

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

The Public Building and Site Commission held a regular meeting Tuesday, May 28, 2019 in Room 203, Reed Intermediate School, 3 Trades Lane, Newtown. Chairman Mitchell called the meeting to order at 7:00pm.

Present: Robert Mitchell, Anthony D'Angelo, Gus Brennan, Tom Catalina, Phil Clark, Gordon Johnson, Art Norton

Absent: Bob Edwards

Also Present: Clerk of the Works Bill Knight, Scott Magliagli and Alex McKeon of Kaestle Boos, Allen Adriani of the Sustainable Energy Commission, Vic Ciancetta and Duane Clocker of Consigli, Rusty Malik of Quisenberry Arcari, Curt Symes of Commission on Aging, Community Center Director Matt Ariniello and Community Center Committee Chair Kinga Walsh, Rick Spreyer, Purchasing Agent, Chief Viadero

Public Participation: none.

Approval of Minutes: Mr. Brennan moved to approve the minutes of the April 23, 2019 meeting. Mr. Norton seconded. Motion was unanimously approved.

Newtown Police Station

Project Status and Next Steps: Scott Magliagli stated the project is in the design development stage. All design elements are being locked down. There have been several meetings with Chief Viadero and staff to make sure all the value management options are in place for the construction manager. Test bits were conducted on site to determine site conditions, specifically the ledge, for the storm line. Information was sent to Consigli. Although some ledge needs to be removed there wasn't much ledge found in the area of the storm line. There have been meetings with the building official and the Fire Marshal and feel all questions were answered. There is an understanding of the site and the ability to maneuver fire apparatus on site. Colors and finishes were discussed with the Chief and Communications Director. Next Tuesday there will be a meeting regarding vendors, costs and how it impacts the infrastructure. Mr. Magliagli discussed the entry sign and possibly removing a section of rock wall in front to improve site lines. The utilities are coming from the side of the building on poles, then underground. Mr. Mitchell requested an alternate be included to run the power underground from the street to help maintain service. Fences, gates and security were discussed with the Chief. Dispatch will control the pivot arms for access. There will be a fence between the public parking and the private police parking. The carport, which is to allow for emergency vehicle availability at all times, will be built in new, not existing, pavement. Solar is more suited to the building. The sally port is intended to be one way and will run south to north. Particulars of each room are being decided, lighting, finishes and arrangements, storage. There are automatic doors and a skylight in the lobby. The main focus is to work within the budget and accommodate the needs of the department. Cameras and card readers were discussed at a security meeting. UPS back up is part of the project. Kaestle Boos will be investigating the underground storm line to outline where the lines occur; information will be given to the engineer. The generator is diesel with a run time of 70-74 hours. Mr. Magliagli presented a rendering of the building, saying they stuck to the value management items. The stair will be made less monumental in appearance. Mr. Clark stated the design needs to be presented to the Design Advisory Board prior the design construction phase. Mr. Mitchell suggested Mr. Magliagli connect with George Benson, Land Use Director There is no evidence of problems or deterioration with sanitary or storm lines. The leaching fields are fine; the tank needs to be replaced. Boilers will be new; the air condition

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Town Clerk of Newtown 11:30am
Debbie Aurelia Holstead

unit with variable air volume is zoned separately. Consigli has worked out areas, with Kaestle Boos, for interior investigation. Results will determine if it makes sense to do an early demo package. Mr. Ciancetta explained the areas they plan to open up and investigate include one office per elevation as well as the drywall beneath windows. Mr. Magliagli can incorporate findings in the bid documents

Approval of Design Development Submission: Mr. Norton moved tentative approval of the Design Development documents, pending any comments made on the drawings. Mr. Catalina seconded. All in favor.

The Design Development documents will be in the Land Use department for review and comments.

Project Budget Review:

Not provided

Schedule Review: Mr. Ciancetta said they would like to do the check estimate the early part of July; go to bid the beginning of August in order to have a GMP to the commission by mid September and a shovel in ground by the first week of October. The design development estimate will be ready for approval at the next meeting, with distribution prior to that meeting. Mr. Ciancetta introduced Duane Clocker, their Chief Estimator.

Invoices for Payment: Mr. D'Angelo moved to approve the Kaestle Boos invoice #18010.00-6 in the amount of \$120,000. Mr. Brennan seconded. All in favor.

