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

The Public Building and Site Commission held a regular meeting Tuesday, September 26, 2023. The meeting was held at the Newtown Municipal Center, 3 Primrose Street. Chairman Art Norton called the meeting to order 7:00p.m.

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

Absent: Patrick McCleary, Tom Catalina

Also Present: Michael Dell'Accio of Downes, Purchasing Director Kerri Mubarek, Director of School Facilities John Barlow and First Selectmen Dan Rosenthal, C.H. Booth Library Board of Trustee members Elaine Corbo and David Schill (7:26pm).

Public Participation: none

Approval of Minutes: A. D'Angelo moved to approve the minutes of the August 22, 2023 meeting. A. Adriani seconded. All in favor.

Hawley Elementary School:
Documentation Status and Schedule – Update: see below Construction Manager & CWA – Update.

Construction Manager & CWA– Update: The HVAC startup, testing and balancing are complete; M. Dell'Accio is waiting for the balancing report. Commissioning is ongoing. Workers went through punch list items; five items remain. The conduit in the attic and the basement for the fire alarm is complete; the alarm technician has to rewire devices. The close out documents will be done when all the punch list items are complete. Punch list items remaining include insulation on some ductwork and the shaft between the auditorium and the multipurpose room. John Barlow has communicated with staff who were concerned about the commissioning. There should be 30-40 days to balance they system; that time was not allowed due to the delay in the switchgear. It is stabilized now; the building is cooling properly and monitored daily. Mr. Barlow offered to take anyone on the commission to visit the school. G. Johnson questioned holes within ductwork with screwed in sheet metal. A. Norton asked for confirmation that the insulation was not compromised. M. Dell'Accio and J. Barlow will look into this. First Selectman Rosenthal distributed a letter from Superintendent Christopher Melillo expressing gratitude and appreciation to the Public Building &n Site Commission for their work overseeing the Hawley HVAC renovations project (att.). J. Barlow said he is thrilled to be working with the PBSC; it is a great way to move things forward. Downes has MEGA's as builts and are waiting on the electrical as builts. There will be one copy of warrantees, operations and maintenance manual, as builts to include a USB. J. Barlow will have a copy of the O&M, a copy will be at the school and a third copy in the building department. Later in the meeting J. Barlow stated he has letter of agreement with Eversource for the Hawley project; the deliverables from Eversource was $85,000, for changing the six units that were value engineered out of the project to heat pump units.

Project Budget and Phasing Review – Update: There is approximately $50,000 of contract work left to bill the project.

Rec'd. for Record Sept 28 2023
Town Clerk of Newtown 2:57pm
Debbie Aurelia Halstead

Invoices and PCO's for payment:

Anthony D'Angelo moved to approve PCO #052, for Downes, for zero dollars for cutting & patching, adding there will be no further cutting and patching. G. Johnson seconded. All in favor.

Anthony D'Angelo moved to approve PCO #055, from Downes, in the amount of $4,164.00 for additional fire alarm work required by the Fire Marshal. G. Brennan seconded. All in favor.

Anthony D'Angelo moved to approve PCO#056, for Downes, in the amount of $16,134.00 for Primary conduit repair at pole due to accident; amount to be reimbursed to the project upon insurance settlement. G. Brennan seconded. All in favor.

Anthony D'Angelo moved to approve PCO #057, for Downes, for zero dollars for VE Item #18, eliminate 2nd final cleaning, which eliminates a negative change order. G. Brennan seconded. All in favor.

Anthony D'Angelo moved to approve invoice #2013.25 for CWA in the amount of $3,412.70.
G. Johnson seconded. All in favor. This brings the project to 99% complete.

Anthony D'Angelo moved to approve invoice #016 for Downes in the amount of $175,878.46.
A. Adriani seconded. All in favor. This brings the project to 98/99% completion.

Substantial Completion documents: Christopher Williams and BVH walked the building and completed their punch list. All warrantees will start on August 15, 2023. A. D'Angelo moved to recognize the substantial completion document that states substantial completion occurred on August 14, 2023 (att.). G. Brennan seconded. All in favor.

C.H. Booth Library

Project Update: A review of design schematics meeting was held on Sept. 7 with Marchetti. They went through various options and analyzed the existing system. Recoverable money/grants offered for efficient units will be looked into. J. Barlow stated recoverable funding is available for heat pumps. Money would need to be appropriated before the end of the year as the funding opportunity expires in December. J. Barlow can have a preliminary conversation with Eversource about recoverable funds for heat pump units. Time is of the essence.

Schedule: The design development detail is scheduled to be delivered October 1. The construction documents will be completed by Nov 7; at that point there will be a better idea of engineer estimates. There is $1.1 million allocated toward the project. If the project hits $1.5 million it will have to go to referendum. The bottom line is required by January. G. Brennan said that going to bid they will ask for add alternates to have a base number with things nice to have. Marchetti will provide an engineer estimate. A second meeting was discussed. K. Mubarek will reach out to see if everyone is available Oct. 4.

Sandy Hook Permanent Memorial

Construction Manager – Downes Status Update: M. Dell'Accio reported a portion of the surge protection is complete, installed and tested. The TPC quote that was received does not work as designed. They say they can make it work with an additional piece of equipment (Phoenix Relay). There will be additional conversation to decide if this portion of the protection will be ended and started again.

Invoices for Payment: none.

Close Out Documents: none.

Middle School HVAC Design

Report on Project: J. Barlow said that Downes walked through the building. There has been discussion with the Board of Education, the concern is that there is $450,000 in engineering money and the project has the potential to run in excess of $20,000,000 to $25,000,000. J. Barlow recommended an all in facility study of the school district to include enrollment projections, space use projections and a look facilities and conditions to come up with professional engineered estimates to what the conditions might cost. Some money can be appropriated from approved funds for an all in facility study; the BOE will have to provide funds also. The study and assessment will give a clearer picture of what we are faced with. CT has released $244,000,000 for indoor air quality. There are projects that are potentially eligible for reimbursement cost. To be sure resolutions are in line the BOE will name J. Barlow as the sole member of a Building Committee.

The next regular meeting is scheduled for October 24, 2023 at the Municipal Center.

Adjournment: Having no further business the Public Building & Site Commission adjourned the regular meeting at 8:27p.m.

Att.: Letter from Superintendent re: Hawley HVAC, Certificate of Substantial Completion, Hawley Elementary School – Air Quality Improvements, Monthly Status Report, Aug. 2023

Respectfully submitted,
Susan Marcinek

NEWTOWN PUBLIC SCHOOLS
3 Primrose Street
Newtown, CT 06470

OFFICE OF THE SUPERINTENDENT
(203) 426-7620
FAX (203) 426-2368

BUSINESS OFFICE
(203) 426-7618
FAX (203) 426-2368

September 25, 2023

Dear Members of the Newtown Public Building and Site Commission,

I am writing to express my sincere gratitude and appreciation to you for your outstanding efforts and dedication in overseeing and managing the Hawley School HVAC renovations project. Your commitment to excellence and your effective project management have played a pivotal role in the successful completion of this project to the satisfaction of all stakeholders.

The renovation of the Hawley School HVAC system was a complex undertaking that required meticulous planning, coordination, and execution. Your Commission's unwavering support and expertise were instrumental in ensuring that this project proceeded smoothly from start to finish. Your commitment to delivering high-quality results on time and within budget has not gone unnoticed, and we are truly thankful for your leadership in this endeavor.

Additionally, we would like to extend our special thanks to Downes Construction and Christopher Williams Architects for their invaluable contributions to the project. Downes Construction's dedication to craftsmanship and attention to detail were evident throughout the renovation process, and their team's professionalism was exemplary. Likewise, Christopher Williams Architects' innovative design and architectural expertise were integral in creating an HVAC system that not only meets our functional needs but also enhances the overall aesthetics of the Hawley School.

The successful completion of this project will have a lasting positive impact on the students, faculty, and staff at Hawley School, as well as on our broader community. It is a testament to the collaborative spirit and dedication of all involved parties, and we are truly grateful for your hard work and commitment to excellence.

Once again, thank you for your exceptional efforts and for ensuring that the Hawley School HVAC renovations were carried out with the utmost professionalism and expertise. We look forward to continuing our partnership on future projects and are confident that, with your guidance, we will achieve great success.

Please convey our appreciation to all members of your Commission, as well as to the entire team at Downes Construction and Christopher Williams Architects. Your collective contributions have made a significant difference, and we are deeply grateful.

Sincerely,

Christopher Melillo
Superintendent
Newtown Public Schools

AIA® Document G704® – 2017

Certificate of Substantial Completion

PROJECT: *(name and address)*
Hawley Elemenatary School - Air Quality Improvements
29 Church Hill Road
Newtown, CT 06470

CONTRACT INFORMATION:
Contract For: Hawley Elementary School - Air Quality Improvements
Date: 2/23/2021

CERTIFICATE INFORMATION:
Certificate Number: 1

Date: 8/15/2023

OWNER: *(name and address)*
Town of Newtown
3 Primrose Street, Newtown, CT

ARCHITECT: *(name and address)*
Christopher Williams Architects, LLC
80 Willow Street
New Haven, CT 06511

CONTRACTOR: *(name and address)*
Downes Construction
200 Stanley Street
New Britain, CT 06051

The Work identified below has been reviewed and found, to the Architect's best knowledge, information, and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated below is the date established by this Certificate.
(Identify the Work, or portion thereof, that is substantially complete.)
August 15, 2023 the Hawley Elementary School - Air Quality Improvements project located at 29 Church Hill Road, Newtown, CT is substantially complete.

