

**THESE MINUTES ARE SUBJECT TO APPROVAL BY THE PUBLIC BUILDING AND SITE COMMISSION.**

Minutes of the Regular Meeting of the Public Building and Site Commission held on Tuesday, December 19, 2017 at the Reed Intermediate School. Chairman Robert Mitchell called the meeting to order at 7:02 p.m.

**PRESENT:** Robert Mitchell, Bob Edwards, Art Norton, Roger Letso, Phil Clark

**ABSENT:** Rick Matschke, Anthony D'Angelo, Tom Catalina, Joseph Borst

**ALSO PRESENT:** Clerk of the Works Bill Knight, Joe Giacobbe and John Deren of Caldwell & Walsh, Rusty Malik and Kevin McFarland of Quisenberry Arcari, Chuck Boos of Kaestle Boos, First Selectman Dan Rosenthal, members of the CC/SC Design Team & Advisory Committee, one member of the press

**APPROVAL OF MINUTES OF November 28, 2017**

Mr. Edwards moved to approve the minutes of the November 28, 2017 regular meeting". Second by Mr. Letso. Motion passed.

**PUBLIC PARTICIPATION:** Michelle Ku of 28 Platts Hill and Board of Education Chair toured the NHS Auditorium and was overwhelmed by the space. She is hoping that the final details can be ironed out. Referring to the punch list previously provided by Michelle Hiscavich, several items remain that need to be addressed. WiFi was not installed, door framing is missing, painting needs to be done, staining of woodworking varies in color, and no lighting in AV staircase. Mr. Mitchell assured her that the items are being addressed, painters are on site, and emergency lighting tests are scheduled for Tuesday, December 26, 2017. Ms. Ku thanked the Commission for attending to the oversights.

**COMMUNITY CENTER**

**Status**

Mr. Deren reported that some MEP bids came in over the projected budget. Plumbing and Electrical came in over budget however with value engineering they are now under budget. HVAC is significantly over the budget and being evaluated. VE items are being evaluated and incorporated. It is anticipated that the revised costs will be at or under budget. As other items come in under budget, that money will be added to project contingency. Quisenberry Arcari, Caldwell & Walsh and the First Selectman (Owner) discuss how revisions are made during value engineering. Ultimately, the Owner makes the final decision on what VE items and revisions will be accepted.

Ms. Walsh agrees that we need to stay on or under budget, but is hoping to make sure the design goals are considered during the process. Mr. Edwards asked what is

protected first: the budget or the purpose of rooms. First Selectman Rosenthal would discuss this with the architects and Advisory Board; a decision would have to be made about what to give up. If it goes over budget, it has to go to Legislative Council for any additional funding.

Mr. Giacobbe reported that the first concrete was poured today. They are continuing with excavation; this is the time when unknowns underground would be encountered. The project is on schedule. Mr. Mitchell asked if Caldwell & Walsh could provide a schedule of key items and milestones prior to the PBSC meetings. Mr. Knight will provide his report as well.

Mr. Edwards asked about the public's safety when large trucks are entering the property. Mr. Giacobbe assured him that measures are being taken – flagmen are present on big jobs. The contractors are also hosing off the truck tires and a street sweeper has maintained the roadways. Mr. Mitchell reminded them to keep the Fairfield Hills Authority advised of big jobs/trucks, traffic, etc.

Mr. Clark asked when the GMP will be available. Mr. Giacobbe said when all the bids are in and the value engineering is completed, the GMP will be ready.

### **Community Center Invoices**

Mr. Edwards moved to approved Caldwell Walsh invoice #CT2900-05 in the amount of \$167,114.28. Second by Mr. Norton. Motion passed.

### **NHS “ROOF” LEAKS & REPAIR OPTIONS**

#### **Status**

Mr. Boos confirmed that Bob Tait received the letter of substantial completion. The project is done; however, the contractor failed to get the final requisition submitted in time for this meeting. Mr. Clark asked who will be paying for this project. Mr. Mitchell stated that the Town's legal representative, First Selectman, and PBSC will be meeting and discussing how to approach the situation.

#### **“Roof” Leaks & Repair Invoices**

Mr. Edwards moved to approve Kaestle Boos invoice #4 in the amount of \$2,407.50. Second by Mr. Norton. Motion passed.

### **NHS AUDITORIUM RENOVATIONS PROJECT**

#### **Status**

Mr. Mitchell reported that everything from Newfield has been completed except for painting. The punchlist includes:

- Stage Curtain: Ready, scheduled to be installed 12/27 in coordination with Phase 2 contractor.
- Acoustical Panel: Shipped on 12/15/17, will be installed this week.
- Paint & Stain: Painter was back on site.