Mr. D'Angelo moved to approve the Consigli Construction invoice #2 in the amount of \$5,833.35. Mr. Catalina seconded. All in favor.

Community Center/Senior Center

Project Status and Completion Schedule: Mr. Knight said the project is approaching the substantial completion date of June 26 (att). The pool is ongoing; finishes and tiles are going in. There are no big issues. The pool will begin filling on June 23. There were some issues with the paint in the pool area; this is being addressed. Mr. Ariniello said the anticipated date the Community Center will be open to the public is July 22. The roof is water tight but needs additional work at the entrances. There has been a rolling punch list; Quisenberry Arcari will bring in a larger team for a complete punch list. Mr. Ariniello has been doing walk thru's with Mr. Malik. Mr. Ariniello reported furniture has been ordered. Caldwell Walsh is installing audio visual equipment in the multipurpose room and the health and wellness space. The Senior Center received a \$10,000 donation to install audio visual equipment, which has started in their health and wellness room; the AV equipment in the Senior Center multipurpose center will be scaled back. United Alarm will be doing the security; Sandy Hook School cameras will be repurposed and used at the Community Center. Mr. Symes said that many people have offered to make donations to the Senior Center toward the AV shortfall. Mr. Ariniello has concerns over the erosion issues on the back hill. These concerns will be addressed as part of the project regrading that has not as yet been completed. Mr. Brennan suggested crushed stone on the hill. Mr. Hurley has an engineer looking into this issue. Mr. Mitchell asked Mr. Malik to review the site grading documents. Grading is still within the project. There are areas in front of both the Community Center and the Senior Center that need landscaping. Roller shades were value engineered out. The multipurpose room has natural light and shading needs to be resolved quickly for the Senior Center, for their activities and programs. Mr. Mitchell questioned the mechanical unit near the front entrance asking if there would be screening on

the unit. Mr. Malik said the location of the unit was moved during construction; a small screen would be perfect but is not currently in the contract. Public Works will take care of the pile of dirt. Water lines were run for an eventual splash pad; Ms. Walsh asked why the location was changed. Mr. Mitchell replied that didn't go through Public Building & Site and referred Ms. Walsh to Mr. Giacobbe. A school bus will be able to drop off in front of the Community Center. Mr. Ariniello said a state inspection date has been set. The streetscape between Simpson Street and the Community Center is stamped concrete.

Project Budget Review: Since Caldwell and Walsh was not present, the construction budget was not reviewed. Mr. Tait typically updates the spread sheet based on what was approved at this meeting; there are to-be-determined line items. Mr. D'Angelo requested project budget review material prior to the meeting. This should be done two weeks prior to the PBSC meeting. Mr. Mitchell noted those materials are due to him prior to the meeting but he did not receive them.

Change Orders: Mr. Mitchell said the change order list from Caldwell and Walsh, with a \$100,835 credit has an incorrect date. Mr. Giacobbe was not present to speak to the change order list. Mr. Malik was not in agreement with the change order relative to the kiln exhaust fan and the transfer grilles in vestibules. Mr. Mitchell was not comfortable approving the list with many outstanding questions. He asked Mr. Malik to look into change order #159, 167 and 173. The Change Order was tabled.

Invoices for Payment: Mr. D'Angelo moved to approve the Quisenberry invoice for the Community Center, #11722 in the amount of \$6,317 and the Quisenberry invoice for the Senior Center, #11723 in the amount of \$1,409. Mr. Catalina seconded. All in favor.

Mr. Mitchell explained the Caldwell Walsh invoice is for the Community Center and the Senior Center together. Mr. D'Angelo moved the Caldwell and Walsh invoice #22 in the amount of \$621,688.53. Mr. Catalina seconded. This brings them to 89.9% complete. All in favor.

Mr. D'Angelo moved the Caldwell Walsh invoice #16R (revised) in the amount of \$42,542. Mr. Catalina seconded. All in favor.

Status of Newtown High School Auditorium Close Out: Mr. Mitchell reported this project is officially closed out; the final Newfield paperwork has been signed off for final reimbursement. There were some items that will not be reimbursed because the state determined some items should've been done though the maintenance budget not the project budget.

The next regular meeting is scheduled for June 25, 2019.

Adjournment: Having no further business the Public Building & Site Commission adjourned their regular meeting at 8:42pm.

