TOWN OF NEWTOWN
THE PUBLIC BUILDING AND SITE COMMISSION

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, **July 8, 2014** in the Library of the Reed School, Newtown, CT

PBSC Members Present: Joseph Borst, Robert Mitchell (Chair), Thomas Catalina, Anthony D'Angelo, Tom Hanlon, Roger Letso, Pete Samoskevich, Rick Matschke; **Absent:** James Juliano; **Also Present:** Jay Brotman and Julia McFadden from Svigals and Partners, LLC; Aaron Krueger from Consigli; Geralyn Hoerauf from Diversified Project Management; Bill Knight, Clerk of the Works; State Representative Mitch Bolinsky; Joellen Lawson from Connecticut Foundation for Environmentally Safe Schools; and two members of the press.

Mr. Mitchell called the meeting to order at 7:00 pm.

APPROVAL OF MINUTES: Mr. Borst **MOTIONED** to approve the minutes of June 10, 2014. Mr. D'Angelo seconded the motion and all were in favor. The minutes were approved as written.

UPDATE ON SANDY HOOK ELEMENTARY SCHOOL

Geralyn Hoerauf from Diversified Project Management explained that the Sandy Hook School project has been structured in a series of phases to expedite the State-level approval process. The phasing does not necessarily relate to the implementation of the construction. She explained their request for approval of Phase 3 for the bulk of site improvement work, and Phase 4 which is the Design Development for the entire project. The approvals include the scope and cost estimates. Once the commission approves the documents, they will go for State approval and then will return to the commission for authorization to proceed to bid (if required). Ms. Hoerauf submitted copies of a memo to the Board of Education dated June 24, 2014 that outlines document revisions. (See attachment A)

Julia McFadden said during a preliminary review with the State of Connecticut Office of School Facilities on June 23, 2014 some minor changes were addressed. Also, an independent review by Pierz and Associates resulted in some comments that will be addressed. The next step is to gain approvals by the Town's Building Department, Fire Marshal, Health Department and 504 Accessibility Compliance Officer. Applications to the Town's Inland Wetlands Commission and Planning and Zoning have also been submitted.

Some clarifications were made regarding the trees, lighting, safety around the stone/retaining walls, the wood siding for the front of the building, storm water treatment and mechanical systems. After a thorough discussion regarding the scope of the project and the team's clarifications, Mr. Mitchell asked if the commissioners were ready to approve the submissions.

Mr. Letso **MOTIONED** to accept the Sandy Hook Elementary School Phase 3 Site Work Construction Documents for submission to the State of Connecticut Office of School Facilities. Resolved that: The Construction Documents for the Town of Newtown, Sandy Hook School, dated June 23, 2014 for the State of Connecticut Project Number 097-0114N, Phase 3 of 6, as prepared by Svigals & Partners be accepted by the Public Building and Site Commission, acting as the School Building Committee for submission to the State of Connecticut Office of School Facilities for their review and approval, for the purpose of allowing this phase of the project to be released for bidding. The construction documents encompass 125 drawings as enumerated on sheet T0.01 and the associated specifications volumes 1 and 2, all dated June 23, 2014. Mr. D'Angelo seconded the motion and all were in favor. The motion passed unanimously.

Mr. Matschke **MOTIONED** to accept the Sandy Hook Elementary School Phase 3 Site Work 90% Construction Document Cost Estimate for submission to the State of Connecticut Office of School Facilities Resolved that: The 90% Construction Documents Cost Estimate for the Town of Newtown, Sandy Hook School, dated June 20, 2014, for the State of Connecticut Project Number 097-0114N, Phase 3 of 6, as prepared by Svigals & Partners and Consigli Construction Co. Inc., pages 1 through 15 and alternates #1 through #4 inclusive, be accepted by the Public Building and Site Commission, acting as the School Building Committee for submission to the State of Connecticut Office of School Facilities for their review and approval. Mr. D'Angelo seconded the motion and all were in favor. The motion passed unanimously.

Mr. Borst **MOTIONED** to accept the Sandy Hook Elementary School Phase 4 Design Development Documents. Resolved that: The Phase 4 Design Development Documents for the Town of Newtown, Sandy Hook School, dated June 6, 2014, for the State of Connecticut Project Number 097-0114N, as prepared by Svigals & Partners be accepted by the Public Building and Site Commission, acting as the School Building Committee, for the purpose of allowing the project to proceed to the full Construction Document phase. The Design Development documents encompass 183 drawings as enumerated on sheet T0.01 and the associated specifications all dated June 6, 2014. Mr. D'Angelo seconded the motion and all were in favor. The motion passed unanimously.

