

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, October 22, 2013. 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 and Thomas Catalina. **Absent:** Robert Edwards, Peter Samoskevich and Roger Letso. **Also Present:** Clerk of the Works William Knight, Mike Walker and Aaron Kruger from Consigli Construction, Julia McFadden and Jay Bratman from Svigals & Partners, Geralyn Hoerauf from Diversified Project Management, Kaestle Boos Principal Charles Boos and one member of the press.

**Public Participation.** None noted.

**Minutes.** Upon motion of Mr. Catalina, the minutes of the regular meeting of September 24, 2013 were unanimously accepted as presented. Meeting with Homeland Security, scheduled for October 4 and 5 was cancelled by Homeland Security and was rescheduled to November 14-15.

**Review of Town Initiated Projects - ESCO Status and role of PB&S.** Mr. Mitchell reported that the audit is taking place and there is no PB&S participation is required at this time.

**Hawley School Project.** Mr. Boos reported that the Fire Marshal will do a final walk through tomorrow. It was decided that the Board of Ed will paint the boiler room if required.

The two certificates of substantial completion were submitted. Following completion of the Commissioning report, the PB&S will formally approve the completion of the project.

The Commission commended Mr. Boos on the quality of the project and that there were only three minor change orders related to field conditions. This was a complex renovation due to the potential for hidden conditions.

**Invoices for Payment**

Mr. D'Angelo moved to recommend approval of Gennarini Construction Company invoice #6 in the amount of \$109,993.58 and invoice #7 (final to cover retainage) in the amount of \$52,700.58. Second by Mr. Borst and unanimously carried.

Mr. Borst moved to recommend approval of Kaestle Boos invoice #6 in the amount of \$3,600.00. Second by Mr. Catalina and unanimously carried.

Mr. Borst moved to recommend approval of CES Invoices #1 in the amount of \$264.00 and #2 in the amount of \$528.00. Second by Mr. Matschke and unanimously carried. These are for the Commissioning Report.

**Change Order:**

Mr. Borst moved to recommend approval of Change Order #3 in the amount of \$1,445.09 for extra electrical work. Second by Mr. Catalina and unanimously carried.

**Sandy Hook Elementary School.** Ms. Hoerauf noted that the site has been turned over to Consigli Construction. This is a closed site for security purposes. All access to the site is through a guarded gate with a list of approved and/or badged personnel. Mr. Mitchell noted that that PB&S cannot visit the site without prior approval through Mr. Knight or Mr. Kruger. Mr. Mitchell noted that Mr. Kruger must pre-approve any members of PB&S visiting the site to allow security access.

Mr. Kruger said that the Jersey barriers have been replaced by the Town with an iron gate. There is still an existing perimeter fence and a guard 24/7 at the perimeter. There is a second guard monitoring activity around the building. This will continue during demolition and abatement. There will be an opaque scrim inside both fences for visual security. Mr. Kruger reported that several people have tried to gain access to the site and were turned away, except those who had prior approval from the First Selectman. Anyone who enters the site has to sign a nondisclosure agreement before entering the site. The workers cell phones are collected before they enter the site.

Ms. Hoerauf said that project has been phased into six phases for submission to state agencies. She said that R. W. Bartley Associates has assessed the hazardous material and will complete the abatement which will be Phase I. The State has been working exceptionally well with the Town to expedite the project. The Town issued a purchase order for the BesTech for the abatement contractor. Abatement began October 7.

Phase II will be the demolition of the building by BesTech. At least three weeks was saved by using state recommended and pre-qualified contractors for phases I and II, instead of going out to bid.

Phase III is a new driveway, site access, site utilities, etc. Phase IV would be the entire new building. Phase V is FF&E and Phase VI is playground equipment.

Full demolition will start Thursday, October 24, 2013 in the areas where there is minimal or no abatement. These have been indicated as Areas 1 and 2, encompassing the kindergarten wing, library and modular building. Area 3 is being abated now. Area 4 demo will be completed with a target date of December 6.

Crushed concrete and block material will be mixed with fill and be used to backfill the excavated footing areas. Steel is being hauled directly to a facility in Waterbury to be mixed with other steel and melted down. Nothing identifiable as being from the project will leave the site.

A portion of the flagpole will be salvaged. Bricks off the newer portion (2,000) may be salvaged for future use in the project area. The dinosaur tracks will be removed on Friday by a rigging firm and stored in the Public Works Garage. Time capsule search began today.

Mr. Kruger said that Area 1 and Area 2 have no hazardous material abatement.

Ms. Hoerauf noted that the design phase is beginning during the demo and abatement phase.

Ms. McFadden said that we are in the programming phase, developing and expanding on the Ed Spec. Staff is being interviewed and are part of an advisory group to PB&S. There will be four workshops for the advisory group with Svigals and Partners. Members of the community are meeting with Svigals and Partners. Meetings are planned with S.H.O.P, the Sandy Hook PTA and Newtown Sustainable Energy Commission. PB&S will be invited to attend design sessions at the Svigals office if appropriate.

Mr. Mitchell will complete a potential fee and construction cost spread sheet covering the next quarter for submission to the State for their bonding to the Town. He asked Consigli, Svigals and DPM for their input on a monthly basis through March 2014.

Mr. Mitchell noted that joint meetings will be planned with the Board of Education and PB&S for matters that require approval of both boards. These might include design presentations as they progress.

#### **Invoices for Payment.**

Mr. D'Angelo moved to recommend approval of Svigals & Partners LLP invoice #1360-01 in the amount of \$42,500.00. Second by Mr. Catalina and unanimously carried.

Mr. Borst moved to recommend approval of R.W. Bartley & Associates invoice #SP1018.WA28 in the amount of \$1,723.76, invoice #SP1018.WA29 in the amount of \$4,821.34 and invoice #S1018.WA30A in the amount of \$6,849.02. Second by Mr. D'Angelo and unanimously carried.

**New Business.** None noted.

The next regular PB&S meeting is scheduled for November 26, 2013. Special meetings may be scheduled as necessary.

**Adjournment.** Upon motion by Mr. Borst, the meeting was adjourned at 8:20 p.m.

Ann M. Mazur, Clerk