

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, June 26, 2012. Chairman Robert Mitchell called the meeting to order at 7:00 p.m.

Present: Robert Mitchell, Anthony D'Angelo, Joseph Borst, James Juliano, Rick Matschke, Pete Samoskevich. **Absent:** Thomas Catalina, Robert Edwards, Roger Letso.

Also Present: Financial Director Robert Tait, Attorney Monte Frank (8:15), Clerk of the Works William Knight, Morganti representative Mark Schweitzer, Fletcher Thompson representative Joseph Costa, Kaestle Boos principal Chuck Boos and architect Jennifer Mangiagli, and Brian Wetzal, P.E. of Consulting Engineering Services.

Public Participation. None noted.

Minutes. Upon motion of Mr. D'Angelo, the minutes of the special meeting of May 22, 2012 were unanimously accepted as presented.

Town of Newtown Projects – Status of ESCO. Mr. Matschke noted that the proposals submitted by Ameresco and Honeywell were reviewed by the committee. Ameresco was unanimously selected. Middle School, Middle Gate School and the Municipal Center were the only buildings reviewed by the companies. Public Works Director Fred Hurley will be asked to attend the next meeting to fully discuss the status of the project. The final determinations of the full project scope and how the projects will be completed will require several months.

High School Expansion Project. Mr. Schweitzer reported that the plaque has not yet been approved by all of the Boards and Commissions noted on it. PB&S has provided a signed off copy of the plaque to Morganti for their portion. The First Selectman told Mr. Knight that she will sign off on it. Mr. Schweitzer will take care of getting the paperwork to her.

RTU 3 ductwork was completed two weeks ago by Greenwood. RTU report after the May 11 site visit noted that items on the Kohler Ronan report were completed.

Area of Refuge two way calling is being designed because it is a requirement of the Fire Marshal; Mr. Costa said that we are waiting for the engineers to complete the design. The current design meets code, but the local jurisdiction has the ability to request additional services. Fletcher Thompson will follow up.

Certain Fire Doors need to be changed out. Doors that do not latch on the bottom need to be adjusted or the dust boxes converted to a heavier duty. Two doors were apparently shortened in a manner not approved by the fire rating agency. These doors will require replacement to be "labeled." There will be a walk through to determine exactly which doors will need to have the hardware modified or replaced. Morganti will follow up.

Rec'd. for Record 6-28 2012
Town Clerk of Newtown 9:30am
Debbie A. Aurelio

The women's scoreboard is operational but is not on its own electrical circuit. Mr. Mitchell said that the Board of Ed can provide the separate circuit if they want an independent circuit breaker for the scoreboard. Currently, the scoreboard is tied to the exterior lighting electrical system.

AHU-18 sketch was sent to the HVAC sub-contractor to be priced out, over two weeks ago; the unit is operational but needs some ducting changes to provide additional air. Morganti will follow up.

Mr. Tait reported that as of yesterday, the very last change order for \$60,000 for a galley system has not been received by the Town. Morganti will follow up.

Mr. Tait distributed a report on the status of the project funding (Attachment A to original minutes). The Eligible and Ineligible Expenditures Spreadsheet needs to be completed and sent to the State. Mr. Costa said that the paperwork must be submitted within six months of completion of the project; it has been submitted and some changes are requested by the State. Mr. Tait said that \$2 million in anticipated reimbursement has not been approved yet by the State because more clarification is needed on some change orders. Mr. Costa said that if necessary the Superintendent of Schools may be asked to assist in such as writing letters to the State to complete this process and that he takes great pride in completing the State forms. Fletcher Thompson and Morganti will follow up.

Mr. Mitchell said that everything must be completed before the students return to school. He asked that a member of the Commission be present for the C. O. walk through.

Review of Applications for Payment – High School Expansion Project

Fletcher-Thompson invoice #19202 in the amount of \$5,257.50. Mr. D'Angelo moved to recommend payment. Mr. Borst seconded motion. All were in favor.

