

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, February 25, 2014. Chairman Robert Mitchell called the meeting to order at 7:00 p.m.

Present: Robert Mitchell, Anthony D'Angelo, James Juliano, Peter Samoskevich, Thomas Catalina, Joseph Borst. **Absent:** Roger Letso, Rick Matschke. **Also Present:** Clerk of the Works William Knight, Geralyn Hoerauf from Diversified Project Management.

Public Participation. None noted.

Minutes. Upon motion of Mr. Samoskevich, the minutes of the regular meeting of January 28, 2014 were unanimously accepted as presented.

Review of Town Initiated Projects - ESCO Status and role of PB&S. Mr. Letso and Mr. Matschke were not present to present an update.

High School Project. There is still an ongoing leak in the cafetorium. Mr. Mitchell noted that it has been too cold to do the infrared testing to determine where the leak is coming from. This investigation will continue when weather permits.

Hawley School Project. There has been a recurring problem with the boilers shutting off. Mr. Knight said that some additional equipment was installed and that CES and Mechanical Marketing said that the boilers are working properly (Attachments A and B).

Invoices for Payment.

Change Order #2 from Gennarini Construction Company in the amount of \$7,202.27. After discussion, there was no motion to pay this Change Order. More information needs to be provided justifying the CO.

Mr. Borst moved to approve CES invoice #6 in the amount of \$3,564.00 pending approval by the Financial Director. Second by Mr. Samoskevich and unanimously carried.

Sandy Hook Elementary School. Ms. Hoerauf distributed "Bi-Monthly Report to the Public Building and Site Commission February 25, 2014" (Attachment C). The final schematic design is due to be completed by March 14. Consigli will provide the estimated cost of the design phase by April 4. Mr. Borst noted that the Sustainable Energy Commission advised that Sandy Hook School rather than Hawley School may be considered for solar panels.

Ms. Hoerauf suggested that Public Building schedule a special meeting for April 8 at which time the architects will present the schematic design with construction costs. Mr. Mitchell requested that the architect meet with PB&S at the next scheduled meeting to provide a status report and review the schematic design with the entire commission. Mr. Mitchell noted that at that time the lead for the project will transfer to Public Building from the Board of Education.

Mr. Borst feels that the Childrens Adventure Center should be considered along with the school system for solar panels.

Ms. Hoerauf said that negotiations are ongoing with Yankee Gas to provide a gas line to the school.

Ms. Hoerauf noted that Consigli is planning on substantial completion by June 2016 with anticipation of a late August 2016 move in.

Invoices for Payment

Mr. Borst moved to recommend approval of TRC invoice #109403 in the amount of \$8,664.60. Second by Mr. D'Angelo and unanimously carried.

Mr. Borst moved to recommend approval of Consigli invoice #4 in the amount of \$21,796.00. Second by Mr. Samoskevich and unanimously carried.

Mr. Borst moved to recommend approval of Diversified Project Management invoice #2014026 in the amount of \$20,108.91. Second by Mr. Catalina and unanimously carried.

Bestech, Inc. of Connecticut invoice #006759. This invoice is still being reviewed by Russell Bartley and will be tabled. The demolition and abatement costs must be separated out.

Minutes of the joint meetings with the Board of Education held on February 11 and February 19. Mr. Mitchell distributed the minutes from February 11. Mr. Borst moved to approve the minutes of the special joint meeting of the Public Building and Site Commission and Board of Education on February 11, 2014, second by Mr. D'Angelo and unanimously carried.

The minutes of the meeting of February 19 will be distributed tomorrow.

New Business. Mr. Mitchell distributed an article concerning prevailing wage on projects (Attachment D).

Mr. Mitchell has discussed with Dr. Reed how the Board of Ed puts together their capital projects. The Board of Ed does not have a mechanism for putting together an accurate scope of its projects so that comprehensive costs can be developed. Dr. Reed requested that Public Building take over the role of putting the numbers together for the dollars and scope of projects. Diversified Project Management will present a format to Public Building at its next meeting.

