

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

The Public Building and Site Commission held a regular meeting Tuesday, May 23, 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 7:00 p.m.

Present: Art Norton, Allen Adriani Gus Brennan, Anthony D'Angelo, Sally Feuerberg, Kristian Otten, Gordon Johnson

Absent: Tom Catalina and Patrick McCleary

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

Public Participation: none

Approval of Minutes: G. Brennan moved to approve the minutes of the April 25, 2023 meeting. A. D'Angelo seconded. All in favor.

C.H. Booth Library

Project Update – Contract & COI Status: K. Mubarek stated an updated certificate of insurance has been received. Marchetti's attorney is reviewing the contract and Ms. Mubarek expects it back in early June. G. Brennan noted the existing system can be run while working on the new system. If the design is complete by the end of summer and bid out the work can begin by January 1.

Hawley Elementary School:

Documentation Status and Schedule – Update: n/a

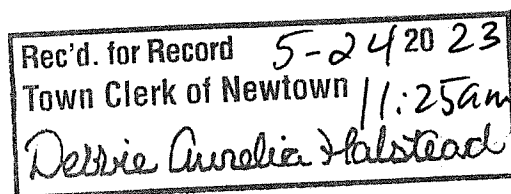
Construction Manager & CWA– Update: The switchgear is delayed by one month. The new date is June 28; confirmation will be received by June 20. M. Dell'Accio requested a letter from the Town explaining the delay creates a hardship that impacts the re-opening of the school. The two parts holding up the switchgear are the main breaker and the main frame. Eversource is waiting on the switchgear so they can deliver the transformer. It is not possible to deliver the switchgear in pieces as it has to be tested prior to shipping. There is no warrantee if not tested. M. Dell'Accio is confident the system start up and test and inspections will be done before school begins contingent on the switchgear delivery by June 28th. The AC may not be running but there will be electricity and the fire alarm system will be operable.

Project Budget and Phasing Review – Update:

Invoices and PCO's for payment:

M. Dell'Accio explained this is in the intersection the B & C Building. Existing power is in the way of the ductwork; wall damper is required. A specified fire damper will be turned over to the Town. G. Brennan moved to approve PCO #046, Storage Room 1222 Alternate Fire Damper in the amount of \$1,153. A. Adriani seconded. All in favor.

M. Dell'Accio explained this is for duct smoke detectors and test switches. During the VE period a separate contingency was set aside. There is currently \$34,318 in VE Contingency. A. D'Angelo requested updated contingency numbers after this meeting. G. Brennan moved to approve PCO #048, VE Contingency – Duct Smoke Detectors at Low Roof Area for a zero impact to the budget A. Adriani seconded. All in favor



G. Brennan moved to approve PCO #049, in scope, RFI #031, #-52, #053, Additional Ceiling Break Metal for a zero impact to the budget. A. Adriani seconded. All in favor. This is from the CM Contingency.

G. Brennan moved to approve PCO#050, in scope, Cutting and Patching III, for a zero impact to the budget.
A. Adriani seconded. All in favor.

A. D'Angelo moved to approve PCO #051, MEFP Relocation #6, for Downes, in the amount of \$3,225, noting that the wiring for hot water was completed in a prior CO. G. Johnson seconded. All in favor.

A. D'Angelo moved to approve invoice #012, Downes for Hawley, in the amount of \$295,862.26. A. Adriani seconded. All in favor.

Sandy Hook Permanent Memorial:

Construction Manager – Downes Status Update: Mizzy completed the parking lot repair; rain afterward showed no runoff from the parking lot. M. Dell'Accio is following up on the surge protection delay. First Selectman Rosenthal stressed urgency in completing the surge protection as we are entering a time when thunderstorms occur more often. M. Dell'Accio estimates the increased bond costs for the surge protection work to be approximately \$1,200. T. Vincenta did a walk through, some plants were identified for replanting. There was discussion about the staining of the welcome sign due to pennies being left on top of it. M. Dell'Accio will look into a solvent to clean it.

Documentation Status – SWA Update: n/a.

