

The Public Building and Site Commission held a regular meeting Tuesday, November 22, 2022. The meeting was held in the Council Chamber at the Newtown Municipal Center, 3 Primrose Street, Newtown. Chairman Art Norton called the meeting to order at 7:00p.m. and turned the meeting over to Allen Adriani to chair.

**Present:** Art Norton (via phone), Allen Adriani, Gus Brennan, Anthony D'Angelo, Sally Feuerberg, Gordon Johnson, Kristian Otten (via google meets), and Patrick McCleary

**Also Present:** Jason Smith of Downes, Steve Smith of Downes (via phone), Christopher Williams of Christopher Williams Architects, Tara Vincenta (via google meets) of Artemis Landscape Architects, First Selectman Rosenthal and David Schill, C.H. Booth Library.

**Absent:** Tom Catalina

**Public Participation:** none

**Approval of Minutes** A. Norton moved to approve the minutes of the October 25, 2022 meeting. A. D'Angelo seconded. All in favor.

**Hawley Elementary School**

**Documentation Status and Schedule Update:** n/a

**Construction Manager - Update:** J. Smith reported that two high risk crane operations have already been completed; the next one will be through a window in the shed dormer. Quality control is ongoing. The above ceiling inspection process has begun, which involves a special inspector and the Fire Marshal as well as the commissioning agent. The schedule now revolves around duct work. The second floor of A & B are complete; ductwork has started in C. Downes is pushing heavily for ceilings at the end of December. C. Williams stated the project is in good shape at 32.8% complete, the amount of change orders is .77% which is very low. Much of the building has been opened up, many issues already hashed out. There was discussion about the fire alarm; there are long time lead time supply chain issues for duct smoke detectors. There has been difficulty getting ones that are compatible with the system. Honeywell is looking to replace the existing fire alarm panel. Likely a different device will be used for the duct smokes and any other input devices, including pull stations and smoke detectors. There have been many long meetings around this. Honeywell is currently looking at a second manufacturer. The bottom line is there is a back log of 20,000 duct smoke detectors and only 700 going into production. C. Williams reported he expects an answer on this in a week or two, also B. Gerbert is apprised of the situation. J. Smith clarified the warrantee/guarantee on the products need to be maintained; it has to be a certified Honeywell product. There is a provision in the code; the only thing that will be negotiable would be the smoke detectors that fire the smoke dampers but this still doesn't solve the problem with the duct smoke detectors. G. Brennan asked about using other products now and replacing once Honeywell products come in; C. Williams believes that is a false hope. J. Smith will look into this; saying it will be expensive to install and replace. C. Williams doesn't think it is wise to open the school without the warranted detectors as it opens the town up to liability. The Honeywell representative will need to come up with a solution that involves upgrading the fire alarm panel. A new panel is not part of the project but can easily be installed by the town vendor; J. Smith recommends that. The switchgear is on schedule. The platform riser will be more than 28 inches. P. McCleary questions the critical path affected by the switchgear. J. Smith said that Downes has a very good relationship with Eversource and he believes there will not be an issue with the transformer once the inspection occurs. He is hoping for a shorter lead time; he expects shipping on May 28<sup>th</sup>. J. Smith said interim power can be supplied by the existing switchgear; the current transformer would need to be inspected and the Town would need to enter it into the system; that would lead to another shut down. J. Smith will be able to report on the impact on schedule in a few weeks. There was agreement that First Selectman Rosenthal make a call to Eversource, at the time, if needed.

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

**Invoices for Payment:** A. D'Angelo moved to approve PCO #012 for Downes – Areas A/B RTU and Steel for a zero impact to the project. G. Johnson seconded. ..All in favor.

A. D'Angelo moved to approve PCO #015 for Downes – Roof Drains at Area C1 Roof, in amount of \$5,204.  
G. Johnson seconded. All in favor.

A. D'Angelo moved PCO #018 for Downes – Relocating Existing MEP #2 with a zero dollar impact to the budget.  
G. Johnson seconded. All in favor.

There was no action on PCO #025; it is on hold per Downes & CWA.

A. D'Angelo moved PCO#026, Relocate Existing MEFP #3 in the amount of \$22,918. There was discussion on the relocation of the existing water pipe being re piped around the conduit. This is included in the description HVAC and Plumbing System portion of the change order in the amount of \$8,400. S. Feuerberg seconded. All in favor.

There was no action on PCI #028; it is on hold per Downes & n CWA.

A. D'Angelo moved to approve invoice #006 for Downes in the amount of \$931,293.41. G. Brennan seconded. All in favor.

A. D'Angelo moved to approve invoice #2013.15 for Christopher Williams Architects, LLC in the amount of \$4,574.00. G. Brennan seconded. All in favor.

**Sandy Hook Permanent Memorial:**

**Construction Manager – Downes Status Update:** Downes is waiting on procurement of surge protectors for the main panel at top. J. Smith will be meeting with Carl Samuelson and Rob Sibley; there will definitely be a solution to the run off issue. Downes wants this project to be exactly as it should be. Downes will likely be in a position to close the project out by the next meeting.

**Invoices for Payment:** There was no action on invoice #015 for Downes J. Smith and S. Smith will work on revising this to present at the next meeting.

**C.H. Booth Library**

**Design RFQ/RFP Status:** The draft RFP has been sent to the insurance company for review; Town Counsel will have the final review before sending out the RFP. A. D'Angelo talked about errors and omissions relative to the AIA Document. This is typically reviewed by counsel. First Selectman Rosenthal will talk to counsel about performance bonds.

**Next Steps:** The next step is to send the RFP to counsel for review.

**Approval of the 2023 Meeting Calendar:** A. D'Angelo moved to approve the 2023 meeting calendar.  
G. Brennan seconded. All in favor.

**The next meeting will be held on December 27, 2022 at the Newtown Municipal Center at 7:00p.m.**

**Adjournment:** Having no further business the Public Building & Site Commission adjourned their regular meeting at 8:16p.m.

Respectfully submitted,  
*Susan Marcinek*