

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

The Public Building and Site Commission held a regular meeting Tuesday, January 24, 2023. The meeting was held at the Newtown Police Department, 191 South Main Street, Newtown. Chairman Art Norton called the meeting to order 7:01 p.m.

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

Absent: Tom Catalina

Also Present: Kerri Mubarek, Purchasing Director, Michael Dell'Accio of Downes, Jason Smith of Downes (via phone), Christopher Williams of Christopher Williams Architect and First Selectmen Dan Rosenthal.

Public Participation: none

Approval of Minutes: A. D'Angelo moved to approve the minutes of the December 20, 2022 meeting.
G. Brennan seconded. G. Johnson corrected A&B Mechanical to MEGA Mechanical under Construction Manager Update. All in favor of the minutes as amended.

Hawley Elementary School:

Documentation Status and Schedule – Update: Christopher Williams reported there has good progress with ductwork. The ceiling grid has started and been laid out. Some shaft enclosures in Building C are being framed. They are waiting for the attic AHU to come in to finish framing the dormer. Discussion on temporary power vs. suspending the project for two months can be found below in Construction Manager Update.

Construction Manager – Update: Mike Dell'Accio reported they are beginning rough installation in A & B; the ceiling grid is going in on the first and second floor. Finishes are being put back in; install of lights. Five RTU's are delayed again; they are now expected in February. The AHU's are expected next week. The temporary option timeline was discussed. Christopher Williams noted there is a lot of duct work in the attic. G. Johnson asked about the glycol on the system questioning if coils were all connected and if more coils would be needed. M. Dell'Accio will check on this. G. Johnson said the job is clean, safe and maintained well. M. Dell'Accio went over the two option on temporary power. The cost is down to \$45,000. First Selectman Rosenthal said it is hard to justify the money and reported he has discussed this with the Superintendent who agrees that temporary power is not needed. A. Adriani stated if the RTU's are delayed there is no need for temporary power. A. D'Angelo said the other option is to suspend the work and save the \$45,000. If suspended, work would continue through the end of months, demobilize at no cost, and shut down for two months. M. Dell'Accio will provide a schedule update with work through March and then everything after the switchgear is in. The suspension will be a zero impact to contracts. Jason Smith said there has to be relative humidity control before putting pads in. Also, painting is a secondary decision to do temporary start up. He does not recommend temporary start up. Painting was discussed further. First Selectmen Rosenthal said scheduled painting and repairs to damage during construction can move forward; any additional painting can be paid through the school budget. M. Dell'Accio said Bob Gerbert will have people touch up; there is a maintenance line item in the school budget. Temporary power is on hold. G. Brennan requested a list of uncompleted work; M. Dell'Accio will have an updated list. J. Smith reported there will be a meeting with the subcontractors on this topic. There has been work on wiring for temperature control; this will be done and ready for startup once the transformer is in. Alarms by Precision is ready to do work and is following subcontractor rules. M. Dell'Accio went over the PCO's. K. Mubarek reported B. Gerbert planned to spend \$18,206 for Fire Alarm panel repairs/upgrade. Now that it has been

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Town Clerk of Newtown
Debbie Aurelia Halstead

determined that a Fire Alarm panel upgrade is required which increases costs; B Gerbert will now contribute a proportional contribution based on the increased costs in relation to the original contribution. Downes will provide CWA with back up detail on PCO #031.

Project Budget and Phasing Review – Update: n/a

Invoices and PCO's for payment:

A. D'Angelo moved to approve PCO #031, RFI #035 for fire alarm modifications, from Downes, for an amount not to exceed \$94,914. G. Brennan seconded. All in favor.

A. D'Angelo moved PCO #22, cutting and patching, for a zero impact to the budget. G. Brennan seconded. All in favor.

A. D'Angelo moved PCO #24, Temporary Heat & Protection at C1 Roof for a zero impact on the budget. G. Brennan seconded. All in favor.

The shaft modification was thoroughly discussed. This was originally planned as a shaft wall. The subcontractor says the materials cannot be returned. CWA will look into getting a credit, as the Town has no need for the material if it is not being used. J. Smith noted a credit will not amount to much as there will be a labor cost to remove the sheetrock. Christopher Williams needs more back up on this prior to signing off, but doesn't want to hold the job up. G. Johnson moved that the Chairman and the First Selectman make the decision in regards to PCO #32, Area C Mechanical Shaft Modification in the amount of \$5,583. A. Adriani seconded. All in favor.

First Selectman Rosenthal wants more information on this PO relative to new CAT 6 cabling. J. Smith said this is less a request than it is a requirement as there is not enough cable for the ten rooms. Splicing CAT 6 will not be warrantied as it is not a standard practice. G. Johnson and A. Adriani will talk to Bob Gerbert. A. Adriani priced CAT 6 pricing, saying the price needs to be reviewed as the price is excessive. There was no motion on PCO #30.

A. D'Angelo moved to approve invoice #008 for Downes in the amount of \$669,968.62. A. Adriani seconded. All in favor. This brings it to 57% completion.