- AV Racks removed from site.
- Emergency Lighting test scheduled for 12/16.

First Selectman Rosenthal spoke with Michelle Hiscavich and he is on the same page with her frustration. He toured the auditorium a few weeks ago and carpet still has not been covered during the rigging work for Phase 2. Who is going to address the problems...the Phase 2 contractors? Nobody appears to be in charge right now. A meeting with Mr. Rosenthal and PBSC members will be scheduled this week to visit the site.

### **SANDY HOOK SCHOOL**

Mr. Mitchell distributed a flyer indicating that Sandy Hook School was named the Best K-12 School Project in New England by Engineering News Record magazine. He especially thanked Mr. Matschke and Bill Knight for the incredible number of hours they put into the project. Their time and efforts is much appreciated.

### **ELECTION OF OFFICERS**

Mr. Clark moved to appoint Bob Mitchell as Chair and Bob Edwards as Vice Chair of the PBSC effective January 1, 2018. Second by Mr. Norton. Motion passed.

Mr. Edwards moved to approve the PBSC meeting schedule for 2018 as presented. Second by Mr. Letso. Motion passed.

**The next meeting is scheduled for January 23, 2018.**

### **ADJOURNMENT**

Mr. Edwards made a motion to adjourn the meeting at 8:45 p.m. Second by Mr. Clark. Meeting adjourned.

Respectfully submitted,

Ann M. LoBosco, Clerk

**NEWTOWN COMMUNITY CENTER and SENIOR CENTER  
BUDGET COMPARISONS**

December 19, 2017

ITEM DESCRIPTION	BUDGET February 28, 2017	BUDGET December 19, 2017	POTENTIAL ADDITIONAL COSTS	NOTES
<b>Pre-Project Costs</b>	<b>\$210,920</b>	<b>\$210,920</b>		<b>Completed</b>
<b>CONSULTANTS</b>				
Surveys	\$5,500	\$10,172		
Environmental/Haz Mat	\$8,000	\$7,500		
Geotech	\$15,000	\$15,000		
Traffic		\$6,996		Completed
Architect	\$857,500	\$1,038,250		
Owners Rep	\$311,600	\$209,621		Adjusted to spent to date
Clerk of the Works	\$48,000	\$48,000		
Legal	\$5,000	\$8,000		
Commissioning	\$35,000	\$42,500		
Feasibility Studies	\$32,000	\$32,000		Completed
CM PreCon	\$35,000	\$40,000		Completed
Special Inspections	\$50,000	\$50,000		
Misc. Admin Expenses		\$2,000		
<b>Subtotal Consultants</b>	<b>\$1,402,600</b>	<b>\$1,510,039</b>	<b>\$0</b>	
<b>FEES</b>				
Bond Cost	\$30,000	\$40,000		
Permits	\$3,500	\$4,500		If required
Builders Risk Insurance	\$15,000	\$20,000		
Utility Connections	\$20,000	\$20,000		
Temp Utility Costs		\$20,000		
Bid/Advertise/Repro	\$5,000	\$7,500		
<b>Subtotal Fees</b>	<b>\$73,500</b>	<b>\$112,000</b>	<b>\$0</b>	
<b>CONSTRUCTION</b>				
CM-R GMP Comm Center	\$11,650,000	\$12,091,891		Estimated split
CM-R Senior Center		\$2,654,318		Estimated split
Approved Change Orders	\$0	\$0		
<b>Subtotal Construction</b>	<b>\$11,650,000</b>	<b>\$14,746,209</b>	<b>\$0</b>	
<b>FFE</b>				
Furniture	\$275,000	\$365,000		Allowance
Technology	\$75,000	\$100,000		Allowance
Aquatic Equipment	\$50,000	\$50,000		Allowance
Miscellaneous Undefined	\$0	\$0		
<b>Subtotal FFE</b>	<b>\$400,000</b>	<b>\$515,000</b>	<b>\$0</b>	
<b>Owners Contingency</b>	<b>\$1,262,980</b>	<b>\$905,832</b>		5.30%
Pending Change Orders	\$0	\$0		
<b>TOTAL PROJECT BUDGET</b>	<b>\$15,000,000</b>	<b>\$18,000,000</b>	<b>\$0</b>	

**K-12 EDUCATION ■ Submitted by Consigli Construction Co.**
**SANDY HOOK SCHOOL**

Newtown, Conn.

