

THESE MINUTES ARE SUBJECT TO APPROVAL BY THE PUBLIC BUILDING AND SITE COMMISSION.

Minutes of the special meeting of the Public Building and Site Commission held on Tuesday, December 4, 2012. Chairman Robert Mitchell called the meeting to order at 7:00 p.m. This meeting was called to replace the cancelled November 27, 2012 meeting.

Present: Robert Mitchell, Joseph Borst, Anthony D'Angelo, Roger Letso, Rick Matschke, Peter Samoskevich. **Absent:** Thomas Catalina, Robert Edwards, James Juliano. **Also Present:** Clerk of the Works William Knight, Morganti representative Mark Schweitzer, Kaestle Boos principal Chuck Boos and project engineer Scott Mangiagli, and John Chipko, Ron Bathrick of CES.

Public Participation. None noted.

Minutes. Upon motion of Mr. Borst, the minutes of the regular meeting of October 23, 2012 were unanimously accepted as presented.

Town of Newtown Projects. Mr. Mitchell reported that the funds have not been transferred to the Town by the State yet so it is not a funded project. The State is looking at the overall proposal numbers again but those related to the Newtown's figures were not an issue. Mr. Matschke will contact Mr. Hurley again.

High School Expansion Project. Mr. Schweitzer noted that the Fire Marshal and Building Official will do an acceptance walk through this Friday at 10:00 a.m. The area of refuge alarm has not yet been completed; the Town will pay Alarm by Precision to upgrade the system directly per Mr. Mitchell and Mr. Tait.

The grow light for the greenhouse that was received was the wrong light; a new one will be in next week.

The AHU 18 correction price was submitted to the BoE.

The extended berm was completed to control rain water run off.

Caulk joint and fan housing corrective work will be completed by new subs.

Fire panel corrective work - no response from Bill Compton; Mr. Mitchell said the bond will be pulled in ten days if this is not completed. Alarms by Precision will complete their work.

Mr. Mitchell wants the remaining punch list items completed over the Christmas break. The plaque is not yet up. All paperwork has been submitted to the State for reimbursement.

Frank Wolferseder from Alarm by Precision has been paid for a portion his work thus far. Mr. Schweitzer said that the remaining moneys will be released this week. The Town will pay him directly for the remainder of the work that he does.

Mr. Knight has no further issues.

Review of Applications for Payment – High School Expansion Project

Morganti Application #37 in the amount of \$117,954.17. Mr. D'Angelo moved to recommend payment. Mr. Samoskevich seconded motion. All were in favor.

The December 18 meeting will be cancelled. A special meeting may be called to pay Morganti's next invoice so that payment to the subs is not held up.

Fletcher Thompson invoice #0019525 in the amount of \$900.00 was tabled last month and remains tabled because FT has not advised the Commission what this invoice represents.

Hawley School HVAC Project. Mr. Edwards and Mr. Catalina met with Mr. Boos and approved the final documents. Mr. Mitchell will review the documents. Mr. Chipko reported that Dr. Welte did borings on the parking lot and one hole filled up with water to seven feet to the top of grade. The MER slab was opened and drilled 24 inches down and there was still concrete, not dirt. In all locations the drilling hit concrete not dirt. The concrete is probably a 30 inch thick hydrostatic pressure slab. It was decided not to remove the slab but to pour a 9 inch slab with trenches around the perimeter to pick up water along the pressure slab. The water is coming up through joints not around the slab. The existing slab is about 10 feet down. The drainage will protect the boiler room.

Mr. Mangiagli distributed a diagram of supply and return of the piping. There will be a deep soffit on the east side of the classrooms. The piping on the other side will be above the ceiling.

Mr. Boos distributed "Bid Document Production/Bidding Schedule and Construction Schedule" dated December 3, 2012 (Attachment A). He suggests advertising for the bids in December with bid submissions on January 24 with contract sign off by February 14. The project closeout would be on or about October 29, 2013. Mr. Boos will see if Mr. Faiella would like Kaestle Boos to meet with the Superintendent. Documentation will be submitted to Finance Director Bob Tait so that he can prepare the bid document advertisement.

