

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 20, 2022. The meeting was held 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, Gus Brennan, Anthony D'Angelo, Sally Feuerberg, Gordon Johnson, Kristian Otten (via phone),

**Absent:** Tom Catalina and Patrick McCleary

**Also Present:** Kerri Mubarek, Purchasing Director, Michael Dell'Accio of Downes (via phone), Christopher Williams of Christopher Williams Architect and David Schill, C.H. Booth Library.

**Public Participation:** none

**Approval of Minutes:** A. D'Angelo moved to approve the minutes of the November 22, 2022 meeting.  
G. Brennan seconded. All in favor.

**Hawley Elementary School:**

**Documentation Status and Schedule – Update:** Next steps include lighting and smoke detectors.

**Construction Manager – Update:** M. Dell'Accio reported A&B mechanical roughing is complete; there is approximately one month remaining on above ceiling work in Building C. Drywall and taping at soffits and shafts are complete. Deliveries of RTUs and air handlers are expected in late January/early February. Demolition at the dormers has begun. Painting and ceiling grid is also expected in January. Relative to switchgear, there is a cost to start up the unit and save time on the schedule. Another option is to suspend the project March/April and restart the project in June when the switchgear is delivered. There's an 8 to 10 week period to install the switchgear, test it and to install the transformer. Eversource has the transformer but won't release it until the switchgear is installed and inspected. The option of not suspending the job includes back feeding the existing switchgear to a new transformer; this will run 2/3 of the building to test, balance and commission. The cost is approximately \$50,000. Covid allowance and other allowances can reduce the cost by \$30,000. There is no cost impact if the job is paused. Once switchgear arrives in June, it's a week to inspect. The switchgear is scheduled to ship in June; the job will start up again if switchgear arrives earlier. A prefab metal platform for switchgear is being priced. Christopher Williams said the duct smoke detectors are unavailable. Horn strobes are being replaced per Bob Gerbert and the Fire Marshal. Downes and CWA will meet with Alarms by Precision and Bob Gerbert to discuss the Town cost vs. project cost relative to the new Honeywell system. The wiring is up to code. Once the panel is updated, all the devices have to be updated. There was discussion on working with both Alarms by Precision and Shea; Shea owns the labor and wiring. A. Norton wants an answer on funding and wiring.

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

**Invoices/PCO's for payment:**

A. D'Angelo moved to approve PCO #025 for Downes, in the amount of \$3,263.00 for soffit at corridor area B.  
G. Brennan seconded. All in favor.

G. Johnson moved to approve invoice #007 for Downes in the amount of \$728,812.59. A. D'Angelo seconded.  
All in favor. This brings it to 45% completion.

**Sandy Hook Permanent Memorial:**

**Construction Manager – Downes Status Update:** M. Dell’Accio reported there were a couple of meetings with Rob Sibley and Carl Samuelson. There were several iterations of storm draining. Mizzy went with one iteration in one area and another in a different area and has acknowledged the grading in an area of the parking lot is incorrect. A section will be pulled up and repaved. M. Dell’Accio noted an additional option is to pave the area of walkway from the parking area around the curve. A. Norton questioned why Mizzy doesn’t take responsibility for the walkway as well as the parking lot. S. Feuerberg believes they should be responsible for both. M. Dell’Accio said that if the parking lot was brought to where the engineer advised there would still be an issue on the walking path. There will be no charge to have Mizzy repave the area of the parking lot. M. Dell’Accio will speak to Jason Smith, Rob Sibley and Carl Samuelson. A. Norton requested an RFI, a drawing and a better understanding of what has to be done. Surge protection does not protect the main electrical panel at the parking lot and is needed. It was suggested M. Dell’Accio speak to somebody higher up at Northeast; G. Brennan suggested checking with Woods. A. Norton would like an answer on drainage, sloping and Northeast by January 6.

**Documentation Status – SWA Update:** n/a

**Update on Construction Schedule:****Invoices/PCO’s for Payment:**

G. Brennan moved to approve invoice #015, originally submitted for \$122,047.46 minus the payment to Mizzy Construction in the amount of \$43,427.11 for a total amount of \$78,620.35. A. Adriani seconded. All in favor.

A’ D’Angelo moved to approve invoice #016 for Downes in the amount of 20,680.86. G. Brennan seconded. All in favor.

D’Angelo moved to approve PCO #066, a return of funds in the amount of \$7,813.22. A. Adriani seconded. All in favor.

**Library HVAC Upgrades**

**Update on RFP’s:** D. Schill noted two firms, Southport and Silver Petrucelli, responded to the RFP for engineer services and attended the walk through. It was requested the bid be re-written to allow additional space for various options to price out accordingly. There was an open exchange with both firms, with good questions asked by both. The RFP was sent to two newspapers and eight engineer firms. G. Brennan asked for confirmation that they both plan to bid. Bids are due Jan. 6. K. Mubarek said it could be rebid, if necessary. There are many different types of piping in the library. They are waiting on a recommendation.

**Next Steps:** K. Mubarek said that after Jan. 6, the reviewed group will be given a matrix questionnaire. G. Brennan would like direction on the proposals, chance to make changes, improvements, modifications. K. Murbarek was comfortable with the two firms and the discussion had at the walk through. An additional review is to be determined.

**Next Meeting:** The next regular meeting is scheduled for January 24, 2023 and will be held at the Newtown Police Department

**Adjournment:** Having no further business the Public Building & Site Commission adjourned the special meeting at 8:32pm.

Respectfully submitted,  
*Susan Marcinek*