**Construction Manager – Downes Status Update:** The granite at the water feature is ongoing. It is going well and fitting as was measured and should be finished in a week or so. The electrical service was inspected by the town yesterday and the Eversource clock has started. They are expecting permanent power mid to late March.

S. Feuerberg moved to approve PCO #028 to expedite the electrical panel with zero impact on the budget, PCO #030 to provide and install bench light fixtures, with a zero impact on the budget and PCO #031 in the amount of \$2,337 for Corten box modifications. T. Catalina seconded. All in favor.

R. Spreyer said they are looking into a decorative rail going down the walkway. There are two rail options: steel railing and a wood railing option. Quotes for both options should be received later this week.

**Update on Construction Schedule:** Downes will be sourcing the white dogwood trees that will be dug in March. The water feature subcontractor will be mobilizing on March 21. It will be commissioned mid to late April. They will start the plantings in April and the cobble walkway will start when the weather gets warmer. The evergreens may have to wait until September.

**Invoices for Payment:**

G. Johnson moved to accept the Downes invoice #006 in the amount of \$297,143.88. A. Adriani seconded. All in favor.

**The next regular meeting is scheduled for March 22, 2022 and will be held at 7:00 pm in the Council Chamber at the Newtown Municipal Center.**

**Adjournment:** Having no further business the Public Building & Site Commission adjourned their regular meeting at 7:35 p.m.

Att: Downes Construction update Hawley & Downes Construction update Sandy Hook Permanent Memorial,  
2/22/22

Respectfully submitted,  
*Arlene Miles, Clerk pro tem*

## BUILDING COMMISSION MEETING UPDATE

Date: 2/22/22

To: Town Newtown  
Public Building and Site Committee Members

Project: Sandy Hook Permanent Memorial & Hawley Elementary School – Air Quality Improvements

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
Change Order #001	\$ (21,065.00)
Change Order #002	\$ 1,380.00
Change Order #003	\$ (64,993.00)
Change Order #004	\$ 34,976.00
Change Order #005	\$ 122,280.00
Total Revised GMP	\$ 3,457,481.00
Pending/Approximate Change Order Requests	\$ 7,337.00
<b>Total Anticipated GMP</b>	<b>\$ 3,464,818.00</b>

Construction Manager's Construction Contingency	\$ \$98,700.00 included in above GMP
Approved COP's	\$ 20,000.00
Pending COP's	\$ 21,344.00
<b>Remaining CM Contingency</b>	<b>\$ 57,356.00</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	\$ 72,578.00
Pending/Approximate COP's	\$ 7,337.00
<b>Remaining Owner Contingency</b>	<b>\$ 71,412.00</b>

### **C. Schedule Update**

- I. Work Completed
  - Prep for Granite Installation
  - Granite Delivery
- II. Work in Progress
  - Granite Installation
  - Electrical Service Installation
- III. Work to Start
  - Eversource Transformer Procurement
  - Mass Excavation/Rough Electrical
  - Granite Cobble Paver Installation (Weather Permitting)
  - Water Feature Equipment Installation

### **D. Critical Items for Discussion**

- Granite Installation
- Eversource Transformer Delivery

## **2. Action Items**

### **A. PCO Approvals**

- PCO #028 – Expedite Electrical Panel (CM Contingency) = \$0.00
  - PCO #030 – Provide and Install Bench Lights (Allowance) = \$0.00
  - PCO #031 – RFI #075 Corten Box Modifications = \$2,337.00
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**Hawley Elementary School Air Quality Improvements Project:**

1. Downes received bids for all re-bid of packages #2.1 Selective Demolition & Abatement, #9.1 Gypsum Drywall and #9.2 Acoustical Ceilings on 2/17/22 and will review bid results at the meeting.
2. Pending satisfactory receipt of bids and approved value engineering/cost management items, Downes to submit a GMP.

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**PREPARED BY:**

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

Michael Dell'Accio  
Project Manager  
2/22/22