

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 at
7:00 pm on Tuesday, September 9, 2014 in the Reed School, Newtown, CT**

Commissioners Present: Robert Mitchell (Chair), Joseph Borst, Anthony D'Angelo, Rick Matschke;

Commissioners Absent: Thomas Catalina, Tom Hanlon, James Juliano, Roger Letso and Pete Samoskevich;

Also Present: GERALYN HOERAUF from Diversified Project Management; Bill Knight, Clerk of the Works; Keith Alexander, Board of Education; Barry Svigals and Julia McFadden from Svigals & Partners; Aaron Krueger from Consigli; Lynn Brotman and Haj Beshi with Lynn Brotman Interior Design; Ilona Prosol with BVH Integrated Services and two members of the press.

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

UPDATE OF THE STATUS OF THE SANDY HOOK ELEMENTARY SCHOOL PROGRESS

Julia McFadden opened the discussion and introduced Ilona Prosol. Ms. Prosol from BVH Integrated Services discussed details relating to plumbing, heating, air conditioning and fire protection. The fire protection will be a wet system with no pre-action systems planned. They will use a natural gas fired water heater which will be installed in the partial basement along with the boilers. Roof drains will discharge either into a bio swale in the front or into an underground cistern that will collect water for irrigate purposes. Air cooled chiller systems will be installed over several sections of the building.

The treehouses, Pre-K and Kindergarten will receive radiant floor heat. Radiant panels will run along all perimeters to increase comfort and reduce energy usage. The system in the gym will be independent from the rest of the building and various areas will be zoned.

A natural gas fired generator will be located on the roof of the storage area, which will be able to run several functions during an outage, i.e., emergency lighting, security systems, some front office technology, freezer and cooler in the kitchen, the fire alarm and fire protection. The generator can also handle site lighting and the gates. Outside lighting will have motion sensors where light levels will drop to 50% when no movement is detected. Ms. Prosol said they had planned LED lighting with some florescent lighting integrated. Mr. Mitchell said they expected and preferred it all be LED lighting. Ms. Prosol understood and agreed. She explained the lighting controls where some areas will be in standby mode and others on a scheduled relay system. She received approvals from the Fire Marshal's office. Carbon monoxide detectors will be installed in the furnace room. Mr. Matschke asked if there should be a detector installed outside on the roof near the generator unit. Ms. Prosol said it is outside but will make sure the stack is high enough. Mr. D'Angelo asked her to elaborate on system capabilities of the air exchange. Ms. Prosol provided more detail on the system. Mr. Mitchell felt it was a sustainable approach without going overboard. Mr. D'Angelo asked if it is practical to accommodate all LED lighting. Ms. Prosol said they are moving towards full LED on many projects but there is still some resistance by utility companies. Mr. Mitchell likes the overall approach and the systems going in.

Julia McFadden provided samples of the exterior materials. Two front façade will contain a half wall of stone veneer with vertical siding above made of Machiche and Garapa wood, both sustainable and durable woods. The wood can be left to weather naturally or a sealant can be applied. Mr. Matschke was concerned over moisture getting behind the wood. He asked for more information on how it's being capped off.

Lynn Brotman presented materials that will be used inside the building. The main entrance will have stained concrete with river rocks integrated. She supplied samples of flooring, rugs, walls, ceiling and other materials that provide an inviting environment for the children. The classroom corridors will provide a residential feel. Blues, Greens and natural stone colors will be integrated into the designs. The gym will be fun and functional.

Ms. McFadden said they are 95% complete with the construction document and will be looking into hiring an independent reviewer. Documents will be released to Newtown officials. She explained the quality check and review process.

Aaron Krueger discussed the bidding process and schedule. Bids are due on Tuesday 9/16 at 1:00 pm. The bricks and flagpole currently at the site will be temporarily housed offsite during construction. It was noted that there is no ledge under the site. The placement of the utility poles was also discussed.

APPROVAL OF SANDY HOOK ELEMENTARY SCHOOL RELATED INVOICES

Mr. Mitchell reviewed an invoice that was discussed at the last meeting. He said more detail was needed that includes a better explanation of the items before he brings it to the commission for a vote.

Mr. Borst **MOTIONED** to approve payment to Consigli Construction Company, Inc. in the amount of \$6,788.00 to cover Requisition No. 11. Mr. D'Angelo seconded the motion which was unanimously approved.

Mr. Mitchell discussed how all work requests should go through to the commission.

Ms. Hoerauf discussed her report (see Attachment A). She discussed the bid phase for Phase 3 noting that documents were released as of August 15, 2014. Preconstruction phase remain on schedule and site improvement construction (Phase 3) is expected to begin the week of October 13th.

PUBLIC PARTICIPATION – None

Mr. Borst **MOTIONED** to adjourn the meeting at 9:15 pm. Mr. Matschke seconded the motion and all were in favor.

Respectfully submitted by Tammy Hazen