Attachments: Field Observation Report; Consigli monthly preconstruction report, March-April 2019

Respectfully submitted,

Susan Marcinek, clerk

Newtown Community Center

Field Observation Report

5/28/2019

Site Work Contractor has completed sidewalk install in the front and sides of the building. Contractor has installed all light pole bases and installed the light poles. Parking area in front of building is filled and compacted to the sub grade level. Curbs in Senior Center parking have also been poured in place. At the time of this report the decision as to whether the town or contractor will pave has not been made.

The building is ^{approximately} substantial completion state at this time. All windows and store fronts are installed. All sheet rock has been completed and painted. Trim work and case work are mostly installed as well as chair rail throughout the building. Light fixtures are mostly installed as well as cover plates and racks in electrical closets. Tracks for folding partitions are installed the partitions themselves will arrive in two weeks.

All ceiling grid has been installed and ceiling tiles are installed, light fixtures also completed in grid ceiling locations.

Carpet square flooring has been installed in office locations as well as vinyl flooring in dance/exercise areas. Ceramic tiles are installed in locker rooms and main hallway of community center. Contractor will start tile install at the pool area as soon as the painter is completed which is expected to be done tomorrow 5/29.

All bathrooms are complete, sinks toilets and partitions are installed.

All equipment in both the Senior and Community Center kitchens have been installed

The locker room toilets will not be installed until the rubber flooring has been completed. Locker-room lockers have been installed; partitions in locker rooms will when flooring has been completed.

The roofing at the Community Center and Senior Center have not been completed. That work is expected to be completed next week weather permitting.

William Knight

Clerk of the work



Town of Newtown New Police Headquarters

MONTHLY PRECONSTRUCTION REPORT
March-April 2019
Issued May 15, 2019



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Town of Newtown New Police Headquarters

MONTHLY PRECONSTRUCTION REPORT
March-April 2019
Issued May 15, 2019

EXECUTIVE SUMMARY

Consigli was notified of our selection as the CM on the Project on February 27, 2019. In March we attended a kick-off meeting followed by development of our Schematic Estimate in March/April. The schematic phase effort included reconciliation with the Town's Independent estimator and significant value management studies which resulted in achieving the Town's construction budget. Since publishing the estimate, we continue to communicate with the design team on the status of preconstruction milestones, reviewing site investigation reports, and assembling a proposal to provide select investigative services.

KEY DISCUSSIONS / STUDIES

We attended the March 12, 2019 Kick-off meeting for Team introductions and to review team member roles, conceptual design, budget, and schedule.

We received the Schematic Design documents on March 8, 2019 and published our draft Schematic Design Phase estimate on April 8, 2019 which was reconciled with the Town's independent estimator, Miyakoda Consulting, Inc. After team review and comment the final Schematic Estimate was issued on April 16, 2019 in the amount of \$11,477,347. This estimate was further reduced by accepted Value Management in the amount of -\$876,632 for a net final Schematic Phase Estimate of \$10,600,696 which aligns with the Town's construction budget.

PBSC Meeting April 23, 2019 – approved final Schematic Estimate (including all proposed Value management)



Town of Newtown New Police Headquarters

MONTHLY PRECONSTRUCTION REPORT
March-April 2019
Issued May 15, 2019

MEETINGS ATTENDED

| DATE | TYPE | LOCATION |
|-----------|--|----------|
| 3/12/2019 | Kick-off Meeting | |
| 3/26/2019 | PBSC Meeting | |
| 4/12/2019 | Estimate Review Meeting | |
| 4/23/2019 | PBSC Meeting | |
| 5/3/2019 | Team Meeting on Investigation Services | |

DELIVERABLES LIST

| DATE | TYPE | DESCRIPTION |
|-----------|----------|--|
| 4/8/2019 | Estimate | Schematic Design |
| 4/16/2019 | VM Log | Value Management Log and revised SD estimate |



Town of Newtown New Police Headquarters

MONTHLY PRECONSTRUCTION REPORT
March-April 2019
Issued May 15, 2019

PRECONSTRUCTION SERVICES COST SUMMARY

| | | |
|--|----|--------|
| Original Preconstruction Services Contract Amount: | \$ | 35,000 |
| Cost Incurred through | \$ | 11,667 |
| Amount Billed to Date: | \$ | 11,667 |
| Amount Paid to Date: | \$ | 5,833 |

APPENDIX -N/A