The next meeting will be on March 25, 2014.

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

Ann M. Mazur, Clerk

Att. A	Letter from CES
Att B	Letter from Mechanical Marketing
Att C	Bi-Monthly SHES Report from DPM
Att D	Prevailing Wage Article

A



Consulting Engineering Services, Inc.

January 17, 2014

Robert Mitchell
800 Main Street Suite 120
Southbury, CT 06488

Re: Hawley ES – Newtown, CT

Dear Bob,

This is to certify that Consulting Engineering Services, Inc has visually observed the project described above and to the best of our knowledge, information, and belief, the mechanical and associated electrical systems for the project are in substantial compliance with the approved plans and specifications and any addenda, and bulletins issued.

Please feel free to call me with any questions you might have.

Sincerely yours,

CONSULTING ENGINEERING SERVICES, INCORPORATED

A handwritten signature in cursive script, appearing to read "Ron Bathrick".

Ron Bathrick
Project Manager

Proj 12/2012011.00/ca/project closeout/LOSC

B

M ECHANICAL M ARKETING INC.
 MANUFACTURERS REPRESENTATIVE

105 Woodmont Road Milford CT 06460
 Area Code 203 877-5800/800-665-4737 FAX 203-783-9042

To: Ron Bathrick, CES
 Date: February 18, 2014
 From: Sal Terranova, Mechanical Marketing, Inc.
 Subject: Hawley Elementary Boiler Upgrade

Good Afternoon Ron,

As you are aware, at the Hawley Elementary School, there have been several recent incidents of an "Airflow Fault During Purge" especially during the very cold evenings.

After conferring with several Aerco engineering personnel, they have recommended that I make several changes to the combustion air delivery system that would provide a more stable airflow and alleviate this issue based on site conditions. They did send me all parts required at no cost to the owner. These upgrades will not affect any part of the factory warranty.

The following upgrades have been performed to each boiler #1 & #2:

The Iris Dampers, and piping that directly connect the outside air ducts to the Air Fuel Valve in the boiler has been removed. The Air Fuel Valve has been fitted with a washable filter, and the combustion air is delivered into the unit cabinet where it is drawn into the air fuel valve through the filtered opening.

The motor starter has been changed so as to allow for changes to be made to the voltage (or speed) to the unit blower.

The on-board C-More control panel on each boiler has been upgraded to the latest firmware version that includes settings to vary the blower voltage as required to assure a consistent and stable airflow.

Each boiler was re-calibrated based on the revised blower voltage settings.

Several weeks back after one of these episodes, and while waiting for the parts to arrive from the factory, I received a call of an "Airflow Fault During Purge". I responded to the school that morning. I basically wanted to temporarily stop these faults while awaiting the parts. What I did was simply disconnected the 4" flexible piping from the combustion air, letting it hang into the boiler cabinet so to de-couple the air from the direct connection to the air fuel valve as there was some sort of instability in this direct connection. Since performing this, there have been no further Airflow Faults. I did receive the upgrade equipment, but before I could install it, this past Thursday evening boiler #2 faulted on "Flame Loss During Ignition". This was due to the fact that I had removed this ductwork, and the machines were running Very Lean, with high O2 levels. While attempting to maintain stable boiler operation under this condition, I had to lock both boilers to a lower maximum firing rate of about 60-65%. After losing one boiler Thursday evening, the other was a bit undersized at the locked out position and had trouble maintaining set point within the system loop.



With both boilers being upgraded, and several extremely cold evenings since without incident, I believe this issue to be behind us. I do want to say that Aerco, and Mechanical Marketing has every intention of standing behind this equipment and assuring flawless operation.

Let me know if there are any other questions that you may have. Thank You.

Regards,

Sal Terranova

Sal Terranova

Mechanical Marketing Inc.

