

**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 Special Meeting of the Public Building and Site Commission held
at 7:00 pm on **September 30, 2014** in the Reed School, Newtown, CT

PBSC Members Present: Robert Mitchell (Chair), Anthony D'Angelo, Tom Hanlon, Rick Matschke, Joseph Borst, Pete Samoskevich, James Juliano, Roger Letso; **Absent:** Thomas Catalina, **Also Present:** Geralyn Hoerauf from Diversified Project Management; Mr. Mark Dupre of Diversified Project Management, Bill Knight, Clerk of the Works and others as noted on the attached attendance sheet.

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

Mr. Borst moved to enter Executive Session to review the bids for the Sandy Hook Elementary School, Phase 3, which may contain proprietary contractual information and to invite those parties noted on the attached attendance sheet.

The motion was seconded by Mr. Samoslevich and passed unanimously.

The meeting entered Executive Session at 7:00 pm.

Mr. Borst motioned to exit Executive Session at 8:20 pm, seconded by Mr. D'Angelo and passed unanimously. Executive Session was concluded.

The following motions were taken as presented by Mr. Mitchell.

1. **Resolved that:** the Town of Newtown, Public Buildings and Site Commission, acting as the Sandy Hook Elementary School Building Commission, State of Connecticut Project Number 097-0114N, approve the Phase 3 BP 31A-Sitework bid as received from Earthmovers, Inc. for the amount of \$5,258,418.00 as presented by Consigli Construction Co, Inc. This is defined in the document presented by Consigli dated September 26, 2014, and signed by the PB&SC Chair.

The motion was seconded by Mr. D'Angelo and passed unanimously.

2. **Resolved that:** the Town of Newtown, Public Buildings and Site Commission, acting as the Sandy Hook Elementary School Building Commission, State of Connecticut Project Number 097-0114N, approve the Phase 3 BP 26A-Site Electric bid as received from Ferguson Electric Company, Inc. for the amount of \$334,427.00 as presented by Consigli

Construction Co, Inc. This is defined in the document presented by Consigli dated September 26, 2014, and signed by the PB&SC Chair.

The motion was seconded by Mr. Matschke and passed unanimously.

3. **Resolved that:** The Guaranteed Maximum Price of \$6,856,962.00 for the Town of Newtown, Sandy Hook Elementary School, Phase 3 Sitework and Site Electrical, dated September 26, 2014, State of Connecticut Project Number 097-0114N, as submitted by Consigli Construction Co. Inc. be accepted by Public Building and Site Commission, for submission to Purchasing Authority and execution of Exhibit A to the Owner – CM Agreement dated December 23, 2013.

The motion was seconded by Mr. D'Angelo and passed unanimously.

Mr. Mitchell will deliver the original, signed documents from Consigli to Mr. Robert Tait. Copies of the cover letters are attached for reference.

Mr. Letso motioned to adjourn the meeting, seconded by Hanlon and passed unanimously.

The meeting was adjourned at 8:25 pm.

Respectfully submitted by Robert Mitchell

Newtown Public Building and Site Commission

ATTENDANCE SHEET

Project: SANDY HOOK ELEMENTARY SCHOOL

Date & Time: September 30, 2014, 2014

Location: Reed School

Subject: Sitework Bid review

Attendees please initial next to your name

✓	Name	Company	Phone	Cell	email
✓	Robert Mitchell	PB&S Commission	203-264-2206		RMitchell@MitchellAG.com
	Tom Catalina	PB&S Commission			
✓	Joseph Borst	PB&S Commission			
✓	Rick Matschke	PB&S Commission			
✓	Anthony D'Angelo	PB&S Commission			
✓	James Juliano	PB&S Commission			
✓	Thomas Hanlon	PB&S Commission			
✓	Peter Samoskevich	PB&S Commission			
✓	Roger Letso	PB&S Commission			
✓	Geralyn Hoerauf	Diversified Project Management	860-882-5618	860-508-5752	GHoerauf@dpm-inc.com
✓	William Knight	PB&S Site Representative			
	MIKE WALKER	CONSULT			
	AARON KRUGER				
	Mark DuPre				