Christopher Williams Architects, LLC		Christopher Williams Principal	8/15/2023
ARCHITECT *(Firm Name)*	**SIGNATURE**	**PRINTED NAME AND TITLE**	**DATE OF SUBSTANTIAL COMPLETION**

WARRANTIES
The date of Substantial Completion of the Project or portion designated above is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:
(Identify warranties that do not commence on the date of Substantial Completion, if any, and indicate their date of commencement.)

WORK TO BE COMPLETED OR CORRECTED
A list of items to be completed or corrected is attached hereto, or transmitted as agreed upon by the parties, and identified as follows:
(Identify the list of Work to be completed or corrected.)
Please see the attached itemized list of items to be completed or corrected, identified as Exhibit A dated 8/24/2022

The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment, whichever occurs first. The Contractor will complete or correct the Work on the list of items attached hereto within Sixty (60) days from the above date of Substantial Completion.

Cost estimate of Work to be completed or corrected: $50,500.00

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work, insurance, and other items identified below shall be as follows:
(Note: Owner's and Contractor's legal and insurance counsel should review insurance requirements and coverage.)

The Owner shall except full responsibility of the security, maintenance, utilities, damage to the work, insurance for the Hawley Elementary School noted above.

The Owner and Contractor hereby accept the responsibilities assigned to them in this Certificate of Substantial Completion:

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User Notes:

(3B9ADA52)

Downes Construction	Michael Dell'Accio	Michael Dell'Accio, PM	8/24/2023
CONTRACTOR *(Firm Name)*	**SIGNATURE**	**PRINTED NAME AND TITLE**	**DATE**
Town of Newtown			
OWNER *(Firm Name)*	**SIGNATURE**	**PRINTED NAME AND TITLE**	**DATE**

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User Notes:
(3B9ADA52)

Exhibit A - WORK TO BE COMPLETED OR CORRECTED

Hawley Elementary School - Air Quality Improvements Cost Summary of Work to be completed or corrected		
Description		**Cost**
Miscellaneous Ceiling Tile Replacement	$	2,500.00
Commissioning Assistance	$	7,500.00
Final TAB and Testing	$	5,500.00
Patching and Painting Touch Up	$	5,000.00
Miscellaneous Punchlist Items	$	20,000.00
Closeout Documents	$	10,000.00
Total Cost of Work to be completed or corrected	**$**	**50,500.00**

DOWNES
CONSTRUCTION COMPANY
Downes Construction Company

Printed on Mon Sep 11, 2023 at 04:30 pm EDT

Job #: 25-01-0436 Hawley Elementary School - Air Quality Improvements
29 Church Hill Road
Newtown, Connecticut 06470

All Punch List Items

49 Items

#	Title	Type	Assignee Company	Assignee Name	Assignee Response	Punch Item Manager	Final Approver	Ball In Court	Closed By	Date Closed	Status	Creator	Date Created	Due Date	Location	Trade	Reference	Priority
122	Paint and Patch		Downes Construction Company	Jason Smith	Work Required	Carlos Gomez	Christopher Williams	Jason Smith (Downes Construction Company)			Work Required	Carlos Gomez	09/11/2023	09/25/2023	SECOND FLOOR>B>GIRLS RESTROOM			
121	Chipped Plaster	Finishes	Downes Construction Company	Jason Smith	Work Required	Carlos Gomez	Christopher Williams	Jason Smith (Downes Construction Company)			Work Required	Carlos Gomez	09/11/2023	09/25/2023				
120	Seal Pipes at sink H205	Finishes	Downes Construction Company Mega Mechanical Systems Corp	Jason Smith Jeffrey McKinney	Work Required Work Required	Carlos Gomez	Christopher Williams	Jason Smith (Downes Construction Company) Jeffrey McKinney (Mega Mechanical Systems Corp)			Work Required	Carlos Gomez	09/11/2023	09/25/2023	FIRST FLOOR>C			
119	Base at shaft	Finishes	Downes Construction Company	Jason Smith	Work Required	Carlos Gomez	Christopher Williams	Jason Smith (Downes Construction Company)			Work Required	Carlos Gomez	09/11/2023	09/25/2023	FIRST FLOOR>C>MULTIPURPOSE>H204			
118	Attic Fire Alarm Conduit	MEP	J.E. Shea Electric, Inc.	Jason Flood	Work Required	Carlos Gomez	Christopher Williams	Jason Flood (J.E. Shea Electric, Inc.)			Work Required	Carlos Gomez	09/11/2023	09/25/2023	ATTIC			
117	Cupola Ladder and Door		Downes Construction Company	Jason Smith	Work Required	Carlos Gomez	Christopher Williams	Jason Smith (Downes Construction Company)			Work Required	Carlos Gomez	09/11/2023	09/25/2023				
116	3rd Floor Corridor conceal Low Voltage Wiring		Downes Construction Company	Jason Smith	Work Required	Carlos Gomez	Christopher Williams	Jason Smith (Downes Construction Company)			Work Required	Carlos Gomez	09/11/2023	09/25/2023				
115	Caulk counter top and Paint Wood strips	Finishes	Downes Construction Company	Jason Smith	Work Required	Carlos Gomez	Christopher Williams	Jason Smith (Downes Construction Company)			Work Required	Carlos Gomez	09/11/2023	09/25/2023				
114	M109 Missing light fixture	MEP	J.E. Shea Electric, Inc.	Jason Flood	Work Required	Carlos Gomez	Christopher Williams	Jason Flood (J.E. Shea Electric, Inc.)			Work Required	Carlos Gomez	08/30/2023	09/13/2023	FIRST FLOOR>A>ART>M109	Electrical		
113	1222 1st floor storage unsupported CMU	Structural	Downes Construction Company	Jason Smith	Work Required	Carlos Gomez	Christopher Williams	Jason Smith (Downes Construction Company)			Work Required	Carlos Gomez	08/30/2023	09/13/2023	FIRST FLOOR>B>STORAGE>122	General Trades		
112	1219 Boys Corridor Restroom Paint touch up around Horn strobe	Finishes	Downes Construction Company	Jason Smith	Work Required	Carlos Gomez	Christopher Williams	Jason Smith (Downes Construction Company)			Work Required	Carlos Gomez	08/30/2023	09/13/2023	FIRST FLOOR>B>BOYS RESTROOM>1219	General Trades		
111	M114 and M117 GYP Patch and Paint up to new ceiling height	Finishes	Downes Construction Company	Jason Smith	Work Required	Carlos Gomez	Christopher Williams	Jason Smith (Downes Construction Company)			Work Required	Carlos Gomez	08/30/2023	09/13/2023	FIRST FLOOR>B>CLASSROOM>M114	General Trades		
110	M111 Damaged Ceiling Tiles	Finishes	Downes Construction Company J and J Acoustics	Jason Smith James Vernale	Work Required Work Required	Carlos Gomez	Christopher Williams	Jason Smith (Downes Construction Company) James Vernale (J and J Acoustics)			Work Required	Carlos Gomez	08/30/2023	09/13/2023	FIRST FLOOR>B>CLASSROOM>M111	Ceilings		
109	M200 Missing Access panels over fire dampers	MEP	Downes Construction Company Mega Mechanical Systems Corp	Jason Smith Jeffrey McKinney	Work Required Work Required	Carlos Gomez	Christopher Williams	Jason Smith (Downes Construction Company) Jeffrey McKinney (Mega Mechanical Systems Corp)			Work Required	Carlos Gomez	08/30/2023	09/13/2023	SECOND FLOOR>A>CLASSROOM>M200	HVAC		
108	2215 2nd Fl Corridor Boys Restrooms Fire Alarm Devise not installed correctly	MEP	Alarms By Precision, LLC	Frank Wolferseder	Work Required	Carlos Gomez	Carlos Gomez	Frank Wolferseder (Alarms By Precision, LLC)			Work Required	Carlos Gomez	08/30/2023	09/13/2023	SECOND FLOOR>B>BOYS RESTROOM>2215	Fire Alarm		
107	H305 Replace defective ceiling tile.	Finishes	J and J Acoustics	James Vernale	Work Required	Carlos Gomez	Christopher Williams	James Vernale (J and J Acoustics)			Work Required	Carlos Gomez	08/30/2023	09/13/2023	SECOND FLOOR>C	Ceilings		
106	2205 Adult restroom in front of M207 broken ceiling tile		J and J Acoustics	James Vernale	Work Required	Carlos Gomez	Carlos Gomez	James Vernale (J and J Acoustics)			Work Required	Carlos Gomez	08/30/2023	09/13/2023	SECOND FLOOR>B>CLASSROOM			
105	H202 Restroom Fire Alarm work open tiles	MEP	Alarms By Precision, LLC	Frank Wolferseder	Work Required	Carlos Gomez	Carlos Gomez	Frank Wolferseder (Alarms By Precision, LLC)			Work Required	Carlos Gomez	08/30/2023	09/13/2023	FIRST FLOOR>C>GUIDANCE>H202	Fire Alarm		
104	H203 Restroom fire alarm not installed correctly	MEP	Alarms By Precision, LLC	Frank Wolferseder	Work Required	Carlos Gomez	Carlos Gomez	Frank Wolferseder (Alarms By Precision, LLC)			Work Required	Carlos Gomez	08/30/2023	09/13/2023	FIRST FLOOR>C>GUIDANCE	Fire Alarm		
103	H203 Restroom toilet not connected	MEP	Mega Mechanical Systems Corp	Jeffrey McKinney	Work Required	Carlos Gomez	Carlos Gomez	Jeffrey McKinney (Mega Mechanical Systems Corp)			Work Required	Carlos Gomez	08/30/2023	09/13/2023	FIRST FLOOR>C>GUIDANCE	Plumbing		
102	H204 Multipurpose Rm Stage Fire Alarm Device Improperly Installed	MEP	Alarms By Precision, LLC	Frank Wolferseder	Resolved	Carlos Gomez	Dan Champiny	Dan Champiny (BVH Integrated Services, P.C.)			Ready to Close	Carlos Gomez	08/30/2023	09/13/2023	FIRST FLOOR>C>MULTIPURPOSE>H204	Fire Alarm		
101	Basement Electrical Rm Exposed Fire Alarm wiring, provide conduit and boxes	MEP	J.E. Shea Electric, Inc.	Jason Flood	Work Required	Carlos Gomez	Christopher Williams	Jason Flood (J.E. Shea Electric, Inc.)			Work Required	Carlos Gomez	08/30/2023	09/13/2023	BASEMENT			