Mr. Matschke **MOTIONED** to accept the Sandy Hook Elementary School Design Development Level Cost Estimate for Phase 3 and 4. Resolved that: The Design Development Construction Cost Estimate for the Town of Newtown, Sandy Hook School, dated July 2, 2014 for the State of Connecticut Project Number 097-0114N, as prepared by Svigals & Partners and Consigli Construction Co. Inc., pages 1 through 44 inclusive, be accepted by the Public Building and Site Commission, acting as the School Building Committee for the purpose of allowing the Project to proceed to the full Construction Document Phase. Mr. Letsco seconded the motion and all were in favor. The motion passed unanimously.

INVOICES FOR PAYMENT: Mr. Mitchell noted that TRC Invoice #122189 in the amount of $4,522.50 was submitted for approval. It was agreed that the commission will ask for additional back-up information before payment is approved.

Mr. D'Angelo **MOTIONED** to approve payment to AT&T of $189.29 for design and estimate to move utility poles. Mr. Letso seconded the motion which was unanimously approved.

Mr. Borst **MOTIONED** to approve a payment of $650 DEEP permit fee for storm water discharge design work and to approve the submission. Mr. D'Angelo seconded the motion which was unanimously approved.

PUBLIC PARTICIPATION: State Representative Mitch Bolinsky was present and introduced Joellen Lawson from Connecticut Foundation for Environmentally Safe Schools. Ms. Lawson discussed the importance of providing safe air quality within a school environment. She submitted a copy of a letter dated June 30, 2014 regarding the Sandy Hook school that discusses some optional strategies to be employed (Connecticut High Performance School Standards) (see Attachment B). She shared concerns over certifications and making sure the indoor air quality of the school is sufficient. She offered her services to Svigals and discussed pervasive molds and micro toxins and that there are optional strategies to provide a healthy environment in the schools for children and staff. The commissioners thanked Ms. Lawson for the valuable information. Mr. Mitchell requested that Svigals stay in touch with Ms. Lawson as a resource as the project proceeds.

After no further business to discuss, Mr. Letso **MOTIONED** to adjourn the meeting at 8:34 pm. Mr. Matschke seconded the motion and all were in favor.

Respectfully submitted by Tammy Hazen

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ATTACHMENT H

MEMORANDUM Job # 1360.00

Project:	Sandy Hook School
Subject:	**Phase 3 Documents – dated June 23, 2014**
Date:	June 24, 2014
To:	Newtown Board of Education
From:	Julia McFadden
Cc:	Geralyn Hoerauf, Diversified Project Management (DPM)

Please find below, an outline of the updates and revisions we have made to the site documents since the last submission, Schematic Design, on March 14, 2014. These documents encompass the scope of work required for the site work only, which is the third of the six phases expected for the project.

LANDSCAPE:

1. Increased number of parking spaces from 148 to 150 (which meets the Educational Specifications). Currently 99 of these spaces are intended for staff parking, and 51 will be visitor spaces.
2. Removed step/walk connection to rear of senior/daycare center.
3. Pedestrian connection via Dickinson Drive and Riverside Road sidewalks.
4. Precast concrete curb is now an add alternate. Bituminous concrete curb is base bid.
5. Dry-laid stone walls are now cast-in-place concrete with a natural stone veneer.
6. Cast-in-place concrete walls with stone veneer/formliner are now precast concrete modular block walls with simulated stone finish.
7. Pavers on concrete are now stamped and stained concrete with simulated stone finish.
8. Added a vehicular guide rail to west side of Dickinson Drive and west side of bus exit loop.
9. Added a second egress gate at each play area.
10. Added new chain link fence at fire pond to replace the existing fence.
11. Courtyard learning areas continue to develop.
12. Removed service area lift.
13. Removed dugouts at ball field. Added team benches with fence enclosures.
14. Added benches, bike racks, and trash/recycling containers.
15. Additional/more detailed site development includes:
    a. Code compliance plan
    b. Layout plans
    c. Material plans
    d. Grading plans
    e. Wetland planting plans
    f. Walls
    g. Pavements and curbs
    h. Site furnishings
    i. Ball field
    j. Fencing

CIVIL:

1. Added areas for Phragmites eradication
2. Relocated and added areas for wetland mitigation
3. Added wetland enhancement areas
4. Revisions to limits of wetland fill areas
5. Added additional drainage structures and pipes
6. Sizing and limits of underground detention/retention system
7. Relocated and resized sediment forebays and outlet protection
8. Additional drainage improvements along Riverside Road due to road widening and improvements
9. Revised pavement limits along Riverside Road improvements

10. Revised utility tie-in locations at building
11. Revised utility conduits (size & number)
12. Transformer relocation to southeast corner of ball field
13. Added 30,000 gallon underground irrigation tank and 7,500 aboveground cistern
14. Removed Geothermal Exchange Field
15. Added Site Demolition Plans
16. Added Sedimentation and Erosion Control Plans
17. Added Pavement, Pavement Marking and Signage Plans
18. Added Dickinson Drive Plan & Profile
19. Added On-site Vehicle Circulation Plans

SITE LIGHTING

1. Lighting plans developed with fixture selection, pole height, and locations.
2. Site electrical infrastructure developed.