CONSIGLI
Est. 1905

September 26, 2014

Public Building and Site Commission
Robert Mitchell, Chair
Town of Newtown
3 Primrose Street
Newtown, CT 06470

RE: Sandy Hook School – Phase 3
Consigli Project No. 1279
Procurement Owner Authorization to Proceed – BP 31A – Sitework

Dear Mr. Mitchell and the Commission:

Consigli Construction Co. requests authorization to proceed with the award of the **BP 31A – Sitework** for the above referenced project to **Earthmovers, Inc.** for the amount of **\$5,177,372**, including bond and excluding applicable tax.

The 85% Construction Document estimate for this work was \$5,464,712, including bond and excluding applicable sales tax. For your reference we have attached a copy of the bid tabulation as well as a copy of the bid received from Earthmovers, Inc.

In addition to authorization to proceed, we request the Commission's direction on the following alternates. Please verify the status by checking the appropriate line.

Alternate #1 – Provide precast concrete curbing in lieu of bituminous at all locations, per Specification Section 32 16 13.23 and drawing L5.02. **ADD to Subcontract \$81,046***

BOM Accept and include _____ Reject _____ Hold

*Acceptance of this alternate will increase the GMP by \$86,215

Alternate #3 – Provide foul poles, bases, and pitchers rubber as shown on drawing L5.06 and as indicated Specification 11 68 33. **ADD to Subcontract \$3,898***

_____ Accept and include _____ Reject BOM Hold

*Acceptance of this alternate will increase the GMP by \$4,147

Please authorize Consigli Construction Co., Inc. to proceed with the award and issuance of a subcontract for the above noted work in accordance with our GMP proposal dated September 26, 2014 by signing below.

We look forward to your approval of the above noted work. If you have any questions please contact me at (860) 239-0243 or akrueger@consigli.com

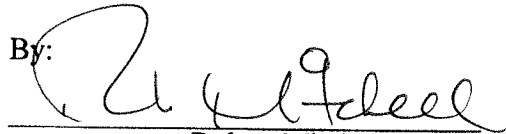
Very Truly Yours,



Aaron Krueger
Consigli Construction Company, Inc.
Project Manager

Acknowledged and Accepted:
Town of Newtown
Public Building and Site Commission

By:


Robert Mitchell

Date:

9.30.2014

Attachments



CONSIGLI
Est. 1905

September 26, 2014

Public Building and Site Commission
Robert Mitchell, Chair
Town of Newtown
3 Primrose Street
Newtown, CT 06470

RE: Sandy Hook School – Phase 3
Consigli Project No. 1279
Procurement Owner Authorization to Proceed – BP 26A – Site Electrical

Dear Mr. Mitchell and the Commission:

Consigli Construction Co. requests authorization to proceed with the award of the **BP 26A – Site Electrical** for the above referenced project to **Ferguson Electric Company, Inc.** for the amount of **\$334,427**, including bond and excluding applicable tax.

The 85% Construction Document estimate for this work was \$477,665, including bond and excluding applicable sales tax. For your reference we have attached a copy of the bid tabulation as well as a copy of the bid received from Ferguson Electric Company, Inc.

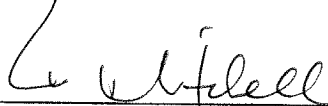
Please authorize Consigli Construction Co., Inc. to proceed with the award and issuance of a subcontract for the above noted work in accordance with our GMP proposal dated September 26, 2014 by signing below.