The application for payment from Morganti was received one day prior to the meeting. There was insufficient time for it to be reviewed. Mr. Schweitzer will submit the signed copies to Mr. Tait for review. If required, Mr. Mitchell may ask for a special meeting to approve the Application for Payment.

Hawley School HVAC Project. Mr. Mitchell noted that Kaestle Boos presented the status of the project to the First Selectman and will present same tonight to the Commission. Following approval by the Commission, Kaestle Boos will next go to the appropriate Town commissions for their approvals. These will be scheduled through the First Selectman's office.

Mr. Boos said that two components are being added to Phase Zero, the formal HAZMAT survey and the geotech survey, but that will not add to the cost of the project. He presented the reports that they were commissioned to complete in Phase Zero.

Phase One is the 1948 addition. In the summer of 2014 this will go out to bid.

Phase Two is the 1997 addition and is scheduled to be done in 2014. This phase can be added to Phase One as an alternate if the funding is available. This provides the most logical construction sequence.

Phase Three is the 1921 addition to be done in 2015. A rooftop unit is proposed above the auditorium. The multiple levels of the floors would be eliminated. This section will be made ADA compliant if the Town approves or if the State requires that this needs to be done. Kaestle Boos will follow up.

Distributed was Cost Estimate Working Draft dated 6/26/12 (Attachment B to original minutes). Base project estimate is \$8,371,910, ADA Enhancements would be \$4,230,275 for a total cost to the Town of \$12,602,185. With State reimbursement the cost to the Town would be \$10,074,185. The commission questioned how the schedule was formatted. KB will resubmit the sheet.

Mr. Wetzel answered questions about the mechanicals of the HVAC portion of the project.

Ms. Mangiagli said that the 1948 classrooms would have the ceilings brought down to do the HVAC work. There may be asbestos in the flooring as well. The 1921 classrooms would also need ceilings and floorings replaced. Mr. Mitchell asked that if the State reviews this without the ADA, would they come back and ask for this compliance. Mr. Boos feels that ADA compliance would be required for reimbursement. He said that for Phase One, the Town must ensure that the funding is in place before the State will approve. For Phase Three the Town would need to determine if ADA compliance would be part of the project or the State may require this.

Three full copies of the Phase Zero report and documentation were provided to Mr. Mitchell. These will be distributed to the First Selectman, Board of Education and one will be kept at the PB&S Commission at the Municipal Building if public access is requested.

Mr. Mitchell moved to accept the Phase Zero report and supporting documents dated June 26, 2012, and that Kaestle Boos be authorized to commence with the full architectural and engineering services for Phase 1 and 2. Second by Mr. Borst. All were in favor.

Kaestle Boos is to prepare a Letter of Intent proposal for Phase One and Two professional services which Mr. Boos will provide to Mr. Tait for review and execution.

Review of Applications for Payment.

Kaestle Boos Application #1 in the amount of \$1,575.00, #2 in the amount of \$1,425.00 and #4 in the amount of \$54,000.00. Mr. Borst moved to recommend payment. Mr. D'Angelo seconded motion. All were in favor.

Mr. Mitchell requested that Mr. Boos provide a summary sheet of the invoices to date.

Unfinished Business. None noted.

New Business. None noted.

The next meeting will be on July 24, 2012.

Executive Session. Mr. Borst moved to enter executive session at 8:45 p.m. to discuss legal matters. Attorney Monte Frank and Mr. Tait were invited to attend. Second by Mr. D'Angelo. All were in favor.

Executive Session was exited at 9:45 p.m.

The PB&S Commission requested Mr. Frank to review the status of letters provided by Action Air and their attorneys and insurance carriers. Mr. Frank will review the information in the letters and make a formal recommendation to the Town through the PB&S Commission.