Mr. D'Angelo moved to accept the plans as submitted subject to revisions and that the Town release the documents for bid based on this schedule. Second by Mr. Borst and unanimously carried.

Mr. Mangiagli said that the Building Official has no additional current issues based on a project walk thru. The Fire Marshal wanted the 1921 stairs taken care of. This is being done outside the project by the BoE.

Review of Applications for Payment.

Phase O: Kaestle Boos Application #2 in the amount of \$3,175.00 and Application #3 in the amount of \$3,093.50. Mr. D'Angelo moved to recommend payment. Mr. Borst seconded motion. All were in favor.

Phase I: Kaestle Boos Application #2 in the amount of \$72,000.00 and Application #3 in the amount of \$50,400.00. Mr. Borst moved to recommend payment. Mr. Samoskevich seconded motion. All were in favor.

Unfinished Business. None noted.

New Business. Election of officers will be in January. Nominations should be submitted to the clerk.

An emergency generator design was requested by Mr. Faiella for another school. This is not a project for PB&S.

The Chairman of the Board of Ed requested a detailed report of how the renovations costs in the CIP for the High School were arrived at. Mr. Mitchell suggested she contact Mr. Faiella who helped put these numbers together as the Public Building and Site Commission did not develop these numbers.

Mr. Borst noted that the members whose terms are expiring should call the First Selectman's secretary and advise her if they want to continue on the Commission

- Roger Letso
- Rick Matschke
- Peter Samoskevich
- Tom Catalina

The meeting schedule for 2013 is attached (Attachment B).

The meeting scheduled for December 18, 2012 will be cancelled. A special meeting will be called if necessary before the January 28, 2013 meeting.

Adjournment. The meeting adjourned at 8:00 p.m.



Ann M. Mazur, Clerk

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NEWTOWN HAWLEY SCHOOL Boiler Replacement & Infrastructure Upgrading

BID DOCUMENT PRODUCTION / BIDDING SCHEDULE

Design Development Documents Submitted
to B&SC for Review and Approval..... October 23rd
(Includes Outline Specifications and Equipment Cuts)

Local Approvals..... Week of November 5th

Construction Documents Submitted
to B&SC for Review and Approval..... December 4th
*(Includes Specifications, Bid Documents and
Proposed Construction Schedule)*

RECOMMENDED BIDDING SCHEDULE

Advertising..... Weekend of December 29th

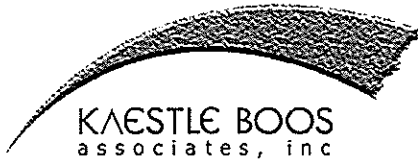
Plans Available January 3rd, 2013

Bid Date January 24th, 2013

Bid Vetting, complete on or about..... January 31st, 2013

Contract Approval, on or about..... February 14th, 2013

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NEWTOWN HAWLEY SCHOOL Boiler Replacement & Infrastructure Upgrading

CONSTRUCTION SCHEDULE

Shop Drawing Review Period..... March 1st thru May 1st, 2013

Asbestos Abatement
Protocol Approvals, on or about May 1st, 2013

Asbestos Abatement begins in
Boiler Room, on or about May 13th, 2013

Mobilization..... June 24th thru June 28th, 2013

Classroom Renovation begins, on or about June 30th, 2013

Classroom Renovation complete
(substantial completion) on or about August 30th, 2013

Project Closeout, on or about..... October 29th, 2013

3 Primrose Street
Newtown, CT 06470
Tel (203) 270-4201



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TOWN OF NEWTOWN

PUBLIC BUILDING AND SITE COMMISSION

The Public Building and Site Commission will meet on the following dates in 2013 in the Reed Intermediate School Library Classroom, Trades Lane, Newtown, CT at 7:00 p.m.

January	22
February	26
March	26
April	23
May	28
June	25
July	23
August	27
September	24
October	22
November	26
December	17

January	28, 2014
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If you plan to attend this meeting and require assisted hearing devices or an interpreter, please contact the office of the First Selectman at 270-4201 at least forty-eight (48) hours prior to the meeting.