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Milford CT 06460

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**Sandy Hook Elementary School
Newtown, CT**

**Bi-Monthly Report
to the Public Building and Site Commission
February 25, 2014**



**Sandy Hook Elementary School
Newtown, CT**

Bi-Monthly Report – February 25, 2013

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**Sandy Hook Elementary School
Newtown, CT**

Bi-Monthly Report – February 25, 2014

1) Executive Summary

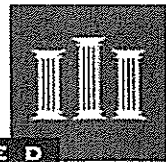
The Schematic Design Phase is ongoing. Three alternative floor plan layouts have been presented to the Board of Ed and Public Building & Site Commission and the “Main Street” scheme has been chosen for further development. The design team also continues to develop the schematic site design. Alternative HVAC systems, sustainable energy systems and security components are under evaluation. The final Schematic Design package of documents is due to be completed March 14th.

2) Opportunities

The State of Connecticut School Safety Infrastructure Council issued their initial report on February 4, 2014, outlining standards for school security that will be in effect after July 1, 2014. The Town of Newtown and the design team have made a commitment to develop the new Sandy Hook School utilizing the latest school security guidelines available from the State, the Federal Department of Homeland Security, FEMA and school security professionals. These standards as currently written present challenges to implement, as the technical compliance manual has yet to be written or adopted and the intent of many of the standards remains undefined. The design team, including our security consultant DVS, will be working closely with the State Office of School Facilities to influence the technical compliance manual requirements and optimize the level of security components incorporated into the design of this project.

In order to maintain cost efficiency, DPM has proposed that all furniture, equipment and technology currently in use at Chalk Hill School be inventoried and evaluated as to condition, useful life and appropriateness for reusing in the new school. Over the next few weeks, these items will be visually inspected and tabulated and a report provided with recommendations for FF&E reuse. From this information, a budget for new FF&E can be developed during the schematic design phase cost estimate exercise.

The project team has scheduled a meeting with Yankee Gas and the Town of Newtown Public Works Department to discuss the extension/installation of a gas main to the project site.



3) Activities this period (Dec. 17 – Jan. 27, 2014)

a) Demolition Close-out

i. Cost Reconciliation

A final accounting of abatement and demolition costs has yet to be submitted by Bestech, TRC and RW Bartley. Consequently, approval of final invoices for the demolition phase has not been provided.

b) Design Phases

i. Schematic Design

The design team presented three alternative building layouts for review by the BOE and PB&SC and by school staff. The “Main Street” scheme was selected for further refinement by consensus. This building layout was determined to be the most efficient and most appropriate for grades Pre-K thru 4, and was the design that best integrated the natural site environment into the building interior.

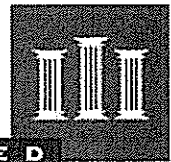
After further development, the design was presented again to the BOE, PB&SC and school staff and the design choice was confirmed. The schematic design of exterior elevations, building materials and roof lines is ongoing. Alternative HVAC and sustainable energy system are under evaluation, both from an initial cost and life-cycle costing. Active and passive security components are being added to both the building and site designs.

The site plan layout also continues to evolve as site investigation is completed and survey/topographical information is available to the design team.

ii. Site Investigations

The geothermal well test has been completed and results analyzed by the geotechnical engineers. Testing confirms less than ideal conditions for geothermal conductivity. Although the geothermal component of the HVAC system is still under consideration, the higher initial cost (more wells required to produce the necessary heating/cooling capacity) will need to be carefully considered and evaluated against the overall project budget.

The requirements for local zoning and wetlands approvals have been determined and a schedule created for local submissions and approvals with the assistance of Land Use staff.



iii. Reviews and Approvals

State Office of School Facilities – The design team met with the OSF to review schematic design progress on February 6th. At this meeting the team also reviewed the SSIC report and discussed methods to optimize compliance with the new school security guidelines.

Joint Newtown Board of Ed and PB&SC meetings – The design team met with both groups on February 11th and 19th to review schematic design deliverables and receive approval to proceed.

c) Other Activities

i. Project Website

The project website is active. All current information on the progress of the project can be accessed at www.SandyHook2016.com.

ii. Contracts

The Owner-Construction Manager Agreement and the Owner-Architect Agreement have both been executed by all parties.

