

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

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

**Present:** Art Norton, Gus Brennan, Anthony D'Angelo, Sally Feuerberg, Gordon Johnson, Kristian Otten (via phone), Patrick McCleary

**Absent:** Tom Catalina, Allen Adriani

**Also Present:** Michael Dell'Accio of Downes (via phone), Jason Smith of Downes, Christopher Williams of Christopher Williams Architect, Bob Gerbert, Director of School Facilities (via phone), David Schill of the C.H Booth Library (via phone) and one member of the press (via phone).

**Public Participation:** none

**Approval of Minutes:** A. D'Angelo moved to approve the minutes of the January 24, 2023 meeting. G. Brennan seconded. All in favor.

**Hawley Elementary School:**

**Documentation Status and Schedule – Update:** March 31 will be the last day on site for this phase. In preparation for the hiatus Downes will have every surface will be pre-cleaned. Work will cease on March 31 and begin again June 1. Bob Gerbert reported meetings are being held relative to the plan to move back to the school; no furniture will be moved until the school year is finished.

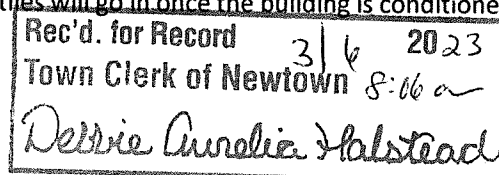
**Construction Manager & Architect– Update:** MEFP Rough Installation is complete in Area A/B, the ceiling grid in Area A/B is complete and the AHU's are set in the Area C attic. Work in process included MEFP rough installations in Area C, Ceiling grid in Area C, the remaining RTU shipment, Area C shaft walls, rough carpentry at dormer, painting, MEP finished and above ceiling inspections. The asphalt shingles at Area C is done. Jason Smith said that the goal is to have rough in complete by March 31.

Christopher Williams said the 29-inch platform is in the basement for the switchgear. Once the switchgear is complete, pads will go in. The transformer is in Berlin CT; Jason Smith is confident there will not be an issue with Eversource as it has been a mild winter. Jason Smith said the completion list will be in Procore. A punch list will begin during the next phase, starting in June. Fire alarm work begins March 1. A preinstall will take place on Thursday with the Fire Marshall and related subcontractors. If the fire alarm is not complete by March 31 he can continue past that time. There will not be an onsite Downes presence but the head custodian will be there to provide access for fire system work. There is a fully functioning burglary system at this time. The head custodian is there five days a week; if he is not there, there will be coverage provided by the Board of Education. The fire vendor is the vendor of the town.

**Project Budget and Phasing Review – Update:** n/a

**Invoices and PCO's for payment:**

Mike Dell'Accio said that work will stop on March 31 and begin again on June 1. The delay in switchgear extends the date of completion from June 7 to August 15. May 26 is the ship date for the switchgear. Once switchgear is in Eversource will give permanent power. Ceiling tiles will go in once the building is conditioned. Jason Smith



is following the look a heads schedule very closely. A. D'Angelo moved to approve PCO #011, Electrical Switchgear Time Impact for a zero dollar impact and a 69 calendar day impact from Downes. G. Brennan seconded. All in favor.

PCO #033 addresses relocating wiring in way of mechanicals throughout the building. This PCO gets through the bulk of Area C. There will be one additional PCO for a similar amount. A. D'Angelo moved PCO #033, Relocate Existing MEFP #4 in the amount of \$11,381, for Downes. G. Johnson seconded. All in favor.

Relative to PCO #039, Premium Time, Mike Dell'Accio would like to add \$10,000 to CM contingency to have subs work on Saturdays to get this phased finished. Premium time is common at this stage of a project. The only trade on site is ductwork. There have been delays in getting units, delaying ductwork. The scheduled was compressed for premium time. A. Norton asked Downes to come ready to discuss this at the weekly meeting.

PCO #020 addresses the platform in the boiler room. Mike Dell'Accio believes the better product is with General Welding. Jason Smith anticipates this being installed after the switchgear is placed. G. Johnson moved PCO #020, New Switchgear Room Modifications – Mezzanine in the amount of \$13,070, for Downes. A. D'Angelo seconded. All in favor.

PCO #030, New CAT 6 Date was re-priced. The cost includes cable. M. Dell'Accio said the Town is on board with the proposal. There will be no charges from Downes. First Selectman Rosenthal wanted Downes to discuss with PBSC; this is out of scope. A. Norton wants Downes to update First Selectman Rosenthal.

A. D'Angelo moved to approve invoice #009 for Downes in the amount of \$514,847.39. P. McCleary seconded. All in favor. This brings it to 64% completion.

G. Johnson moved to approve invoice #2013.18 for CWA in the amount of \$4,752.78. G. Brennan seconded. All in favor.

**Sandy Hook Permanent Memorial:  
Construction Manager – Downes Status Update:**

**Documentation Status – SWA Update:** n/a

**Invoices/PCO's for Payment:**

There is no charge for the area Mizzy will raise and repave. The gravel paths will be raised six inches and sloped down to meet the existing path. Jason Smith stated that he met on site with Jay, from Mizzy, Rob Sibley and Carl Samuelson. They all agree on this plan. Mizzy will begin as soon as the asphalt plants are open. The plan includes closing the memorial for two weeks while work is being done. S. Feuerberg moved the recommendation from the Town to approve PCO #068, for Downes, in the amount of \$13,070 for parking lot and path adjustments due to erosion, contingent upon review and written approval by Rob Sibley and Carl Samuelson. A. D'Angelo seconded. All in favor. G. Brennan appreciates Mizzy stepping up but asked about the Town covering something that was part of an original design issue. M. Dell'Accio replied that the original design included storm retention chambers underneath the parking lot that was value engineered out. G. Brennan said that when a change is made it should not create a problem; there should've been foresight to anticipate the draining issue. Jason Smith said that it was the opinion of Anthony, of JMC, that some of the water remain on the hills and not have all the water being sheet drained to open space. It was a good intention that did not work.

**Close Out Documents:** The surge protection is scheduled for March. Discussion will continue in March. Close out will be in April.

**C.H. Booth Library**

**Update on next steps, RFP, sealed bid:** David Schill reported there were four proposals for the design options. D. Schill, G. Brennan and A. D'Angelo all agree Southport and Marchetti should be interviewed. D. Schill will reach out to Keri Murbarek relative to all four candidates.

The next regular meeting is scheduled for March 28, 2023 at the Newtown Municipal Center.

**Adjournment:** Having no further business the Public Building & Site Commission adjourned the regular meeting at 8:29p.m.

*Attachment: Downes Building Meeting Update, SHPM & Hawley, 2/28/23*

Respectfully submitted,  
*Susan Marcinek*