DOWNES
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Printed on Mon Sep 11, 2023 at 04:30 pm EDT

Job #: 25-01-0436 Hawley Elementary School - Air Quality Improvements
29 Church Hill Road
Newtown, Connecticut 06470

#	Title	Type	Assignee Company	Assignee Name	Assignee Response	Punch Item Manager	Final Approver	Ball In Court	Closed By	Date Closed	Status	Creator	Date Created	Due Date	Location	Trade	Reference	Priority
100	H200 Classroom complete painting of shelves	Finishes	Professional Painting, Inc.	Bill Ianniello, Jr.	Work Required	Carlos Gomez	Christopher Williams	Bill Ianniello, Jr. (Professional Painting, Inc.)			Work Required	Carlos Gomez	08/30/2023	09/13/2023	FIRST FLOOR>C>CLASSROOM>H200	Painting		
99	H204 Rear entrance near multipurpose room secure conduits in chase all the way to ceiling.	MEP	Downes Construction Company	Jason Smith	Work Required	Carlos Gomez	Christopher Williams	Jason Smith (Downes Construction Company)			Work Required	Carlos Gomez	08/30/2023	09/13/2023	FIRST FLOOR>C>MULTIPURPOSE>H204			
98	Patch old Thermostat/ Misc. location holes throughout building	Finishes	Downes Construction Company	Jason Smith	Work Required	Carlos Gomez	Christopher Williams	Jason Smith (Downes Construction Company)			Work Required	Carlos Gomez	08/30/2023	09/13/2023				
97	Wall Plates missing	MEP	Downes Construction Company J.E. Shea Electric, Inc.	Jason Smith Jason Flood	Work Required Work Required	Carlos Gomez	Christopher Williams	Jason Smith (Downes Construction Company) Jason Flood (J.E. Shea Electric, Inc.)			Work Required	Carlos Gomez	08/30/2023	09/13/2023	SECOND FLOOR>B>CLASSROOM>M208			
96	2215 2nd Fl Corridor Boys Restrooms	Finishes	Downes Construction Company	Jason Smith	Work Required	Carlos Gomez	Christopher Williams	Jason Smith (Downes Construction Company)			Work Required	Carlos Gomez	08/30/2023	09/13/2023	SECOND FLOOR>B>BOYS RESTROOM>2215			
95	H304 Paint Baseboard at cabinet	Finishes	Downes Construction Company	Jason Smith	Work Required	Carlos Gomez	Christopher Williams	Jason Smith (Downes Construction Company)			Work Required	Carlos Gomez	08/30/2023	09/13/2023	SECOND FLOOR>C>CLASSROOM>H303	Painting		
94	M303 Paint Touch Up		Downes Construction Company	Jason Smith	Work Required	Carlos Gomez	Carlos Gomez	Jason Smith (Downes Construction Company)			Work Required	Carlos Gomez	08/29/2023	09/12/2023	SECOND FLOOR>C>CLASSROOM>H303	Painting		
93	H302 Paint Touch Up and remove wire mold.		Downes Construction Company	Jason Smith	Work Required	Carlos Gomez	Carlos Gomez	Jason Smith (Downes Construction Company)			Work Required	Carlos Gomez	08/29/2023	09/12/2023	SECOND FLOOR>C>CLASSROOM>H302			
92	Missing Fire Stopping	MEP	Mega Mechanical Systems Corp	Jeffrey McKinney	Work Required	Carlos Gomez	Dan Champiny	Jeffrey McKinney (Mega Mechanical Systems Corp)			Work Required	Carlos Gomez	08/25/2023	09/08/2023	SECOND FLOOR	HVAC		High
91	H201 - H202 Mechanical Chase Access Panels Deficiencies	MEP	Downes Construction Company Mega Mechanical Systems Corp	Jason Smith Jeffrey McKinney	Work Required Work Required	Carlos Gomez	Dan Champiny	Jason Smith (Downes Construction Company) Jeffrey McKinney (Mega Mechanical Systems Corp)			Work Required	Carlos Gomez	08/25/2023	09/08/2023	FIRST FLOOR>C>GUIDANCE>H202	HVAC		High
90	2214 Girls Corridor restroom Fire Device Improperly Installed	MEP	Alarms By Precision, LLC	Frank Wolferseder	Work Required	Carlos Gomez	Dan Champiny	Frank Wolferseder (Alarms By Precision, LLC)			Work Required	Carlos Gomez	08/25/2023	09/08/2023	SECOND FLOOR>B>GIRLS RESTROOM>2214	Fire Alarm		High
89	Attic VAV Piping Shields Missing	MEP	Mega Mechanical Systems Corp	Jeffrey McKinney	Work Required	Carlos Gomez	Dan Champiny	Jeffrey McKinney (Mega Mechanical Systems Corp)			Work Required	Carlos Gomez	08/25/2023	09/08/2023	ATTIC>C			High
88	Temperature Sensor not Properly Installed in Corridor B 1st Floor	MEP	Mega Mechanical Systems Corp	Jeffrey McKinney	Work Required	Carlos Gomez	Dan Champiny	Jeffrey McKinney (Mega Mechanical Systems Corp)			Work Required	Carlos Gomez	08/25/2023	09/08/2023	FIRST FLOOR>B>CLASSROOM>M117			High
87	Damaged Light Fixture	MEP	J.E. Shea Electric, Inc.	Jason Flood	Ready for Review	Carlos Gomez	Dan Champiny	Carlos Gomez (Downes Construction Company)			Ready for Review	Carlos Gomez	08/25/2023	09/08/2023	SECOND FLOOR>A>CLASSROOM>M201	Electrical		High
86	Ceiling Tile Adjustment and Fire Alarm Device Deficiencies	MEP	J and J Acoustics Alarms By Precision, LLC J and J Acoustics	James Vernale Frank Wolferseder Kyle Jackowitz	Work Required Work Required Work Required	Carlos Gomez	Dan Champiny	James Vernale (J and J Acoustics) Frank Wolferseder (Alarms By Precision, LLC) Kyle Jackowitz (J and J Acoustics)			Work Required	Carlos Gomez	08/25/2023	09/08/2023	SECOND FLOOR>B>STAFF LOUNGE>M206			High
85	Exposed Wiring Deficiencies and Missing Knockout Seals	MEP	J.E. Shea Electric, Inc. Alarms By Precision, LLC	Jason Flood Frank Wolferseder	Ready for Review Work Required	Carlos Gomez	Dan Champiny	Frank Wolferseder (Alarms By Precision, LLC)			Work Required	Carlos Gomez	08/25/2023	09/08/2023	ATTIC>C	Fire Alarm		High
84	Attic Insulation Deficiencies	MEP	Mega Mechanical Systems Corp	Jeffrey McKinney	Work Required	Carlos Gomez	Dan Champiny	Jeffrey McKinney (Mega Mechanical Systems Corp)			Work Required	Carlos Gomez	08/25/2023	09/08/2023	ATTIC>C	HVAC		High
83	Cabinet Unit Heaters in Multiple Locations Covers Need Adjustment	MEP	Mega Mechanical Systems Corp	Jeffrey McKinney	Work Required	Carlos Gomez	Dan Champiny	Jeffrey McKinney (Mega Mechanical Systems Corp)			Work Required	Carlos Gomez	08/25/2023	09/08/2023		HVAC		High
82	H203, H205 Diffuser adjustment or replacement	MEP	Downes Construction Company Mega Mechanical Systems Corp	Jason Smith Jeffrey McKinney	Work Required Work Required	Carlos Gomez	Dan Champiny	Jason Smith (Downes Construction Company) Jeffrey McKinney (Mega Mechanical Systems Corp)			Work Required	Carlos Gomez	08/25/2023	09/08/2023	FIRST FLOOR>C	HVAC		High
81	Change Tile		J and J Acoustics	James Vernale	Work Required	Mike Dell'Accio	Jason Smith	James Vernale (J and J Acoustics)			Work Required	Jason Smith	08/08/2023	08/22/2023	FIRST FLOOR>A>ART>M109			
68	Tile Placement or Clock Move down		J.E. Shea Electric, Inc. J and J Acoustics	Jason Flood James Vernale	Ready for Review Work Required	Mike Dell'Accio	Jason Smith	James Vernale (J and J Acoustics)			Work Required	Jason Smith	06/21/2023	07/05/2023	FIRST FLOOR>C>CLASSROOM>H200			
67	Paint Allowance fill hole at top of door to new wall		Professional Painting, Inc.	Bill Ianniello, Jr.	Work Required	Mike Dell'Accio	Jason Smith	Bill Ianniello, Jr. (Professional Painting, Inc.)			Work Required	Jason Smith	06/21/2023	07/05/2023	FIRST FLOOR>C>CLASSROOM>H200			
66	Painting Allowance fill hole and paint		Professional Painting, Inc.	Bill Ianniello, Jr.	Work Required	Mike Dell'Accio	Jason Smith	Bill Ianniello, Jr. (Professional Painting, Inc.)			Work Required	Jason Smith	06/21/2023	07/05/2023	FIRST FLOOR>C>CLASSROOM>H200			
54	Controls Junction Box		Mega Mechanical Systems Corp	Kevin Terifay	Work Required	Mike Dell'Accio	Jason Smith	Kevin Terifay (Mega Mechanical Systems Corp)			Work	Jason	06/21/2023	07/05/2023	BASEMENT>C>CLASSROOM>HL2			