4) Programmed activities next period (Jan. 28 – Feb. 26)

a) Demolition Close-out

Abatement and demolition phases cost are under active evaluation. Costs will be finalized and a recommendation regarding final invoice payments will be made to the PB&SC as soon as documentation is received from the consultants/contractors.

b) Design Phases

i. Schematic Design

Final schematic design documents will be completed March 14th. Consigli Construction will produce the schematic design cost estimate immediately with the estimate due April 4th.

ii. Reviews and Approvals

Newtown BOE – None anticipated this period.

PB&SC – None anticipated this period.

c) Other Activities

i. Project Website

The website will continue to be updated as new design information is approved for distribution to the public.

5) Forecast and Cash Flow Analysis

Project Cash Flow Analysis will be developed for future reports, as all consultant costs are identified.

The project team has submitted an estimate of their anticipated fees for the second quarter of 2014. The request for grant disbursement for the second quarter of 2014 will be compiled by the Town and forwarded to OPM and OSF by the First Selectman.

The overall project budget is under development by DPM and will be provided to the PB&SC for review at the March meeting.

6) Quality and Safety

No report this period, as construction activities are on hold.

7) Approvals Anticipated by PB&SC

Preconstruction Cost Estimate – once the Schematic Design Phase is complete on March 14th, the CM will update the current conceptual estimate. The schematic design estimate will be based on a package of drawings and narratives prepared by the architects, engineers and their consultants and will be available for PB&SC review and approval in early April.

8) Attachments

a) Current Project Schedule

The project team continues to actively explore ways to accelerate the remaining schedule in order to hold to the promised substantial completion date of June, 2016. Consigli Construction remains confident that the original deadline can be met through the implementation of creative construction methods, the issuance of an early construction package comprised of site improvements and building foundation work and by also utilizing targeted overtime authorizations.

b) Cash Flow Analysis – 2nd quarter 2014 preconstruction consultant fees only

c) Budget Review – *not provided this period*

**d) Schematic Design Presentation Drawings – Site Plan, “Main Street”
Schematic Design Building Layout, Exterior Elevation Design Studies**