SECURITY

1. Site security plans and specifications developed.

IRRIGATION

1. Irrigation system developed.

ATTACHMENT B

CT Foundation for Environmentally Safe Schools

A nonprofit organization dedicated to promoting policies, practices and resources that protect school occupants from environmental health hazards

www.pollutionfreeschools.org

June 30, 2014

Dear Ms. Prosol,

It was a pleasure to meet you on June 5, 2014 in Newtown at the presentation for the plans for the new Sandy Hook school. It is very impressive to observe the truly interdisciplinary nature of this project. We, the Connecticut Foundation for Environmentally Safe Schools, especially appreciate your willingness to discuss the optional strategies to be employed from the Connecticut High Performance School Standards. We urge you to incorporate the following optional strategies:

1. Section 16a – 6(b)(3): After construction ends and with all interior finishes installed but prior to building occupancy, flush the building continuously for at least ten days with outside air while maintaining an internal temperature between 60° F and 78^{0} F and relative humidity no higher than 60%. Do not "bake out" the building by increasing the temperature of the space. (For more details see page 63 of compliance guide.)

2. Section 16a – 38K – 6(b)(7): Building facility personnel, under the direction of the building owner, shall administer an anonymous survey for building occupants within the first twelve months after initial occupancy to assess occupant satisfaction and implement corrective actions for recurrent issues. At minimum, the survey shall cover thermal building comfort, lighting, security issues, indoor air quality, functionality of space, and acoustics. If greater than 20% of the respondents express dissatisfaction with any specific issue, the building owner shall prepare a plan for remedial action.

3. Section 16a – 38K – 6(b) (10): To prevent mold, heating, ventilation and air conditioning systems (HVAC) shall be designed to limit space relative humidity to 60% or less during load conditions whether the building is occupied or non-occupied; an ongoing indoor air quality management plan shall be implemented as required under section 10-220 of the Connecticut General Statutes, using the U.S. Environmental Protection Agency's (EPA) Indoor Air Quality *Tools for Schools Program.*

   (Please see Connecticut Indoor Air Quality in Schools Law Summary you received on June 5.)

4. Section 16a – 38K – 6(b) (12): Where chemical use occurs, including housekeeping areas, chemical storage and mixing areas, and copy/print rooms, use dedicated exhaust to ventilate the space at a minimum of 0.5 cubic feet per minute per square foot with adequate make-up air. No circulation is permitted and such spaces shall have a negative air pressure of at least five pascal (0.02 inches water gauge) to a minimum of one pascal (0.004 inches of water gauge) when the doors are closed.

5. Section 16a – 38K – 6(b) (13): Building design shall control entry of pollutants and excess moisture into buildings and later cross-contamination of regularly occupied areas at all high volume entryways and those adjacent to playing fields and locker rooms through the use of three-part walk-off systems and the proper placement of outside air intakes. Walk-off systems shall include a grate or grill outside the entryway for removing grit and snow, a drop through system within the vestibule, and a fifteen foot interior walk-off mat.

In addition, we were wondering if you have considered any mandatory or optional strategies from the latest version of the Northeast CHPS in the indoor environment section that are the most protective of human health. Of these credits (separate from HVAC systems) is the required Moisture Management credit. This credit states due to health risks associated with mold and microbial growth and the damage caused by water infiltration, all surface grades, drainage systems and HVAC condensate must be designed to move water away from the building and foundation.

What are your thoughts about this mandated credit as well as other optional credits such as:

1.) Pollutants and Chemical Source Control: Includes an array of practices to prevent or eliminate pollutant and chemical releases. For example, control surface dust by providing hard-surface paving not less than 8 ft. by 8 ft. at all outside entrances or doorways to any school room (concrete or equivalent), together with covered walkway or entryway canopies to keep rain from walkway surfaces.

2.) Ducted Returns: Plenum returns are easily contaminated with dust, dirt and microbial and fungi growth. Ducted returns, though more expensive upfront, will help prevent installation problems and reduce maintenance and repairs.

Finally, with regard to post-construction, what type of procedures are planned to ensure all building systems within the school work effectively and efficiently in the long-term? Will there be specific bench-marking in the future that goes beyond a basic commissioning process?

It was very reassuring to hear on June 5th that radon mitigation and operable windows are part of the plan. The latest version of Northeast CHPS has a credit for Controllability of Systems. We have attached the specific language used in NE CHPS and wonder how similar or different it is to LEED 12 language you may be using. We still have many questions about LEED 12 pre-requisites, credit and pilot credits related to water efficiency that may be part of your plan. It is our hope to have the opportunity to speak with you about them over the phone or in person.

Sincerely,

Joellen Lawson

Diane Ethier