**BEST PROJECT**

OWNER: Town of Newtown, Conn.

ARCHITECT: Svigals + Partners

CONSTRUCTION MANAGER: Consigli Construction Co.

STRUCTURAL ENGINEER: Michael Horton Associates Inc.

CIVIL ENGINEER: BL Cos.

MEP ENGINEER: BVH Integrated Services Inc.

INTERIOR DESIGNER: Lynn Brotman Interior Design

LANDSCAPE ARCHITECT: Richter &amp; Cegan Inc.

PROGRAM MANAGER/OWNER'S REPRESENTATIVE: STV | DPM

GEOTECH ENGINEER: Langan Inc.

COMMISSIONING: OLA Consulting Engineers; Sustainable Engineering Solutions LLC

CONSULTANTS: Atelier Ten USA LLC (Lighting/LEED); Acentech Inc. (Acoustics); DVS (Acquired by Ross &amp; Baruzzini Inc.) (Security)



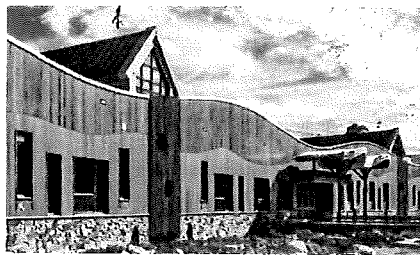
The rain garden along the undulating wood rain screen at the LEED Gold-certified elementary school—a replacement for the Sandy Hook school where 20 children and six adults were killed nearly five years ago—is a natural filter for roof runoff as well as a tool to teach students about plant and animal ecology. But the landscaping is not only about ecology and teaching. It is a buffer between the parking lot and the building—a critical element of the passive security system designed to help protect faculty, staff, students and parents in a manner sensitive to the survivors of the Dec. 14, 2012, shooting.

Hidden cameras, motion sensors, impact-resistant windows and walls are also placed strategically throughout the grounds. The ground floor of the 87,000-sq-ft building, which accommodates more than 500 students, is elevated a few feet to prevent an assailant from looking inside.

Designed to resemble fingers of an open hand, the classroom wings jut off the back of the building to create protected courtyards. Entire corridors and classrooms can be completely locked down. Hidden gates can secure the property, and perimeter fences are constructed from cast-concrete blocks that resemble traditional New England stone walls.

The building's security system was developed in tandem with state and federal efforts to overhaul school-security building codes.

Local officials voted to raze the old school and rebuild on the same site before the design process for the replacement school began. A town committee consisting of some 50 residents participated



in several design workshops. The committee helped designers relocate the driveway so that it wouldn't be a constant reminder of the area where adults waited for children after the shooting.

"They did a really good job including all these stakeholders and parents and still managed to deliver a product on schedule," one Best Projects judge said.

The 20-month, fast-tracked construction manager at-risk project was completed for the 2016-17 school year. The \$48.8-million project was also \$1.2 million under budget. The contractor saved time and money by using deep dynamic compaction to improve the sandy soil that gives the town its name.

During the project, the building team worked with teachers and parents to hold four Kids-Build! workshops for Sandy Hook students. Hands-on activities introduced students to design, engineering and construction logistics.

In one workshop, students explored natural items from the site and made line drawings, which they used to create patterns for engraved wood panels set under the school's front windows.

One judge said he graded the project on its "merits as a construction process .... They did a great job. It's a beautiful project." The same judge added, "I loved that the design had the [classroom] wings coming out like they were arms wrapping themselves around" the students as they enter.

3 Primrose Street  
Newtown, CT 06470  
Tel (203) 270-4201

3) 270-4311



## **TOWN OF NEWTOWN**

### **PUBLIC BUILDING AND SITE COMMISSION**

The following is list of meetings of the Public Building and Site Commission for 2018. Meetings are held at Reed Elementary School, 3 Trades Lane, Newtown, Connecticut, at 7:00 p.m.

January 23, 2018

February 27, 2018

March 27, 2018

April 24, 2018

May 22, 2018

June 26, 2018

July 24, 2018

August 28, 2018

September 25, 2018

October 23, 2018

November 27, 2018

December 18, 2018

January 22, 2019

Respectfully submitted,

Ann M. LoBosco  
Clerk

If you plan to attend this meeting and require assisted hearing devices or an interpreter, please contact the office of the First Selectman at (203) 270-4201 at least forty-eight (48) hours prior to the meeting.