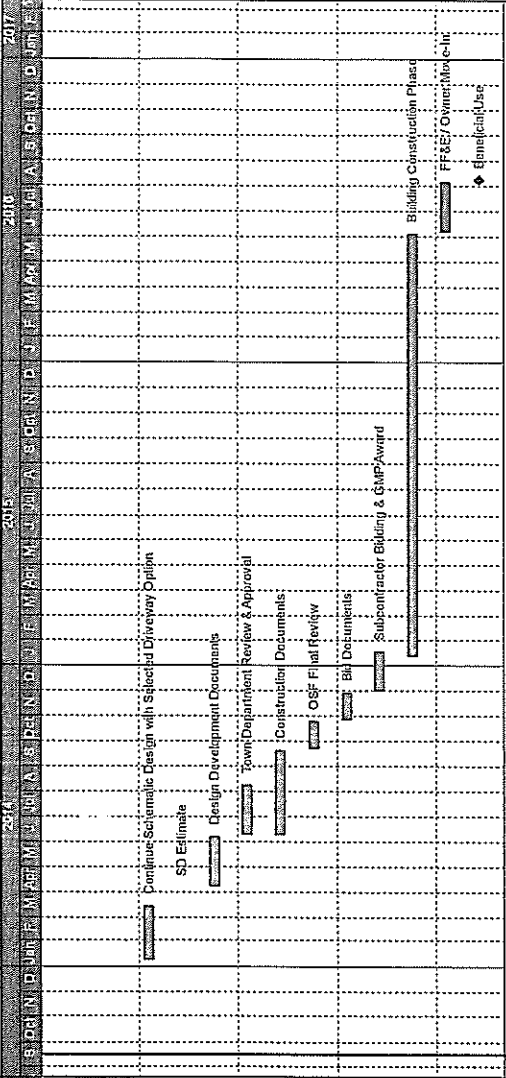
a) Current Project Schedule

Activity ID	Activity Name	Orig. Dur.	Revised Dur.	Finish
12-C	Continue Schematic Design with Selected Driveway Option	46	46	09-Jun-14
14-C	SD Estimate	15	15	17-Mar-14
3-C	Design Development Documents	44	44	07-Apr-14
4-C	Town Department Review & Approval	43	43	09-Jun-14
5-C	Construction Documents	73	73	09-Jun-14
6-C	OSF Final Review	25	25	22-Sep-14
7-C	Bid Documents	23	23	27-Oct-14
8-PC	Subcontractor Bidding & GMP Award	33	33	01-Dec-14
9-C	Building Construction Phase	355	355	12-Jan-15
13-C	FF&E / Owner Move-In	44	44	06-Jun-16
10-C	Beneficial Use	0	0	08-Aug-16