DOWNES
CONSTRUCTION COMPANY
Downes Construction Company

Printed on Mon Sep 11, 2023 at 04:30 pm EDT

Job #: 25-01-0436 Hawley Elementary School - Air Quality Improvements
29 Church Hill Road
Newtown, Connecticut 06470

#	Title	Type	Assignee Company	Assignee Name	Assignee Response	Punch Item Manager	Final Approver	Ball In Court	Closed By	Date Closed	Status	Creator	Date Created	Due Date	Location	Trade	Reference	Priority
	Cover										Required	Smith						
45	Paint touch up needed at clg edge		Professional Painting, Inc.	Bill Ianniello, Jr.	Resolved	Mike Dell'Accio	Laura Boyer	Laura Boyer (Christopher Williams Architect LLC)			Ready to Close	Laura Boyer	04/26/2023	05/10/2023	SECOND FLOOR>B>GIRLS RESTROOM>2214			
16	Ceiling tile cute incorrectly for reveal		J and J Acoustics	James Vernale	Work Required	Mike Dell'Accio	Mike Dell'Accio	James Vernale (J and J Acoustics)			Work Required	Mike Dell'Accio	04/18/2023	04/21/2023	FIRST FLOOR>B>GIRLS RESTROOM>1218			
3	Cut Tile Chipped Corner Corridor Wall		J and J Acoustics	James Vernale	Work Required	Jason Smith	Jason Smith	James Vernale (J and J Acoustics)			Work Required	Jason Smith	04/17/2023	04/20/2023	FIRST FLOOR>A>CLASSROOM>M108			

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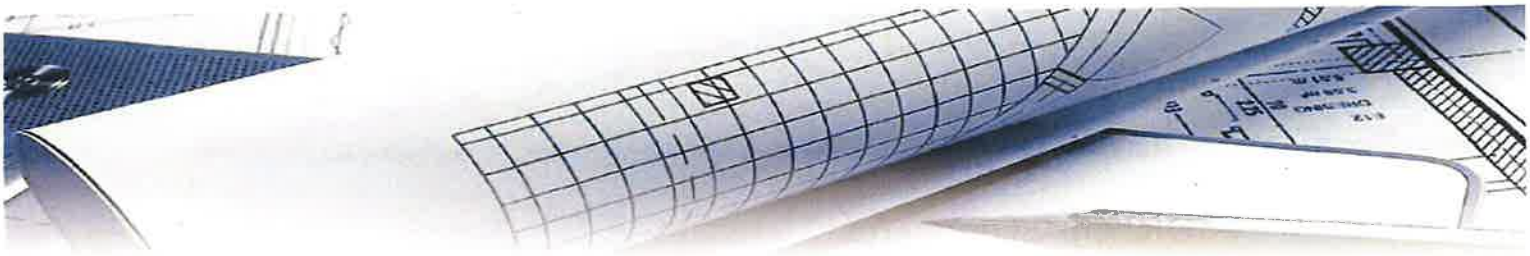

Hawley Elementary School – Air Quality Improvements

Monthly Status Report

August 2023

DOWNES CONSTRUCTION COMPANY

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DOWNES CONSTRUCTION COMPANY

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September 14, 2023

Hawley Elementary School – Air Quality Improvements
EXECUTIVE SUMMARY

Budget:

The GMP Established for the project is $7,491,086.00 as approved by the Town of Newtown. Revisions to the GMP and the Construction Managers Contingency are summarized below.

Approved GMP:	**$7,491,086.00**
▪ **Approved Owner Change Orders:**	**$182,683.00**
Total Revised GMP:	**$7,673,769.00**
▪ **Pending Change Order Proposals:**	**$30,298.00**
Total Projected Final GMP	**$7,704,067.00**
Construction Managers Construction Contingency	**$212,865.00**
▪ **Approved Change Order Proposals**	**$73,479.00**
Remaining Contingency	**$139,386.00**
▪ **Pending Change Order Proposals**	**$8,658.00**
Projected Contingency Balance	**$130,728.00**
Owner's Contingency	**$350,000.00**
▪ **Approved Change Order**	**$182,683.00**
Remaining Contingency	**$167,317.00**
▪ **Pending Change Order Proposals**	**$30,298.00**
Projected Contingency Balance	**$137,019.00**

Schedule Update:

With Eversource providing the new transformer and power to the Hawley Elementary School on August 3, 2023, HVAC startup and testing and balancing began immediately. All units were started up successfully and were operating by the substantial completion date of August 15, 2023. Shortly after on August 18, 2023 final testing throughout the building was completed with the AHJ and a certificate of compliance was provided. Commissioning began the third week of August and will continue through September. Downes will continue to monitor the units along with the BOE Facilities and follow-up on any issues or warranty items. The punchlist has been finalized and Downes will return on September 25, 2023 when there is no school due to a holiday and complete all open punchlist items.

Teachers successfully occupied the building full time on August 24, 2023 and the students returned to class on August 30, 2023. This will be the final report for this project.

30 Day Look Ahead

Activities for September 2023:

- Final Commissioning
- Punchlist Completion

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Downes Construction Company
Job #: 25-01-0436 Hawley Elementary School - Air Quality Improvements
29 Church Hill Road
Newtown, Connecticut 06470

