

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

The Public Building and Site Commission held a regular meeting Tuesday, March 28, 2023. 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 7:01 p.m.

Present: Art Norton, Allen Adriani (via phone), Gus Brennan, Anthony D'Angelo, Sally Feuerberg, Gordon Johnson, Kristian Otten, Patrick McCleary (7:12pm)

Absent: Tom Catalina

Also Present: Jason Smith of Downes, Christopher Williams of Christopher Williams Architect and First Selectmen Dan Rosenthal, David Schill, Kerri Mubarek, Purchasing Director, Dan Affleck of SWA (remote) and one member of the press.

Public Participation: none

Approval of Minutes: G. Brennan moved to approve the minutes of the February 28, 2023 meeting.
A. D'Angelo seconded. All in favor.

C.H. Booth Library

Update on RFP Meetings: Out of the four bids received two were interviewed. Marchetti Consultants were chosen to design the Variable Refrigerant Flow Heat Pump System. This system will avoid reusing the existing plumbing. G. Brennan said it is simpler, there are independent controls; the system is state of the art. There are several manufacturers allowing for competitive numbers; this should all be within budget. The design budget is \$125,600 includes testing. The construction is anticipated to be \$1 million. Kerri Mubarek noted there may be efficiencies through federal and state rebates. The system will be 2-3 times more efficient than the current system. A. D'Angelo said there are multiple units; if one goes down there are two other units to carry the load. By code, fresh air will be brought in and recirculated. The same ductwork will be used. D. Schill will look into the ability of the system to handle the electrical demand; he doesn't anticipate it being an issue. A. D'Angelo moved to recommend Marchetti Consultants as the design firm for the Library HVAC project. The motion passed with one abstention (A. Adriani).

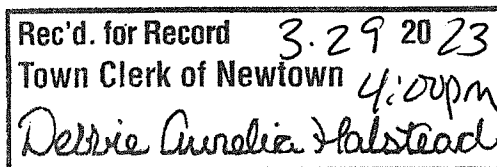
Hawley Elementary School:

Documentation Status and Schedule – Update: see Construction Manager Update.

Construction Manager – Update: Christopher Williams reported there is a lot of progress in the attic, piping is done and piping insulation has begun. Ceiling grid and cuts are also progressing. The ceiling in Area C is approximately 10.5 feet high. They did a good job in the multipurpose room; it is boxed and gridded in.

Jason Smith noted the rough mechanicals will be done in two weeks. This a no cost change order. Downes will supervise crews at no charge.

Gordon Johnson questioned the CAT 6 Cable. J. Smith will get an update from Mike Dell'Accio; the Town vendor is taking care of this. J. Smith wants to facilitate getting this installed. A. Adriani walked through and didn't have anything to add.



There was discussion on spending outside the project relative to restorative work. Art Norton wants to review every scenario to ensure money is not being spent outside the intent of the approved project. First Selectman Rosenthal will check with the Board of Education to see if there is funding for restorative work. CM Contingency is still taxpayer money. J. Smith noted that M. Dell'Accio is reconciling the books, which will include a \$43,000 VE Contingency; part of this may be used relative to the fire alarm contractor.

Project Budget and Phasing Review – Update: n/a

Invoices and PCO's for payment:

After discussion PCO #013, Replace existing sinks and cabinets, Area C. in the amount of \$24,418 for Downes was tabled until the April meeting.

A. D'Angelo moved PCO #034, Roof dormer removal and replacement for a zero dollar impact for Downes; The cost to the CM contingency is \$7,314. G. Johnson seconded. All in favor.

A. D'Angelo moved PCO #040, Additional FSD's in Area C in the amount of \$6,723., for Downes. G. Johnson seconded. All in favor.

A. D'Angelo moved to approve invoice #0010 for Downes in the amount of \$701,245.07. G. Brennan seconded. All in favor. This brings it to 73% completion. Jason Smith noted most subcontractors will be above 90% soon.

A. D'Angelo moved to approve invoice #2013.19 for CWA in the amount of \$4,732. P. McCleary seconded. All in favor. This brings it to 93% completion.