SANDY HOOK ELEMENTARY SCHOOL

SCHEDULE ANALYSIS

CURRENT PLAN



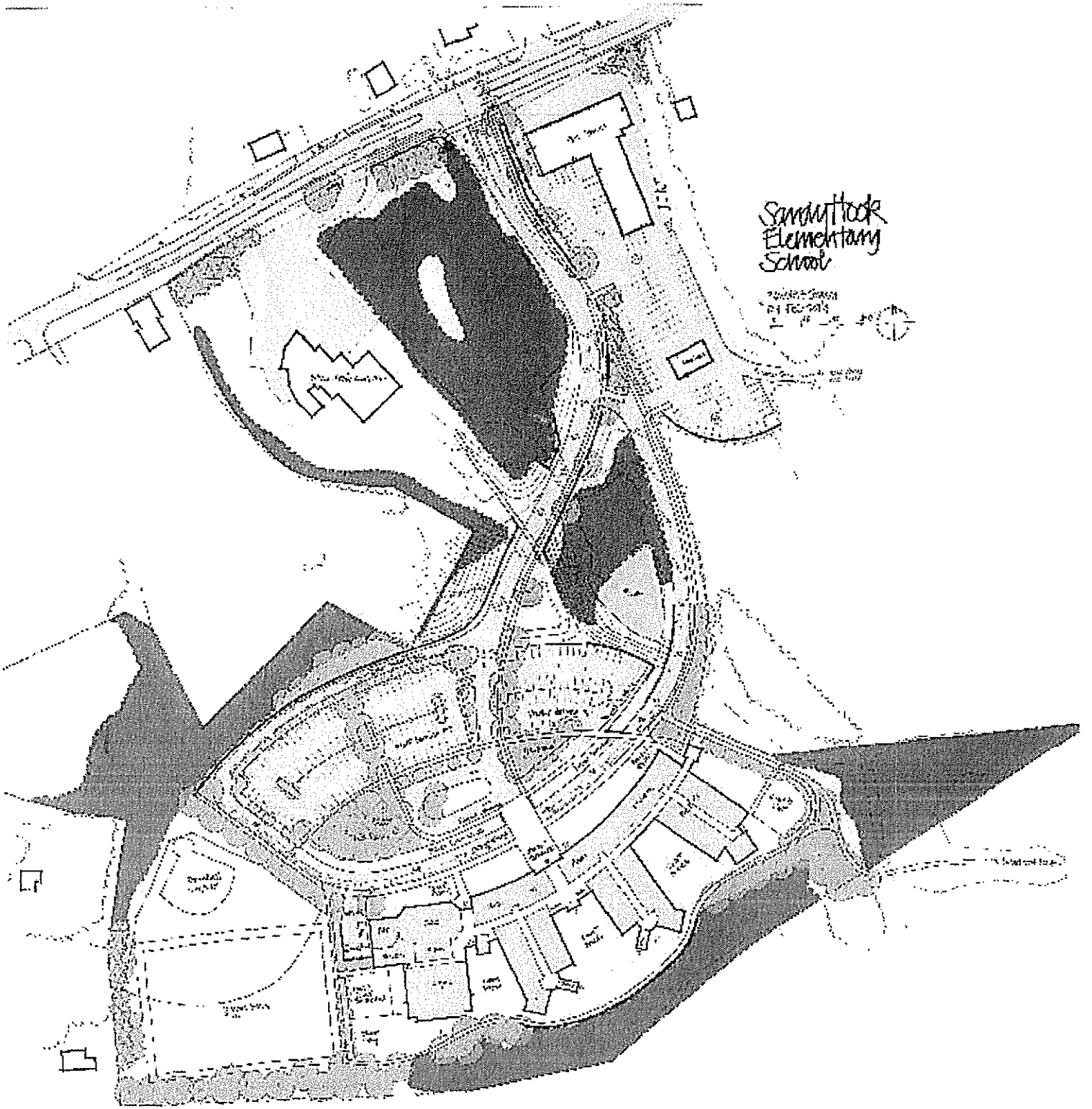


d) Schematic Design Presentation Drawings

Schematic Site Plan

“Main Street” Schematic Design Building Layout

Exterior Elevation Design Studies

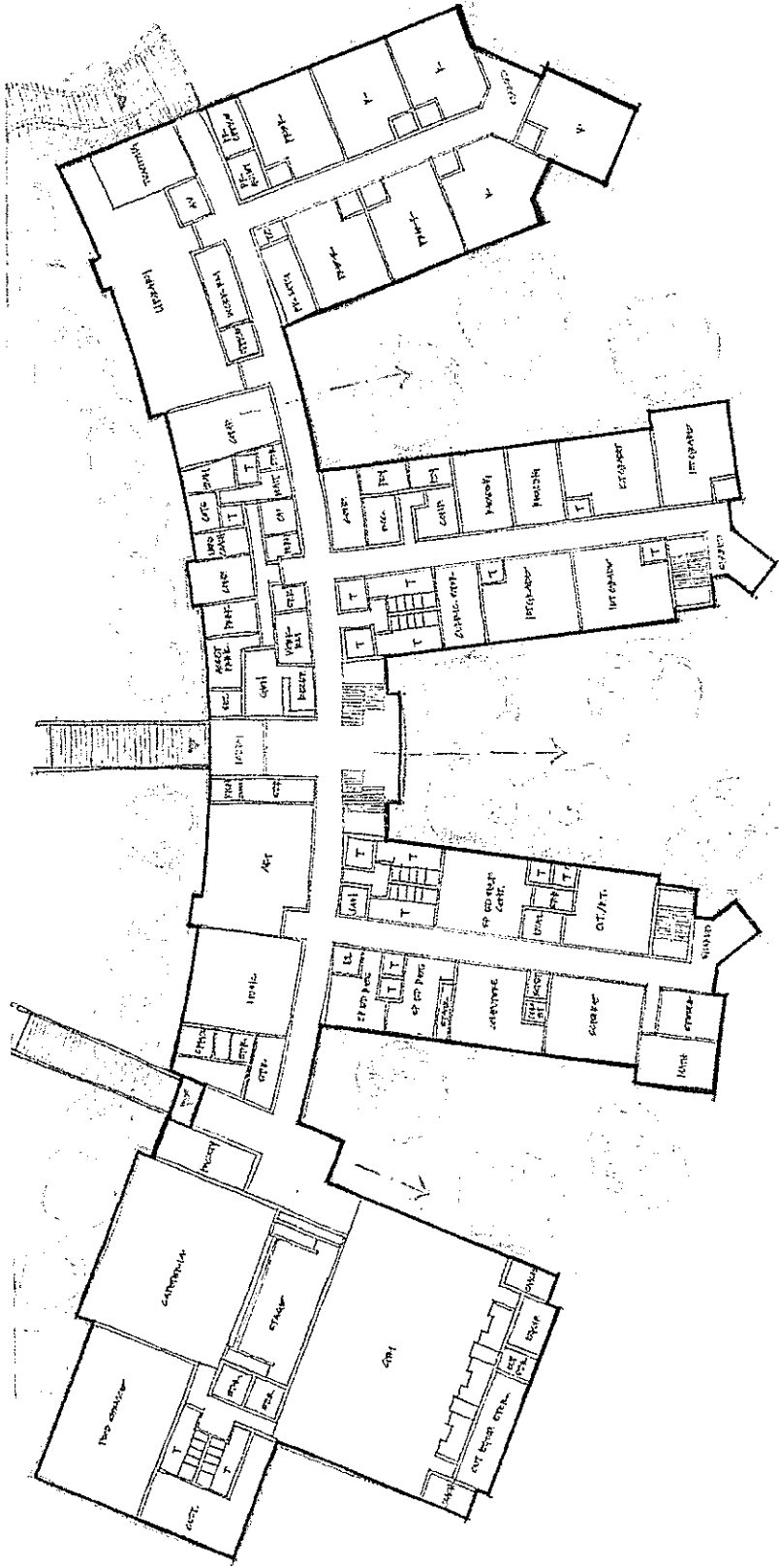


Sammittick
Elementary
School

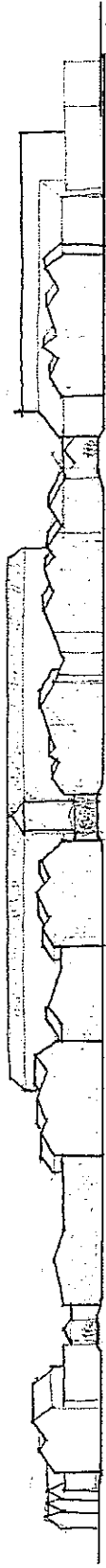
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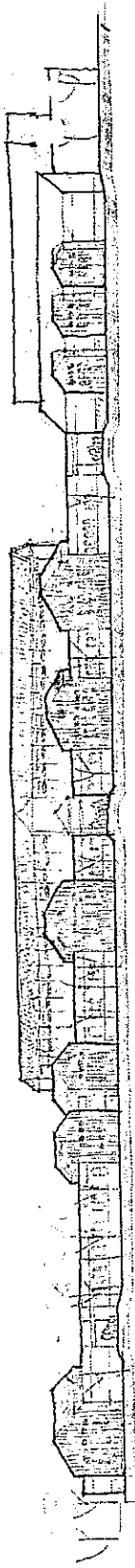
Main Street Scheme



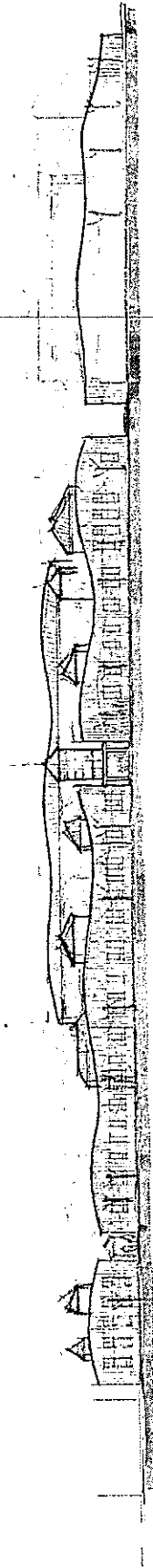
Elevations



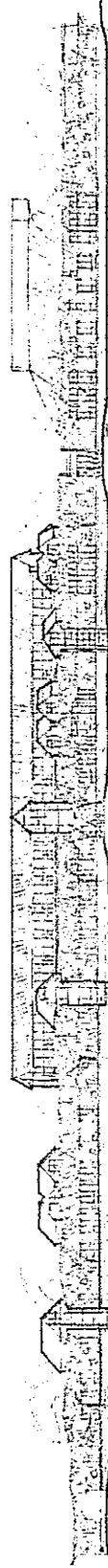
Playful Books



Barn Panels



*Rolling Hills
Tree Canopy*



Town Attorney Reviews Prevailing Wage Implications With Council

By John Voket

Monday, February 24, 2014

As a means of educating and updating town officials ahead of a period of expanded capital projects including a new Hook & Ladder fire company headquarters, Parent Connection office, and community center, Town Attorney David Grogins appeared before the Legislative Council February 19 to review the implications of Connecticut's Prevailing Wage law.