Project Budget Summary Report - Hawley Elementary School

Budget

Group	Original Budget Amount	Approved COs	Revised Budget	Pending Budget Changes	Change Event (ROM)	Projected Budget
Cost Code: 01-001 - General Conditions	Sum: $367,465.00	Sum: $0.00	Sum: $367,465.00	Sum: $0.00	Sum: $0.00	Sum: $367,465.00
Cost Code: 01-003 - Genreal Requirements	Sum: $98,430.00	Sum: $0.00	Sum: $98,430.00	Sum: $0.00	Sum: $0.00	Sum: $98,430.00
Cost Code: 01-100 - Final Cleaning	Sum: $43,870.00	Sum: $0.00	Sum: $43,870.00	Sum: ($3,500.00)	Sum: $0.00	Sum: $40,370.00
Cost Code: 01-500 - Temp. Facilities & Controls	Sum: $278,326.00	Sum: $0.00	Sum: $278,326.00	Sum: $0.00	Sum: $0.00	Sum: $278,326.00
Cost Code: 02-100 - Selective Demo & Abatement	Sum: $644,000.00	Sum: ($21,993.00)	Sum: $622,007.00	Sum: $0.00	Sum: $0.00	Sum: $622,007.00
Cost Code: 03-100 - Cast-In-Place Concrete	Sum: $25,000.00	Sum: $0.00	Sum: $25,000.00	Sum: $0.00	Sum: $0.00	Sum: $25,000.00
Cost Code: 04-100 - Unit Masonry	Sum: $124,300.00	Sum: $19,047.00	Sum: $143,347.00	Sum: $0.00	Sum: $0.00	Sum: $143,347.00
Cost Code: 05-100 - Structural Steel	Sum: $313,600.00	Sum: ($1,903.00)	Sum: $311,697.00	Sum: $0.00	Sum: $0.00	Sum: $311,697.00
Cost Code: 06-100 - Rough Carpentry	Sum: $133,829.00	Sum: $66,005.00	Sum: $199,834.00	Sum: $6,158.00	Sum: $0.00	Sum: $205,992.00
Cost Code: 06-200 - Finish Carpentry	Sum: $31,844.00	Sum: $0.00	Sum: $31,844.00	Sum: $0.00	Sum: $0.00	Sum: $31,844.00
Cost Code: 06-300 - Floor Protection	Sum: $73,730.00	Sum: $0.00	Sum: $73,730.00	Sum: $0.00	Sum: $0.00	Sum: $73,730.00
Cost Code: 07-100 - Roofing System	Sum: $453,500.00	Sum: ($106,508.00)	Sum: $346,992.00	Sum: $0.00	Sum: $0.00	Sum: $346,992.00
Cost Code: 08-100 - Doors & Hollow Metal Frames	Sum: $3,700.00	Sum: ($3,700.00)	Sum: $0.00	Sum: $0.00	Sum: $0.00	Sum: $0.00
Cost Code: 09-100 - Gypsum Drywall	Sum: $242,508.00	Sum: $25,702.00	Sum: $268,210.00	Sum: $0.00	Sum: $750.00	Sum: $268,960.00
Cost Code: 09-200 - Acoustical Ceilings	Sum: $199,000.00	Sum: ($394.00)	Sum: $198,606.00	Sum: $0.00	Sum: $0.00	Sum: $198,606.00
Cost Code: 09-300 - Painting	Sum: $89,100.00	Sum: ($11,685.00)	Sum: $77,415.00	Sum: $0.00	Sum: $0.00	Sum: $77,415.00
Cost Code: 09-400 - Flooring & Base	Sum: $22,568.00	Sum: $0.00	Sum: $22,568.00	Sum: $0.00	Sum: $0.00	Sum: $22,568.00
Cost Code: 17-034 - Early Prcurement Services	Sum: $17,400.00	Sum: $0.00	Sum: $17,400.00	Sum: $0.00	Sum: $0.00	Sum: $17,400.00
Cost Code: 23-100 - HVAC & Plumbing	Sum: $3,422,000.00	Sum: ($425,281.00)	Sum: $2,996,719.00	Sum: $0.00	Sum: $0.00	Sum: $2,996,719.00
Cost Code: 26-100 - Electrical System	Sum: $899,000.00	Sum: $54,265.00	Sum: $953,265.00	Sum: $15,501.00	Sum: $11,750.00	Sum: $980,516.00
Cost Code: 28-100 - Fire Alarm Systems	Sum: $0.00	Sum: $91,664.00	Sum: $91,664.00	Sum: $4,000.00	Sum: $0.00	Sum: $95,664.00
Cost Code: 50-010 - Eliminate Area A Low Rf RTU1-6	Sum: ($635,774.00)	Sum: $635,774.00	Sum: $0.00	Sum: $0.00	Sum: $0.00	Sum: $0.00
Cost Code: 50-020 - EPDM in Lieu of Mod Rf@ Dormer	Sum: ($3,360.00)	Sum: $3,360.00	Sum: $0.00	Sum: $0.00	Sum: $0.00	Sum: $0.00

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Downes Construction Company
Job #: 25-01-0436 Hawley Elementary School - Air Quality Improvements
29 Church Hill Road
Newtown, Connecticut 06470

Group	Original Budget Amount	Approved COs	Revised Budget	Pending Budget Changes	Change Event (ROM)	Projected Budget
Cost Code: 50-030 - Remove Roof Walkways Area B	Sum: ($3,180.00)	Sum: $3,180.00	Sum: $0.00	Sum: $0.00	Sum: $0.00	Sum: $0.00
Cost Code: 50-040 - Remv Rf Walkwys Area RTU7 Only	Sum: ($990.00)	Sum: $990.00	Sum: $0.00	Sum: $0.00	Sum: $0.00	Sum: $0.00
Cost Code: 50-050 - Elim. Paint @ Cupola Louvers	Sum: ($10,450.00)	Sum: $10,450.00	Sum: $0.00	Sum: $0.00	Sum: $0.00	Sum: $0.00
Cost Code: 50-060 - Eliminate 2nd Final Clean	Sum: ($3,500.00)	Sum: $0.00	Sum: ($3,500.00)	Sum: $3,500.00	Sum: $0.00	Sum: $0.00
Cost Code: 60-010 - Roofing Patch & Repair	Sum: $5,000.00	Sum: ($5,000.00)	Sum: $0.00	Sum: $0.00	Sum: $0.00	Sum: $0.00
Cost Code: 60-020 - Equip. Access/Door Mod.	Sum: $10,000.00	Sum: $0.00	Sum: $10,000.00	Sum: $0.00	Sum: $0.00	Sum: $10,000.00
Cost Code: 60-030 - Additional Glycol	Sum: $20,000.00	Sum: ($13,399.00)	Sum: $6,601.00	Sum: $0.00	Sum: $0.00	Sum: $6,601.00
Cost Code: 60-040 - Cutting & Patching	Sum: $22,500.00	Sum: ($22,500.00)	Sum: $0.00	Sum: $0.00	Sum: $0.00	Sum: $0.00
Cost Code: 60-050 - Relocate Exist. MEFP Not Quant	Sum: $35,000.00	Sum: ($35,000.00)	Sum: $0.00	Sum: $0.00	Sum: $0.00	Sum: $0.00
Cost Code: 60-060 - Flood Mitig./Drip Pan/Platform	Sum: $5,000.00	Sum: ($5,000.00)	Sum: $0.00	Sum: $0.00	Sum: $0.00	Sum: $0.00
Cost Code: 60-070 - Utility Bridges/ADD.#04 ITB#01	Sum: $5,000.00	Sum: $0.00	Sum: $5,000.00	Sum: $0.00	Sum: $0.00	Sum: $5,000.00
Cost Code: 60-080 - COVID19/ Procurement Allowance	Sum: $10,000.00	Sum: $0.00	Sum: $10,000.00	Sum: $0.00	Sum: $0.00	Sum: $10,000.00
Cost Code: 60-501 - General Insurance	Sum: $52,391.00	Sum: $1,601.00	Sum: $53,992.00	Sum: $137.00	Sum: $0.00	Sum: $54,129.00
Cost Code: 60-502 - CM P&P Bonds	Sum: $57,710.00	Sum: $1,725.00	Sum: $59,435.00	Sum: $164.00	Sum: $0.00	Sum: $59,599.00
Cost Code: 60-503 - State Education Fee	Sum: $1,678.00	Sum: $0.00	Sum: $1,678.00	Sum: $0.00	Sum: $0.00	Sum: $1,678.00
Cost Code: 70-001 - CM Contingency	Sum: $212,865.00	Sum: ($73,479.00)	Sum: $139,386.00	Sum: ($6,158.00)	Sum: ($2,500.00)	Sum: $130,728.00
Cost Code: 70-002 - VE Contingency	Sum: $45,317.00	Sum: ($10,999.00)	Sum: $34,318.00	Sum: $0.00	Sum: $0.00	Sum: $34,318.00
Cost Code: 90-001 - CM Fees	Sum: $182,709.00	Sum: $5,761.00	Sum: $188,470.00	Sum: $496.00	Sum: $0.00	Sum: $188,966.00
Grand Totals:	Sum: $7,491,086.00	Sum: $182,683.00	Sum: $7,673,769.00	Sum: $20,298.00	Sum: $10,000.00	Sum: $7,704,067.00

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Job #: 25-01-0436 Hawley Elementary School - Air Quality Improvements
29 Church Hill Road
Newtown, Connecticut 06470

Change Events

Status : Open, Pending

#	Title	Scope	Type	Reason	Status	Origin	ROM	Prime Totals	Commitment Totals	RFQs	Commitment COs	Prime PCOs
059	Allowance/CM Contingency Return	Out of Scope	Contingency	Existing condition	Open		$0.00	$0.00	$0.00			
058	Bond Premium Increases	Out of Scope	Contingency	Existing condition	Open		$0.00	$0.00	$0.00			
057	VE Item #18 - Eliminate 2nd Final Cleaning	Out of Scope	Owner Change	Client request	Open		$0.00	$0.00	$0.00			PCO #057
056	Primary Conduit Repair at Pole due to Accident	Out of Scope	Owner Change	Client request	Open		$15,501.00	$16,134.00	$0.00			PCO #056
055	RFI #054 - Additional Fire Alarm Work Required by the Fire Marshall	Out of Scope	Owner Change	Client request	Open	RFI#54: Additional Fire Alarm Work Required by the Fire Marshall	$4,000.00	$4,164.00	$0.00			PCO #055
052	Cutting & Patching IV	Out of Scope	Owner Change	Existing condition	Open		$0.00	$0.00	$0.00			PCO #052
043	Repair to Existing Building Systems - Security & Fire Alarm Systems	Out of Scope	Allowance	Existing condition	Open		$10,000.00	$0.00	$0.00			
Report Grand Totals							**$29,501.00**	**$20,298.00**	**$0.00**			