Mr. Mitchell made a motion for adjournment at 9:50 p.m., seconded by Mr. Juliano. All were in favor.

Ann M. Mazur, Clerk

TOWN OF NEWTOWN
HIGH SCHOOL ADDITION PROJECT FINANCIAL SUMMARY
6/25/2012

P1337C
6-26-12
"A"

	<u>BUDGET</u>	<u>ACTUAL</u>	<u>BALANCE</u>
REVENUES:			
BONDS	28,750,000	28,750,000	-
STATE GRANTS	12,826,000	10,339,180	2,486,820 (a.)
MISC	-	62,163	(62,163)
TOTAL REVENUES	41,576,000	39,151,343	2,424,657
EXPENDITURES:			
BUILDING DESIGN	2,750,000	2,750,000	-
GUARANTEED MAX PRICE			
ORIGINAL GUARANTEED MAX PRICE	33,729,071	↓	↓
CHANGE ORDERS	1,458,714	↓	↓
	35,187,785	33,417,112	1,770,673 (b.)
OTHER COSTS	3,231,923	3,231,923	-
CONTINGENCY	406,292	1,435	404,857
TOTAL EXPENDITURES	41,576,000	39,400,470	2,175,530

- (a.) Applying for state progress payments still in process. What is making the process difficult is that Morganti had to modify its change order submittal to the state. That has not been done to date. We also do not have a complete eligible / ineligible cost worksheet from Morganti.
- (b.) Bidder bond allowance of \$723,000 and CM construction contingency of \$399,000 will not be used (most likely). \$520,000 in retainage remains.



FOOTL
6-26-12
"B"

NEWTOWN HAWLEY SCHOOL

Boiler Replacement, HVAC & Related Work

COST ESTIMATE

WORKING DRAFT

PHASE ONE:

• Construction cost	\$3,576,970
• Owner's contingency @ 5%	\$ 178,850
• Professional services @ 7.5%	\$ 254,175
• Owner's soft costs @ 5%	<u>\$ 178,850</u>
TOTAL	\$4,188,845
Potential State Reimbursement	<u>\$ 600,000</u>
Cost to NEWTOWN	\$3,588,845

PHASE TWO:

• Construction cost	\$1,389,000
• Owner's contingency @ 5%	\$ 69,450
• Professional services @ 7.5%	\$ 97,200
• Owner's soft costs @ 5%	<u>\$ 69,450</u>
TOTAL	\$1,625,100
Potential State Reimbursement	<u>\$ 228,000</u>
Cost to NEWTOWN	\$1,397,100

PHASE THREE:

• Construction cost	\$2,176,990
• Owner's contingency @ 5%	\$ 108,850
• Professional services @ 7.5%	\$ 163,275
• Owner's soft costs @ 5%	<u>\$ 108,850</u>
TOTAL	\$2,557,965
Potential State Reimbursement	<u>\$ 300,000</u>
Cost to NEWTOWN	\$2,257,965

PHASE THREE ADA IMPROVEMENTS:

• Construction cost	\$5,777,230
• Owner's contingency @ 5%	\$ 288,860
• Professional services @ 7.5%	\$ 433,290
• Owner's soft costs @ 5%	<u>\$ 288,860</u>
TOTAL	\$6,788,240
Potential State Reimbursement	<u>\$1,400,000</u>
Cost to NEWTOWN	\$5,388,240

RECAPITULATION:

	CIP
BASE PROJECT	\$ 8,371,910
ADA ENHANCEMENTS:	\$ 4,230,275
ENHANCED PROJECT:	\$12,602,185

STATE PROJECT

\$8,371,910 (-) \$1,128,000 = \$7,243,910
\$4,230,275 (-) \$1,400,000 = \$2,830,275
\$10,074,185 (cost to Newtown)

Construct all phases simultaneously:

BASE PROJECT.....	DEDUCT \$250,000
ENHANCED PROJECT.....	DEDUCT \$750,000