A. D'Angelo moved to approve invoice #2013.16 for CWA in the amount of \$4,624.10. A. Adriani seconded. All in favor. This brings it to 53% completion.

A. D'Angelo moved to approve invoice #2013.17 for CWA in the amount of \$4710.14. G. Johnson seconded. All in favor. This brings it to 60% completion.

Sandy Hook Permanent Memorial:

Construction Manager – Downes Status Update: n/a

Documentation Status – SWA Update: n/a

Invoices/PCO's for Payment:

G. Brennan moved to conditionally accept PCO #043b, Surge Protection, for a not to exceed amount of \$33,025 based on the approval of design and installation by the project consultant engineer. A. D'Angelo seconded. All in favor. M. Dell'Accio will find out how much disruption there will be relative to the WX line.

No motion relative to the light base covers on PCO #067.

Close Out Documents: Financially the project can be closed out after a decision is made on the light base covers. Downes is waiting for Mizzy to come to project; there are two options, which may include additional cost. A. Norton wants the SWA involved. M. Dell'Accio will include SWA.

C.H. Booth Library

Update on RFP process: K. Mubarek reported only one bidder provided a sealed bid; this will be rebid. The results of the original bid will not be shared so that the original bidder can participate in the rebid. A total of ten engineering firms have been contacted; A. Adriani will get more names for Ms. Mubarek.

Nomination of Chair/Vice Chair: G. Brennan moved Art Norton remain Chairman and Allen Adriani remain Vice Chairman. A. D'Angelo seconded. All in favor.

The next regular meeting is scheduled for February 28, 2023 at the Newtown Municipal Center.

Adjournment: Having no further business the Public Building & Site Commission adjourned the regular meeting at 8:49p.m.

Attachment: Downes Building Meeting Update, SHPM & Hawley, 1/24/23

Respectfully submitted,
Susan Marcinek

BUILDING COMMISSION MEETING UPDATE

Date: 1/24/2023

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.

Hawley Elementary School - Air Quality Improvements Project:

1. Project Update

A. Project Financial Summary (Downes GMP)

Original GMP	\$ 7,491,086.00	
Approved Change Order Proposal's	\$ 54,295.00	
Total Revised GMP	\$ 7,545,381.00	
Pending/Approximate Change Order Requests	\$ 140,133.00	
Total Anticipated GMP	\$ 7,685,514.00	
Construction Manager's Construction Contingency	\$ 212,865.00	included in above GMP
Approved COP's	\$ 11,204.00	
Pending COP's	\$ 15,963.00	
Remaining CM Contingency	\$ 185,698.00	

B. Owner's Contingency	\$ 350,000.00	
Approved COP's	\$ 54,295.00	
Pending/Approximate COP's	\$ 140,133.00	
Remaining Owner Contingency	\$ 155,602.00	

2. Schedule Update

- I. Work Completed
 - MEFP Rough Installation Area A/B
 - Demolition and Temp Protection at Attic Louvers

- II. Work in Progress
 - MEFP Rough Installation Area C
 - Ceiling Grid Area A/B
 - Delivery RTUs and AHUs
 - Drywall & Taping at Soffits and Shaft walls

- III. Work to Start
 - Delivery and Installation of RTUs and AHUs
 - Ductwork at Area C Attic
 - MEP Finishes
 - Painting

3. Critical Items for Discussion

- Electrical Switchgear and Transformer Procurement
- HVAC Temporary Startup

4. Action Items

A. PCO Approvals

- PCO #022 – In Scope (Allowance) – Cutting and Patching = \$0.00
- PCO #024 – In Scope (CM Contingency) – Temporary Heat and Protection at C1 Roof = \$0.00
- PCO #030 – New CAT6 Data Cabling at 2nd Floor Area A/B = \$19,154.00
- PCO #031 – RFI #035 – Fire Alarm Modifications = \$91,189.00
- PCO #032 – RFI #028 – Area C Mechanical Shaft Modifications = \$5,583.00

Sandy Hook Permanent Memorial Project:

1. Project Update

A. Project Financial Summary (Downes GMP)

Original GMP	\$ 3,384,903.00
Approved Change Order Proposals	\$ 102,356.78
Total Revised GMP	\$ 3,487,259.78
Pending/Approximate Change Order Requests	\$ 33,025.00
Total Anticipated GMP	\$ 3,520,284.78

Construction Manager's Construction Contingency	\$ 98,700.00 included in above GMP
Approved COP's	\$ 94,253.00
Pending COP's	\$ 1,200.00
Remaining CM Contingency	\$ 3,247.00

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	\$ 102,356.78
Pending/Approximate COP's	\$ 33,025.00
Remaining Owner Contingency	\$ 15,945.22

2. Action Items

A. PCO Approvals

- PCO #043 – Surge Protection & WX Line = \$33,025.00

PREPARED BY:

Downes Construction Company
Construction Manager

Michael Dell'Accio
Project Manager
1/24/23