Hawely Elementary School Allowance Summary

DOWNES CONSTRUCTION COMPANY

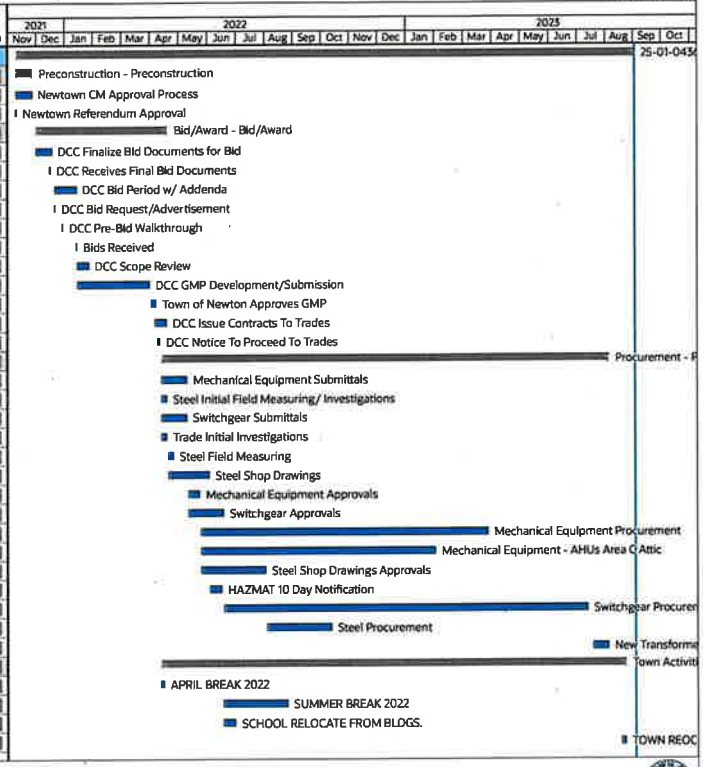
	Package	Scope	Description	CM	Trades	Expenditure	Balance
1	CMR	Downes	Additional HAZMAT	Not Included			N/A
2	CMR	Downes	Roofing Patch and Repair	$ 5,000.00		$ 5,000.00	$ -
3	CMR	Downes	Equipment Access / Door Modification	$ 10,000.00		$ -	$ 10,000.00
4	CMR	Downes	Additional Glycol	$ 20,000.00		$ 13,399.00	$ 6,601.00
5	CMR	Downes	Cutting and Patching	$ 22,500.00		$ 22,500.00	$ -
6	CMR	Downes	Relocate Existing MEFP Not Quantifiable	$ 35,000.00		$ 35,000.00	$ -
7	CMR	Downes	Floor Mitigation/Drip Pan/Platform	$ 5,000.00		$ 5,000.00	$ -
8	CMR	Downes	Utility Bridges	$ 5,000.00		$ -	$ 5,000.00
9	CMR	Downes	Testing and Special Inspections	w/ soft cost			w/ soft cost
10	CMR	Downes	COVID 19 /Procurement	$ 10,000.00		$ -	$ 10,000.00
1.1-1	1.1	Final Cleaning	Cleaning		$ 2,391.36	$ -	$ 2,391.36
2.2.1-1	3.2.1	Selective Demo & Abate	Unforeseen Demolition / HAZMAT Removal		$ 20,000.00	$ 18,172.36	$ 1,827.64
2.2.1-2	3.2.1	Selective Demo & Abate	Protection of Existing Electrical and Tele/Data		$ 10,000.00	$ 9,215.00	$ 785.00
5.1-1	5.1	Structural Steel	Additional Misc. Steel Framing		$ 15,000.00	$ 8,178.42	$ 6,821.58
2.9.1-1	2.9.1	Gypsum Drwayll	Patch and Repair Existing Finishes		$ 10,500.00	$ 5,952.94	$ 4,547.06
2.9-2-1	2.9.2	Acoustical Ceilings	Ceiling Tile Replacement (100 Tiles)		w/ base bid	$ -	w/ base bid
9.3-1	9.3	Painting	Painting Touch up (100 Hours)		$ 7,846.00	$ 4,780.31	$ 3,065.69
26.1-1	26.1	Electrical System	Unforeseen Electrical Work		$ 15,000.00	$ 3,614.51	$ 11,385.49
26.1-1	26.1	Electrical System	Utility Fees		$ 15,000.00	$ 7,335.60	$ 7,664.40
			Total	$112,500.00	$95,737.36	$138,148.14	$ 70,089.22

Total CM Allowances		$112,500.00
Total Subcontractor Allowances		$95,737.36
All Allowances		$208,237.36
% Expended		66.34%
Balance All Allowances		$70,089.22

Hawley Elementary School

DOWNES

	Name	ID	Calendar	Planned Duration	Start	Finish
1	25-01-0436 - Hawley Elementary School			475d	08-Nov-21	01-Sep-23
2	Preconstruction - Preconstruction			15d	08-Nov-21	26-Nov-21
3	Newtown CM Approval Process	28	Standard	15d	08-Nov-21	26-Nov-21
4	Newtown Referendum Approval	5	Standard	1d	08-Nov-21	08-Nov-21
5	Bid/Award - Bid/Award			101d	29-Nov-21	18-Apr-22
6	DCC Finalize Bid Documents for Bid	7	Standard	15d	29-Nov-21	17-Dec-21
7	DCC Receives Final Bid Documents	9	Standard	1d	15-Dec-21	15-Dec-21
8	DCC Bid Period w/ Addenda	4	Standard	19d	20-Dec-21	13-Jan-22
9	DCC Bid Request/Advertisement	8	Standard	1d	20-Dec-21	20-Dec-21
10	DCC Pre-Bid Walkthrough	15	Standard	1d	28-Dec-21	28-Dec-21
11	Bids Received	10	Standard	1d	13-Jan-22	13-Jan-22
12	DCC Scope Review	11	Standard	10d	14-Jan-22	27-Jan-22
13	DCC GMP Development/Submission	1	Standard	55d	14-Jan-22	31-Mar-22
14	Town of Newton Approves GMP	3	Standard	5d	01-Apr-22	07-Apr-22
15	DCC Issue Contracts To Trades	6	Standard	10d	05-Apr-22	18-Apr-22
16	DCC Notice To Proceed To Trades	2	Standard	2d	08-Apr-22	11-Apr-22
17	Procurement - Procurement			333d	12-Apr-22	03-Aug-23
18	Mechanical Equipment Submittals	12	Standard	20d	12-Apr-22	09-May-22
19	Steel Initial Field Measuring/ Investigations	23	Standard	5d	12-Apr-22	18-Apr-22
20	Switchgear Submittals	20	Standard	20d	12-Apr-22	09-May-22
21	Trade Initial Investigations	29	Standard	5d	12-Apr-22	18-Apr-22
22	Steel Field Measuring	30	Standard	5d	19-Apr-22	25-Apr-22
23	Steel Shop Drawings	24	Standard	33d	19-Apr-22	02-Jun-22
24	Mechanical Equipment Approvals	13	Standard	10d	10-May-22	23-May-22
25	Switchgear Approvals	21	Standard	29d	10-May-22	17-Jun-22
26	Mechanical Equipment Procurement	14	Standard	220d	24-May-22	27-Mar-23
27	Mechanical Equipment - AHUs Area C Attic	111	Standard	182d	24-May-22	01-Feb-23
28	Steel Shop Drawings Approvals	25	Standard	50d	24-May-22	01-Aug-22
29	HAZMAT 10 Day Notification	16	Standard	10d	02-Jun-22	15-Jun-22
30	Switchgear Procurement	22	Standard	245d	17-Jun-22	11-Jul-23
31	Steel Procurement	26	Standard	51d	02-Aug-22	11-Oct-22
32	New Transformer (Eversource)	27	Standard	3d	17-Jul-23	03-Aug-23
33	Town Activities - Town Activities			356d	11-Apr-22	21-Aug-23
34	APRIL BREAK 2022	38	Standard	5d	11-Apr-22	15-Apr-22
35	SUMMER BREAK 2022	17	Standard	51d	16-Jun-22	25-Aug-22
36	SCHOOL RELOCATE FROM BLDGS.	18	Standard	10d	16-Jun-22	29-Jun-22
37	TOWN REOCCUPY BUILDING	37	Standard	3d	17-Aug-23	21-Aug-23