Invoices/PCO's for Payment: S. Feuerberg moved to approve invoice #017 for Downes in the amount of \$57,188.86 contingent upon Mizzy completing parking lot striping. A. Adriani seconded. All in favor.

Close Out Documents: n/a.

A. Norton reported the Board of Selectman referred the Newtown Middle School HVAC project to the PBSC. G. Johnson and K. Otten will be the Ad Hoc committee. The voters approved the design phase; an RFQ will go out for design firms. First Selectman Rosenthal said the Newtown High School HVAC was referred to PBSC in case there are grants available from the state; a referral needs to be in place. The new Board of Education Facility Director begins in early June.

The next regular meeting is scheduled for June 27, 2023 at the Newtown Police Department, 191 S. Main Street. A. Norton asked members to let him know if they are available for a quorum.

Adjournment: Having no further business the Public Building & Site Commission adjourned the regular meeting at 7:55p.m.

Attachment: Downes Building Meeting Update, SHPM & Hawley, 5/23/23

Respectfully submitted,
Susan Marcinek

BUILDING COMMISSION MEETING UPDATE

Date: 5/23/2023

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	\$ 186,371.00
Total Revised GMP	\$ 7,677,457.00
Pending/Approximate Change Order Requests	\$ 10,751.00
Total Anticipated GMP	\$ 7,688,208.00

Construction Manager's Construction Contingency	\$ 212,865.00 included in above GMP
Approved COP's	\$ 53,848.00
Total Remaining CM Contingency	\$ 159,017.00
Pending COP's	\$ 19,632.00
Total Anticipated Remaining CM Contingency	\$ 139,385.00

B. Owner's Contingency	\$ 350,000.00
Approved COP's	\$ 186,371.00
Total Remaining Owner Contingency	\$ 163,629.00
Pending/Approximate COP's	\$ 10,751.00
Total Anticipated Remaining Owner Contingency	\$ 152,878.00

C. Allowances (Total)	\$ 208,237.36
Expended	\$ 133,367.83
Total Remaining Allowance	\$ 74,869.53
Pending/Approximate Allowance Usage	\$ 49,000.00
Total Anticipated Remaining Allowances	\$ 25,869.53

D. VE Contingency	\$ 45,317.00
Approved COP's	\$ 0.00
Total Remaining VE Contingency	\$ 45,317.00
Pending/Approximate COP's	\$ 10,999.00
Total Anticipated Remaining VE Contingency	\$ 34,318.00

Total Projected Remaining Contingencies and Allowances = \$352,450.53*

**Please note this is a current projection and is subject to change.*

2. Schedule Update

- I. Work Completed
 - None (Currently in Project Postponement)
- II. Work in Progress
 - Painting
 - Finishes
- 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 #046 – Out of Scope – RFI #041 – Storage Room 1222 Alternate Fire Damper = \$1,153.00
- PCO #048– In Scope (VE Contingency) – Duct Smoke Detectors at Low Roof Area A = \$0.00
- PCO #049 – In Scope (CM Contingency) – RFI #031, #052, #053 Additional Ceiling Break Metal = \$0.00
- PCO #050R – In Scope (CM Contingency) – Additional Cutting and Patching III = \$0.00
- PCO #051 – Out of Scope – MEFP Relocation #6 = \$3,225.00

Sandy Hook Permanent Memorial Project:**1. Project Update****A. Project Financial Summary (Downes GMP)**

Original GMP	\$ 3,384,903.00
Approved Change Order Proposals	\$ 148,451.78
Total Revised GMP	\$ 3,533,354.78
Pending/Approximate Change Order Requests	\$ 0.00
Total Anticipated GMP	\$ 3,533,354.78

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	\$ 148,451.78
Pending/Approximate COP's	\$ 0.00
Remaining Owner Contingency	\$ 2,875.22

2. Action Items**A. PCO Approvals**

- TO BE SUBMITTED - PCO #064 – In Scope (CM Contingency) - Electrical Bond Cost Increase

PREPARED BY:

Downes Construction Company
Construction Manager

Michael Dell'Accio
Project Manager
5/23/2023

