

**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, January 23, 2018 at the Reed Intermediate School. Chairman Robert Mitchell called the meeting to order at 7:05 p.m.

**PRESENT:** Robert Mitchell, Anthony D'Angelo, Phil Clark, Art Norton (7:26)

**ABSENT:** Bob Edwards, Rick Matschke, Tom Catalina, Joseph Borst

**ALSO PRESENT:** Clerk of the Works Bill Knight, Joe Giacobbe of Caldwell & Walsh, Rusty Malik and Kevin McFarland of Quisenberry Arcari, Kinga Walsh of the CC/SC Design Team & Advisory Committee, Michelle Hiscavich (7:20)

There was not a quorum at the start of the meeting. Mr. Mitchell announced the resignation of Roger Letso as a member due to his move out of Newtown. The BOS has appointed Harold Brennan as an alternate (yet to be sworn in) and Art Norton as a full member.

**PUBLIC PARTICIPATION:** None.

**COMMUNITY CENTER/SENIOR CENTER**

**Status**

Mr. Giacobbe reported that all additional bids are due this Friday. Construction has been ongoing; pouring of concrete/footings. Due to the recent cold weather, ground heaters have been used during the pouring process. Testing was done after extremely cold weather and results are fine. Concrete was in the ground for 28 days before testing occurred. Mr. Clark inquired about the HVAC value engineering (VE); bids were \$1 million over budget at last meeting. Mr. Giacobbe said discussions are continuing. When all bids are in on Friday, the level of VE required can be determined. Mr. Mitchell wants approval to take place on Day One. Steel work is expected to begin in early March. Ms. Walsh asked that if VE is needed like HVAC, long term considerations be taken into account in order to insure no long term impact on taxpayers such as higher maintenance costs. The project is still on schedule with an end date of Spring 2019. Mr. Knight confirmed that things were going well, although concrete workers had to deal with difficult conditions.

Mr. Malik reported he met with the Legacy Group and made sure electronics are in place. Documents will be going to the Legacy Group tomorrow. He also met with seniors who asked that the fireplace be removed. Replacement options (cabinetry, etc.) are being reviewed; it is anticipated there will be no increase in costs. The outside bathrooms will be roughed in during construction; however, the fixtures, finishes, tile and stalls will no longer be included in the project. Mr. Clark will look into the possibility of the Fairfield Hills Authority helping with the cost of bathrooms. Discussion with seniors also included the number of ladies restrooms versus men's restrooms. At this point, no design changes can be made to the actual construction – there are 2 restrooms each containing 3 stalls (the men's has two stalls and one urinal) as well as 2 additional single restrooms. These were put in place in accordance with code requirements. After the project is completed, a decision can be made about how to assign the restrooms.

Mr. Giacobbe stated that bids will be opened at 1:00 p.m. on Friday and bid leveling will occur after review. He reviewed Change Orders as follows:

- **CO #009 – Winter Conditions** – this change order request is for labor, material, and equipment for the work required to continue construction progress during the winter weather experienced in December 2017 for Zandri Contractors. The total change order amount is \$4,232.00.
- **CO #002 – Dewatering Pits** – installation of 2 additional dewatering pits is required at the deep foundations at the Pool and the rear of the Multipurpose Rooms after water was discovered during excavation (for pits only). The total change order amount is \$4,263.00.
- **CO #005a – Soil Conditions** – this request is for material only for the importation of structural fill and purchasing of Mirafi fabric per geotechnical sketch SK-1 utilized due to unforeseen unsuitable soil conditions. (Labor and Equipment will be submitted separately.) The total change order amounts to \$26,812.00.

Other anticipated change orders can include more winter protection for concrete and masonry wall (to be installed) as well as the potential for more labor for soil conditions. Mr. D'Angelo asked that a schedule and budget be provided to the PBSC in order to better track the project. The GMP bottom number cannot change.

Given the work has already been completed on the above Change Orders, Mr. Mitchell recommended approval so as to expedite payment.

Mr. Clark recommended approval of CO#009, CO#002 and CO#005a in the amounts of \$4,232.00, \$4,263.00 and \$26,812.00 respectively. Second by Mr. Norton. Motion passed.

### **Community Center/Senior Center Invoices**

Mr. Norton moved to approve Quisenberry Arcari invoices #10408, #10421, #10490, and #10422 in the amounts of \$11,074.35, \$21,345.31, \$1,848.00 and \$2,688.00 respectively. Second by Mr. Clark. Motion passed.

### **NHS AUDITORIUM RENOVATIONS PROJECT**

#### **Status**

Mr. Mitchell reported that there were two outstanding Change Orders from Newfield Construction which he reviewed with Bob Tait and First Selectman Rosenthal. In order for Ron Bienkowski to make the final submission to the state, the change orders need to be approved.

- **CO #00068 – Rework conduit for steel install** – additional labor and material required to remove conduit and associated wiring to allow placement of new steel support. Conduit relocated and re-installed to accommodate steel. Change order total is \$5,962.88.
- **CO #00069 – Fire Alarm Troubles** – additional labor and material required to troubleshoot existing Fire Alarm issue due to missing resistor. Change order total is \$4,191.07.

Mr. D'Angelo moved to approve CO#00068 and CO#00069 in the amounts of \$4,217.00 and \$2,583.54 respectively reflecting removal of lift charges. Second by Mr. Norton. Motion passed.

Ms. Hiscavich stated that due to schedule conflicts the Gala Performance will be at a later date. The dance recital went very well and feedback from the public regarding renovations is very positive. She

compared her Punch List with Newfield's and SEMA's and updated items to the best of her ability. Many of the items were not in the scope of the project. The painting of upper walls, door frames, entryway alcoves, and concrete floor was completed by a painter brought in by the district. Only two items on the Newfield punch list have been completed. The stain on the carpet, acoustical panel and stairs still exists. The stage curtain came back, was rehung and was inspected. The stage right side was not hanging straight across the bottom. It was determined that the curtain should have some time to hang and will be inspected again in the spring. Phase II is just closing out. Systems were tested yesterday (sound, lighting, and rigging are all great).

Mr. Mitchell asked for a motion to go into Executive Session to discuss contract and legal matters inviting Ms. Hiscavich, Mr. Knight, and Clerk LoBosco to stay in attendance.

Mr. D'Angelo moved to enter into Executive Session at 8:15 p.m. to discuss contract and legal matters. Second by Mr. Norton. Motion passed.

Mr. D'Angelo moved to come out of Executive Session at 8:35 p.m.; no votes taken. Second by Mr. Norton. Motion passed.

#### **APPROVAL OF MINUTES OF December 19, 2017**

Mr. Norton moved to approve the minutes of the December 19, 2017 regular meeting. Second by Mr. D'Angelo. Motion passed.

#### **NHS Roof Renovations Invoices**

Mr. Norton moved to approved two Greenwood Invoices #5 and #6 in the amounts of \$8,199.34 and \$20,031.55. Second by Mr. Clark. Motion passed.

#### **Sandy Hook School Invoices**

Mr. D'Angelo moved to approve OLA Consulting Invoice #34869 (which closes out the contract) in the amount of \$1,050.00. Second by Mr. Norton. Motion passed.

**The next meeting is scheduled for February 27, 2018.**

#### **ADJOURNMENT**

Mr. D'Angelo made a motion to adjourn the meeting at 8:48 p.m. Second by Mr. Norton. Meeting adjourned.

Respectfully submitted,

Ann M. LoBosco, Clerk