Current
Progress
Critical
Milestones
Summary

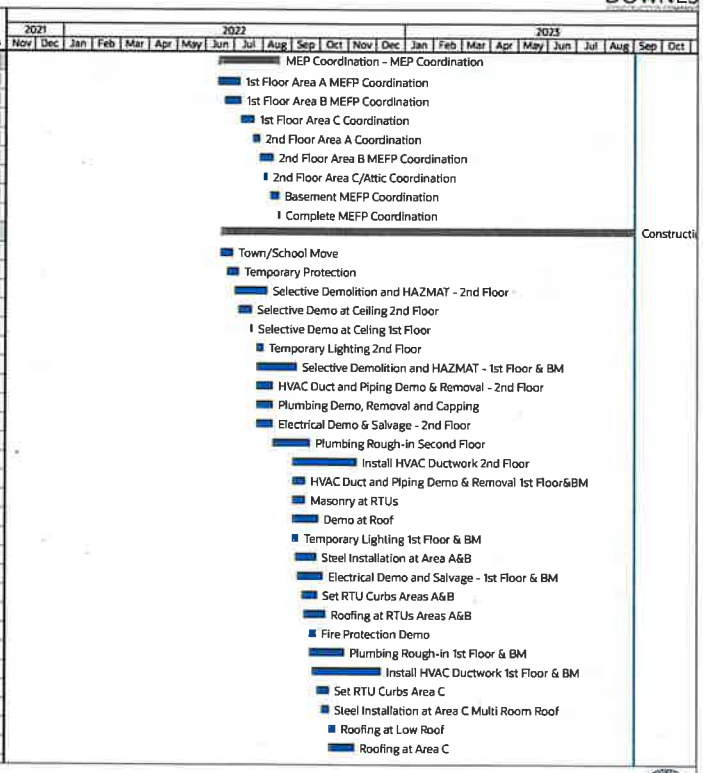
Hawley Elementary School

Date	Revision	Checked	Approved
01-Sep-23	Progress Schedule	MD	MD

Hawley Elementary School

DOWNES

	Name	ID	Calendar	Planned Duration	Start	Finish
38	MEP Coordination - MEP Coordination			48d	13-Jun-22	17-Aug-22
39	1st Floor Area A MEFP Coordination	102	Standard	18d	13-Jun-22	06-Jul-22
40	1st Floor Area B MEFP Coordination	103	Standard	14d	20-Jun-22	07-Jul-22
41	1st Floor Area C Coordination	104	Standard	11d	07-Jul-22	21-Jul-22
42	2nd Floor Area A Coordination	105	Standard	6d	21-Jul-22	28-Jul-22
43	2nd Floor Area B MEFP Coordination	106	Standard	11d	28-Jul-22	11-Aug-22
44	2nd Floor Area C/Attic Coordination	107	Standard	5d	01-Aug-22	05-Aug-22
45	Basement MEFP Coordination	101	Standard	8d	08-Aug-22	17-Aug-22
46	Complete MEFP Coordination	31	Standard	1d	17-Aug-22	17-Aug-22
47	Construction - Construction			317d	16-Jun-22	01-Sep-23
48	Town/School Move	39	Standard	10d	16-Jun-22	29-Jun-22
49	Temporary Protection	32	Standard	9d	23-Jun-22	05-Jul-22
50	Selective Demolition and HAZMAT - 2nd Floor	33	Standard	26d	01-Jul-22	05-Aug-22
51	Selective Demo at Ceiling 2nd Floor	98	Standard	11d	05-Jul-22	19-Jul-22
52	Selective Demo at Celing 1st Floor	99	Standard	2d	19-Jul-22	20-Jul-22
53	Temporary Lighting 2nd Floor	43	Standard	6d	25-Jul-22	01-Aug-22
54	Selective Demolition and HAZMAT - 1st Floor & BM	40	Standard	32d	25-Jul-22	06-Sep-22
55	HVAC Duct and Piping Demo & Removal - 2nd Floor	46	Standard	14d	25-Jul-22	11-Aug-22
56	Plumbing Demo, Removal and Capping	45	Standard	14d	25-Jul-22	11-Aug-22
57	Electrical Demo & Salvage - 2nd Floor	41	Standard	14d	25-Jul-22	11-Aug-22
58	Plumbing Rough-in Second Floor	58	Standard	29d	11-Aug-22	20-Sep-22
59	Install HVAC Ductwork 2nd Floor	48	Standard	50d	02-Sep-22	10-Nov-22
60	HVAC Duct and Piping Demo & Removal 1st Floor...	47	Standard	10d	02-Sep-22	15-Sep-22
61	Masonry at RTUs	68	Standard	10d	02-Sep-22	15-Sep-22
62	Demo at Roof	67	Standard	20d	02-Sep-22	29-Sep-22
63	Temporary Lighting 1st Floor & BM	44	Standard	5d	02-Sep-22	08-Sep-22
64	Steel Installation at Area A&B	34	Standard	17d	05-Sep-22	27-Sep-22
65	Electrical Demo and Salvage - 1st Floor & BM	42	Standard	20d	07-Sep-22	04-Oct-22
66	Set RTU Curbs Areas A&B	109	Standard	13d	12-Sep-22	28-Sep-22
67	Roofing at RTUs Areas A&B	78	Standard	18d	14-Sep-22	07-Oct-22
68	Fire Protection Demo	86	Standard	6d	20-Sep-22	27-Sep-22
69	Plumbing Rough-in 1st Floor & BM	59	Standard	29d	20-Sep-22	28-Oct-22
70	Install HVAC Ductwork 1st Floor & BM	49	Standard	53d	23-Sep-22	06-Dec-22
71	Set RTU Curbs Area C	110	Standard	10d	28-Sep-22	11-Oct-22
72	Steel Installation at Area C Multi Room Roof	69	Standard	7d	03-Oct-22	11-Oct-22
73	Roofing at Low Roof	79	Standard	6d	11-Oct-22	18-Oct-22
74	Roofing at Area C	81	Standard	21d	11-Oct-22	08-Nov-22



Current
Progress
Critical
Milestones
Summary

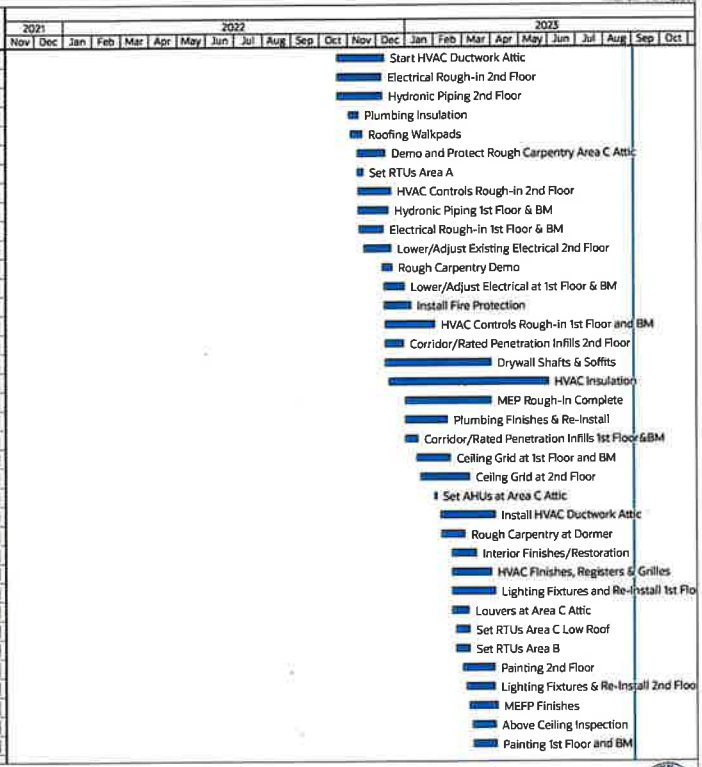
Date	Revision	Checked	Approved
01-Sep-23	Progress Schedule	MD	MD

Hawley Elementary School

Hawley Elementary School

DOWNES

	Name	ID	Calendar	Planned Duration	Start	Finish
75	Start HVAC Ductwork Attic	50	Standard	37d	19-Oct-22	08-Dec-22
76	Electrical Rough-in 2nd Floor	62	Standard	34d	19-Oct-22	05-Dec-22
77	Hydronic Piping 2nd Floor	56	Standard	35d	19-Oct-22	06-Dec-22
78	Plumbing Insulation	89	Standard	10d	31-Oct-22	11-Nov-22
79	Roofing Walkpads	80	Standard	10d	02-Nov-22	15-Nov-22
80	Demo and Protect Rough Carpentry Area C Attic	54	Standard	23d	09-Nov-22	09-Dec-22
81	Set RTUs Area A	51	Standard	6d	09-Nov-22	16-Nov-22
82	HVAC Controls Rough-in 2nd Floor	60	Standard	26d	10-Nov-22	15-Dec-22
83	Hydronic Piping 1st Floor & BM	57	Standard	23d	10-Nov-22	12-Dec-22
84	Electrical Rough-in 1st Floor & BM	63	Standard	19d	11-Nov-22	07-Dec-22
85	Lower/Adjust Existing Electrical 2nd Floor	72	Standard	22d	16-Nov-22	15-Dec-22
86	Rough Carpentry Demo	112	Standard	10d	05-Dec-22	16-Dec-22
87	Lower/Adjust Electrical at 1st Floor & BM	73	Standard	18d	07-Dec-22	30-Dec-22
88	Install Fire Protection	87	Standard	23d	07-Dec-22	06-Jan-23
89	HVAC Controls Rough-in 1st Floor and BM	61	Standard	40d	08-Dec-22	01-Feb-23
90	Corridor/Rated Penetration Infills 2nd Floor	75	Standard	16d	08-Dec-22	29-Dec-22
91	Drywall Shafts & Soffits	74	Standard	82d	08-Dec-22	31-Mar-23
92	HVAC Insulation	90	Standard	1d	13-Dec-22	01-Jun-23
93	MEP Rough-In Complete	77	Standard	66d	30-Dec-22	31-Mar-23
94	Plumbing Finishes & Re-Install	88	Standard	32d	30-Dec-22	13-Feb-23
95	Corridor/Rated Penetration Infills 1st Floor&BM	76	Standard	11d	30-Dec-22	13-Jan-23
96	Ceiling Grid at 1st Floor and BM	71	Standard	26d	12-Jan-23	16-Feb-23
97	Ceilng Grid at 2nd Floor	70	Standard	37d	16-Jan-23	07-Mar-23
98	Set AHUs at Area C Attic	55	Standard	4d	31-Jan-23	03-Feb-23
99	Install HVAC Ductwork Attic	113	Standard	42d	06-Feb-23	04-Apr-23
100	Rough Carpentry at Dormer	82	Standard	18d	07-Feb-23	02-Mar-23
101	Interior Finishes/Restoration	36	Standard	18d	17-Feb-23	14-Mar-23
102	HVAC Finishes, Registers & Grilles	91	Standard	31d	17-Feb-23	31-Mar-23
103	Lighting Fixtures and Re-Install 1st Floor & BM	93	Standard	33d	17-Feb-23	04-Apr-23
104	Louvers at Area C Attic	83	Standard	12d	17-Feb-23	06-Mar-23
105	Set RTUs Area C Low Roof	53	Standard	11d	21-Feb-23	07-Mar-23
106	Set RTUs Area B	52	Standard	11d	21-Feb-23	07-Mar-23
107	Painting 2nd Floor	84	Standard	26d	27-Feb-23	03-Apr-23
108	Lighting Fixtures & Re-Install 2nd Floor	92	Standard	22d	03-Mar-23	03-Apr-23
109	MEFP Finishes	35	Standard	24d	06-Mar-23	06-Apr-23
110	Above Ceiling Inspection	94	Standard	19d	09-Mar-23	04-Apr-23
111	Painting 1st Floor and BM	85	Standard	19d	10-Mar-23	05-Apr-23