He started his presentation by reminding the council that wage protections for those engaged in government work have been around since the Davis Bacon Act in the 1930s. Since 1977, Connecticut's Labor Commissioner has adopted and used prevailing wage rate determinations similar to those enacted by the United States Secretary of Labor under the provisions of the Davis-Bacon Act, according to the state Department of Labor (DOL) website.

Mr Grogins explained that for state construction projects, as well as for projects occurring in towns and cities, all applicable laborers and workers on those projects must be paid wages established by the DOL, which are typically equal to what a worker would earn if represented by a labor union.

Prevailing wages must be paid on all new construction projects that are estimated to cost \$400,000 or more, and on all projects involving renovation, repair, or alteration exceeding \$100,000. Furthermore, all bid documents must advertise projects under which prevailing wages are to be paid, the town attorney added.

"Upon the awarding of a bid, the company submits its wage schedule to the Department of Labor for approval," Mr Grogins said. "Then, the general contractor must assure both [his or her] workers and subcontractors are paid the prevailing wage."

The penalty to the general contractor or winning bidder for such projects could be arrest for a Class D felony and significant fines if they are determined to be skirting the Prevailing Wage requirements imposed on their project.

Mr Grogins said several iterations of the prevailing wage law have been applied to Newtown projects over the years. But he said to ensure compliance, officials should follow a simple rule of thumb: "If it is a public project, contractors must provide the prevailing wage."

The town attorney said it is a generally accepted standard that adding prevailing wage can boost the overall cost of a project's labor costs by 30 percent, and that labor costs generally equate to about 50 percent of an overall project's expense.

He said prevailing wages must also be applied to projects involving leases, as well as to projects owned by the municipality. Mr Grogins referenced a parking lot project at Fairfield Hills that was designed to serve the Newtown Youth Academy, which was building its facility on leased land at the town-owned campus.

Mr Grogins said the town did not require prevailing wages on the project because the lot was being installed to serve the lessee, but since others visiting Fairfield Hills for other business were entitled to use that parking, the state initially required the town to pay prevailing wages.

He said the town disputed that ruling and the DOL eventually agreed that Newtown would only be required to pay prevailing wages for part of the project and not the entire installation. The town attorney said the state also permits another wage compensation program under the 2009 Project Labor Agreement Act, which would permit Newtown to adopt project-specific wage requirements for each worker involved.

But Mr Grogins said he has never seen that option used in his many years representing or working with municipalities in the region.

“This type of agreement is designed to be sure projects have a steady and reliable stream of workers, and fosters a strike-free environment,” he said. “It puts all workers on large projects under one labor package.”

Under questioning by Councilman Ryan Knapp regarding applying prevailing wages for projects under the financial cap, Mr Grogins replied that smaller projects involving full or partial state or federal underwriting may come with a requirement to apply the standard, even if they are far below the \$400,000 / \$100,000 guidelines.

An October 2013 legislative update on the law indicates that Connecticut’s prevailing wage threshold for new construction is the second highest in the nation, behind only Maryland’s \$500,000 for all types of public works projects. Connecticut’s remodeling threshold is the third highest in the nation, behind Indiana’s (\$350,000) and Kentucky’s (\$250,000), both of which apply to all types of public works projects.

Since 2010, four states have increased their thresholds — Alaska, Indiana, and Wisconsin significantly raised their thresholds applying to all public works projects. Ohio increased thresholds for projects that did not involve road or bridge construction, while Vermont lowered its threshold from \$250,000 to \$100,000, according to the legislative report.

A comparison of prevailing wage rates for six common occupations in Connecticut, Rhode Island, and nearby areas of Massachusetts and New York indicates that Connecticut’s rates are generally in the middle and lower half of the rates paid in the six areas surveyed. In general, Connecticut’s rates are \$12.64 to \$18.01 per hour lower than the highest rates paid to a particular occupation (usually in New York’s bordering counties).

The General Assembly had not made any major amendments to the prevailing wage law over the preceding five years.