Sandy Hook Permanent Memorial:

Construction Manager – Downes Status Update: The start up process will begin this week. The water will be turned on and the water feature will be filled. The vendor is meeting with Downes and Carl Samuelson and communicating about the start up process. The memorial will be up and running the first week of April. There is a five step plan on planting maintenance. The start up with irrigation will include Carl Samuelson as well. The paving repair will be in April, depending on the availability of the vendor. Carl Samuelson and Rob Sibley believe the scope of work within the paving change order is what should be done. There was discussion on taking the fence down. It was agreed, after further discussion that the fence will remain for at least a year.

Documentation Status – SWA Update: n/a

Invoices/PCO's for Payment:

Close Out Documents: Once all the final work is complete the project can be closed out.

The next regular meeting is scheduled for April 25, 2023 at the Newtown Municipal Center.

Adjournment: Having no further business the Public Building & Site Commission adjourned the regular meeting at 8:04p.m.

Attachment: Downes Building Meeting Update, SHPM & Hawley, 3/28/23

Respectfully submitted,
Susan Marcinek

BUILDING COMMISSION MEETING UPDATE

Date: 3/28/2023

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	\$ 178,826.00
Total Revised GMP	\$ 7,669,912.00
Pending/Approximate Change Order Requests	\$ 66,063.00
Total Anticipated GMP	\$ 7,735,975.00

Construction Manager's Construction Contingency	\$ 212,865.00	included in above GMP
Approved COP's	\$ 20,289.00	
Pending COP's	\$ 17,314.00	
Remaining CM Contingency	\$ 175,262.00	

B. Owner's Contingency	\$ 350,000.00
Approved COP's	\$ 178,826.00
Total Remaining Owner Contingency	\$ 171,174.00
Pending/Approximate COP's	\$ 66,063.00
Remaining Owner Contingency	\$ 105,111.00

2. Schedule Update

- I. Work Completed
 - MEFP Rough Installation Area A/B
 - Ceiling Grid in Area C
 - AHU's and Piping at Area C Attic
 - Place remaining RTUs Area B/C
 - Area C Shaft Walls
 - Rough Carpentry & Louvers at Area C Roof
 - Asphalt Shingles at Area C Roof

- II. Work in Progress
 - Ductwork at Area C Attic
 - Painting
 - MEP Finishes
 - Above Ceiling Inspections
 - HVAC Bump Starting, Testing and Balancing

- III. Work to Start – (June/July 2023)
 - Switchgear Delivery and Installation
 - Electrical Switchgear Inspection
 - Transformer Delivery and Installation
 - HVAC Startup and Commissioning

3. Critical Items for Discussion

- Electrical Switchgear and Transformer Procurement

4. Action Items

A. PCO Approvals

- PCO #013 – Out of Scope – RFI #020 Replace Existing Sinks and Cabinets = \$24,418.00
- PCO #034 – In Scope-CM Contingency – Roof Dormer Replacement & Removal = \$0.00
- PCO #040 – Out of Scope– Additional FSDs in Area C = \$6,723.00

Sandy Hook Permanent Memorial Project:

1. Project Update

A. Project Financial Summary (Downes GMP)

Original GMP	\$ 3,384,903.00
Approved Change Order Proposals	\$ 135,381.78
Total Revised GMP	\$ 3,520,284.78
Pending/Approximate Change Order Requests	\$ 13,870.00
Total Anticipated GMP	\$ 3,534,154.78

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	\$ 135,381.78
Pending/Approximate COP's	\$ 13,870.00
Remaining Owner Contingency	\$ 2,075.22

2. Action Items

A. PCO Approvals

- PCO #068 – Parking Lot and Path Adjustments – DCC is reviewing and finalizing with the Town of Newtown.

3. Upcoming Spring Activities

- Parking Lot Revisions – Pending finalizing of PCO #068
- Lightning Surge Protection
- Water Feature Startup
- Mowing of Meadow and Landscaping Review

PREPARED BY:
Downes Construction Company
Construction Manager

Michael Dell'Accio
Project Manager
3/28/2023