Current
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Summary

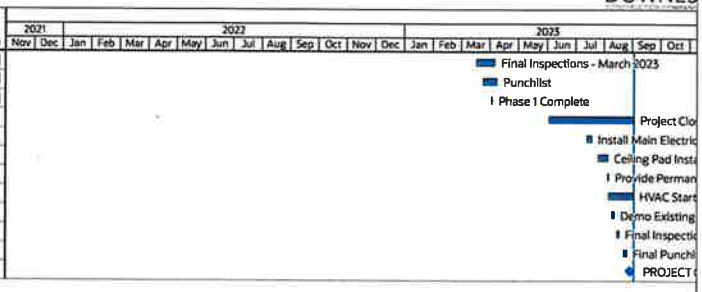
Hawley Elementary School

Date	Revision	Checked	Approved
01-Sep-23	Progress Schedule	MD	MD

Hawley Elementary School

DOWNES

	Name	ID	Calendar	Planned Duration	Start	Finish
112	Final Inspections - March 2023	96	Standard	15d	16-Mar-23 A	05-Apr-23 A
113	Punchlist	97	Standard	12d	23-Mar-23 A	07-Apr-23 A
114	Phase 1 Complete	19	Standard	1d	31-Mar-23 A	31-Mar-23 A
115	Project Closeout	108	Standard	30d	01-Jun-23 A	01-Sep-23
116	Install Main Electrical Switchgear	64	Standard	4d	12-Jul-23 A	17-Jul-23 A
117	Ceiling Pad Installation	95	Standard	10d	24-Jul-23 A	04-Aug-23 A
118	Provide Permanent Power	65	Standard	1d	03-Aug-23 A	03-Aug-23 A
119	HVAC Startup & Commissioning	100	Standard	20d	04-Aug-23 A	01-Sep-23 A
120	Demo Existing Transformer and Elec.	66	Standard	10d	08-Aug-23 A	11-Aug-23 A
121	Final Inspections	114	Standard	3d	14-Aug-23 A	16-Aug-23 A
122	Final Punchlist	115	Standard	5d	21-Aug-23 A	25-Aug-23 A
123	PROJECT COMPLETE	116	Standard	0d	28-Aug-23 A	



Current
Progress
Critical
Milestones
Summary

Date	Revision	Checked	Approved
01-Sep-23	Progress Schedule	MD	MD

Hawley Elementary School

Printed on Thu Sep 14, 2023 at 03:28 pm EDT

Downes Construction Company
Job #: 25-01-0436 Hawley Elementary School - Air Quality Improvements
29 Church Hill Road
Newtown, Connecticut 06470

Project RFI Log

Open RFIs

RFIs

RFI #	Subject	Questions	Responses	Date Initiated	Due Date	Status	Ball In Court
54	Additional Fire Alarm Work Required by the Fire Marshall	The following items were not on the plan in the 21 building (area C) and were pre-existing and had to be replaced Heat detector in storage room by H301 Heat detector in custodial closet by room H302 Heat detector in storage room by H302 Heat detector in cafeteria storage closet by HL5 Heat detector in the old boiler room now the new main electrical room The following devices were add-ons as directed by the Fire Marshall Fire door smoke detector HL5 cafeteria side point S03-15 Fire door smoke detector HL5 cafeteria side point S03-16 Stairway exit pull station area C basement by new custodial room point M03-03 Fire door smoke detector hall side area C basement point S03-08 Fire door smoke detector hall side area C basement point S03-03 Fire door stairway smoke detector point S03-57 by room H200 Fire door stairway smoke detector point S03-58 by room H206 Fire door stairway smoke detector point S03-55 by room H300 Fire door stairway smoke detector point S03-56 by room H304 Stairway exit pull station by H206 point M03-08 Exterior horn/strobe near main entrance Exterior horn/strobe facing ball fields. Please Advise		07/24/2023	07/27/2023	Open	Christopher Williams Dan Hanisko

Printed on Thu Sep 14, 2023 at 03:28 pm EDT

Downes Construction Company
Job #: 25-01-0436 Hawley Elementary School - Air Quality Improvements
29 Church Hill Road
Newtown, Connecticut 06470

Project Submittal Log

Submittals

Spec Section Number	Number	Revision	Title	Ball In Court	Status	Date Sent To Approver	Final Due Date
017700	3	0	HVAC - Balancing Report 9-1-23	Laura Boyer Dan Hanisko Christopher Williams	Open	09/06/2023 08/24/2023 08/24/2023 08/24/2023 09/11/2023 09/11/2023 09/11/2023	09/22/2023
051200	5	0	BP #5.1 General Welding - Structural Steel Final Close Out	Laura Boyer Dan Hanisko Christopher Williams	Open	08/21/2023 08/21/2023 08/21/2023 08/21/2023 09/05/2023 09/05/2023 09/05/2023	09/19/2023
092900	2	0	BP #9.1 Centerline - Gypsum Drywall Final Closeout	Laura Boyer Christopher Williams Dan Hanisko	Open	08/21/2023 08/21/2023 08/21/2023 08/21/2023 08/21/2023 08/21/2023	09/12/2023
095113	4	0	BP #9.2 J&J Acoustics - Acoustical Ceilings Final Closeout	Dan Hanisko Christopher Williams Laura Boyer	Open	08/21/2023 08/21/2023 08/21/2023 08/21/2023 08/21/2023 08/21/2023	09/12/2023
099000	2	0	BP #9.3 Professional - Painting Final Closeout	Laura Boyer Dan Hanisko Christopher Williams	Open	08/21/2023 08/21/2023 08/21/2023 08/21/2023 08/21/2023 08/21/2023	09/12/2023

Downes Construction Company

Printed on Thu Sep 14, 2023 at 04:10 pm EDT

Job #: 25-01-0436 Hawley Elementary School - Air Quality Improvements
29 Church Hill Road
Newtown, Connecticut 06470

August 2023

Description
Area A, B and C Roof

Taken Date
08/22/2023 at 04:29 pm

Upload Date
08/22/2023 at 04:29 pm

Uploaded By
Mike Dell'Accio

File Name
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August 2023

Description
Hawley Elementary School Main Entrance

Taken Date
08/22/2023 at 12:44 pm

Upload Date
08/22/2023 at 01:17 pm

Uploaded By
Mike Dell'Accio

File Name
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August 2023

Description
Classroom Second Floor Area B

Taken Date
08/22/2023 at 12:41 pm

Upload Date
08/22/2023 at 12:41 pm

Uploaded By
Mike Dell'Accio

File Name
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August 2023

Description
Classroom Second Floor Area B

Taken Date
08/22/2023 at 12:41 pm

Upload Date
08/22/2023 at 12:41 pm

Uploaded By
Mike Dell'Accio

File Name
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August 2023

Description
Multipurpose Room

Taken Date
08/22/2023 at 12:39 pm

Upload Date
08/22/2023 at 12:39 pm

Uploaded By
Mike Dell'Accio

File Name
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August 2023

Description
First Floor Corridor Area C

Taken Date
08/22/2023 at 12:38 pm

Upload Date
08/22/2023 at 12:39 pm

Uploaded By
Mike Dell'Accio

File Name
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August 2023

Description
Electrical Switchgear and Platform

Taken Date
08/22/2023 at 12:38 pm

Upload Date
08/22/2023 at 12:38 pm

Uploaded By
Mike Dell'Accio

File Name
130D4581-1063-4B0E-A...

August 2023

Description
Cafeteria Area C

Taken Date
08/22/2023 at 12:38 pm

Upload Date
08/22/2023 at 12:38 pm

Uploaded By
Mike Dell'Accio

File Name
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August 2023

Description
Classroom Area C

Taken Date
08/22/2023 at 12:37 pm

Upload Date
08/22/2023 at 12:37 pm

Uploaded By
Mike Dell'Accio

File Name
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August 2023

Description
Area B Corridor

Taken Date
08/22/2023 at 12:36 pm

Upload Date
08/22/2023 at 12:36 pm

Uploaded By
Mike Dell'Accio

File Name
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