We look forward to your approval of the above noted work. If you have any questions please contact me at (860) 239-0243 or akrueger@consigli.com

Very Truly Yours,

Aaron Krueger
Consigli Construction Company, Inc.
Project Manager

Acknowledged and Accepted:
Town of Newtown
Public Building and Site Commission

By: 
Robert Mitchell

Date: 9.30.2014

Attachments



CONSIGLI
Est. 1995

September 26, 2014

Public Building and Site Commission
Robert Mitchell, Chair
Town of Newtown
3 Primrose Street
Newtown, CT 06470

Re: Sandy Hook School – Phase 3 – Sitework and Site Electrical
Guaranteed Maximum Price Proposal

Dear Mr. Mitchell and the Commission:

Consigli Construction is very pleased to provide a Guaranteed Maximum Price proposal for the Sandy Hook School, Phase 3 Sitework and Site Electrical work. We are enthusiastic to continue our work with the Commission and Town on this project and move into the construction phase.

The Guaranteed Maximum Price (GMP) Proposal includes the following documents:

- GMP Summary, including alternates and detail for the general conditions and general requirement costs.
- Qualifications and Assumptions, including a document log.
- Bid Tabulations
- Project Schedule

The GMP is based upon the Phase 3 bid set drawings and specifications provided to Consigli Construction by Svigals + Partners, Architects dated June 23, 2014, and Svigals + Partners, Architects Addenda, Number One dated Aug 26, 2014, Number Two dated Sept 4, 2014 and Number Three dated Sept. 12, 2014.

- \$6,856,962.00*
- This GMP Total is \$6,770,747. *Rob Mitchell Chair 9.30.2014*
 - The GMP includes prorated general conditions and general requirements for the first five (5) months of the project, sitework and site electrical trade costs inclusive of their bond cost, liability insurance, 2% construction contingency, State permit fees, CM performance and payment bond, CM fee, general conditions and security for the demolition phase and CM preconstruction fee.
 - The GMP excludes trade costs for any other phases of the project and excludes the following Phase 3 trades: Landscaping, Irrigation, Masonry (veneer and cap), Miscellaneous Metals, Permanent Chainlink and Decorative Fences, and Retaining Wall Staining (alternate). These items will all be bid with the Phase 4 work.
 - The GMP value represents a reduction of \$458,041 when compared to the 85% Construction Document estimate for the applicable Phase 3 work. This savings has been applied to the full project estimate and will be carried forward to the 95% Construction Document estimate that is being prepared at this time.

The trade costs included within this GMP are based on the receipt and review of a publically advertised bid for the work. All bidders were required to be State of CT DAS prequalified. We met with the two low bidders for each of the bid packages and verified that the scope of work is included as specified. This verification process also includes a review of the bidders bonding capacity, compliance with insurance requirements, checking references and reviewing safety scores. Based on our review we have included the low bidder in the case of each trade.

September 26, 2014

Page 2 of 2

The GMP proposal includes two (2) alternates. These alternates may be accepted, rejected, or held for decision at a later date. As part of the GMP review and approval we ask that the Commission provide direction for each of these alternates.

- Alternate #1 – Provide precast curb in lieu of bituminous curb – ADD \$86,215 *ACCEPTED*
- Alternate #3 – Provide bases, pitchers rubber and foul poles at the ballfield – ADD \$4,147 *X OUT*

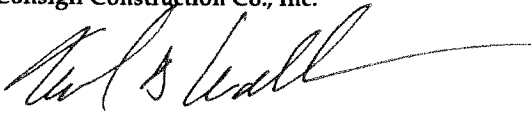
The next steps of the project include:

- Approval of the GMP, and any desired alternates.
- Preparation and execution of Exhibit A to our AIA A133 contract agreement.
- Approval of the recommendations to award the subcontracts.
- Mobilization to the site.

We look forward to your response and moving forward with the project.

If you have any questions about our proposal or require any additional information, please contact me at (860) 239-0238 or mwalker@consigli.com

Sincerely,
Consigli Construction Co., Inc.



Michael D. Walker
Project Executive/Area Manager

Rob White
Sept 30, 2014

Attachments

Cc: A. Krueger - Consigli
G. Hoerauf - DPM