

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 on Wednesday, February 4, 2014 in the Municipal Center. Chairman Robert Mitchell called the meeting to order at 7:00 p.m.

Present: Robert Mitchell, Anthony D'Angelo, Thomas Hanlon, Roger Letso, Rick Matschke, Peter Samoskevich, Joseph Borst, Thomas Catalina. **Absent:** James Juliano. **Also Present:** Attorney Monte Frank, Clerk of the Works William Knight, Geralyn Hoerauf and Mark DuPre from Diversified Project Management, Aaron Kruger, Josh Sylvester and Julia McFadden from Consigli, Gino Faiella, Board of Ed Director of Maintenance, Barry Svigals from Svigals and Partners, one member of public and one member of press.

Mr. Borst moved to enter Executive Session at 7:00 p.m. to review and discuss the Sandy Hook Elementary School Phase 4 construction contracts, negotiations, executions and contract award process. Second by Mr. D'Angelo. All in favor.

Executive session was exited at 8:05 p.m. The following motions were made in the public session:

Mr. Borst moved the following resolution:

- **Resolved that:** The Public Building and Site Commission, acting as the Building Committee for the Sandy Hook School project, State of Connecticut Project Number 097-0114N, approve the following alternate(s) as presented by Consigli Construction Co, Inc. in the GMP Proposal dated January 20, 2015:
 - Phase 4, Alternate #5- PVC roof- CREDIT \$10,623
 - Phase 4, Alternate #10- Fire alarm system from Silent Knight- NO COST

Second by Mr. Catalina. All in favor.

Mr. Borst moved the following resolution:

- **Resolved that:** The Public Building and Site Commission, acting as the Building Committee for the Sandy Hook School project, State of Connecticut Project Number 097-0114N, approve the following twenty bids for a total of \$21,232,366.00, as presented by Consigli Construction Co, Inc. in the GMP Proposal dated January 20, 2015 and approve the award of subcontracts to each subcontractor in the amounts indicated:

○ BP 01A Final Cleaning	Horizon Services	\$65,748
○ BP 03A Concrete	Marguerite Concrete	\$1,943,000
○ BP 04A Masonry	Lighthouse Masonry	\$3,087,000
○ BP 05A Steel	United Steel	\$2,174,000
○ BP 05B Miscellaneous Metals	United Steel	\$515,000
○ BP 06A Millwork	Nova Wood Products	\$985,150
○ BP 06B General Trades	Scope Construction	\$874,600
○ BP 07A Roofing	Greenwood Industries	\$1,446,377
○ BP 08A Doors/Frames/Hardware	Builders Hardware	\$296,600
○ BP 09A Drywall, Ext Carpentry	GDS Contracting	\$2,691,147
○ BP 09B Flooring	Barall & Konover Floors	\$708,000
○ BP 09C Acoustical Ceilings	Central CT Acoustics	\$396,500
○ BP 09D Painting	Professional Painting	\$221,700
○ BP 09E Wood Flooring	Kenvo Flooring	\$109,410
○ BP 11A Kitchen Equipment	Warehouse Store Fixtures	\$266,062
○ BP 21A Fire Protection	Sound Mechanical	\$277,599
○ BP 22A Plumbing	L&R Plumbing	\$1,646,000
○ BP 26B Electrical	Semac Electric	\$2,557,777
○ BP 28A Security	Custom Electric	\$699,770

- BP 32B Fencing Atlas Fencing \$270,926

Second by Mr. Catalina. All in favor.

Mr. Borst moved the following resolution:

Resolved that: The Public Building and Site Commission, acting as the Building Committee for the Sandy Hook School project, State of Connecticut Project Number 097-0114N, approve the elimination of the underground rainwater harvesting tank and all associated scope as recommended by Consigli Construction Co, Inc. in the GMP Proposal dated January 20, 2015, and as confirmed by Svigals + Partners.

Second by Mr. Catalina. All in favor.

Mr. D'Angelo moved the following resolution:

- **Resolved that:** The Public Building and Site Commission, acting as the Building Committee for the Sandy Hook School project, State of Connecticut Project Number 097-0114N, approve the following subcontracts for rebidding as recommended by Consigli Construction Co, Inc. in the GMP Proposal dated January 20, 2015. These bid packages will be rebid following the receipt of revised construction documents by Svigals & Partners:
 - BP 08B Aluminum, Metal Panels, Glazing
 - BP 14A Elevator
 - BP 23A HVAC
 - BP 32A Landscaping, Irrigation

Second by Mr. Borst. All in favor.

Mr. Borst moved the following resolution:

- **Resolved that:** The Guaranteed Maximum Price of \$24,589,079 for the Sandy Hook School, Phase 4 Building Construction & the balance of Phase 3 Work, dated January 20, 2015, for 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 the Town of Newtown Purchasing Authority according to the terms of the Owner- CM Agreement dated December 23, 2013.

Second by Mr. Catalina. All in favor.

Invoice(s) for payment.

Mr. Borst moved to recommend approval of Independent Materials Testing Laboratories invoices #2134-A in the amount of \$2,836.88 and invoice #2134-B in the amount of \$1,876.88. Second by Mr. D'Angelo. All in favor.

Mr. Catalina moved to recommend approval of Diversified Project Management invoice #2024381 in the amount of \$15,732.39. Second by Mr. D'Angelo. All in favor

Mr. Borst moved to recommend approval of Langan invoice #0051096 in the amount of \$2,705.00. Second by Mr. Catalina. All in favor

Mr. Catalina moved to recommend approval of Svigals invoice #1360-16 in the amount of \$64,145.00. Second by Mr. Borst. All in favor

Mr. Matschke moved to recommend approval of Consigli Construction Co. invoice #15 in the amount of \$439,277.20. Second by Mr. D'Angelo. All in favor.

Sandy Hook Elementary School. Mr. Kruger reported:

- Storm drainage, retaining wall work continuing.
- Foundation excavation will begin later in the month.
- Lost three days due to snow.
- Ms. McFadden: Modular retaining wall used.

Mr. D'Angelo moved approve of special testing by Titan for the design/build modular retaining walls, contingent upon approval of the Finance Department. Second by Mr. Borst. All in favor.

Mr. D'Angelo moved to hire Multi-Vista for the still photography and the web cam, as requested by the Town, for a total of \$84,316. Second by Mr. Catalina. All in favor.

Mr. D'Angelo moved to table until the next regular PBSC meeting the request for additional services from the architect. Second by Mr. Borst. All in favor.

Public Participation.

Russell Cinafolo representing AST noted that AST was the second qualified bidder and that Custom Electric, the low bidder, did not have the appropriate information included as part of their bid package. He said that AST donated much of their time after the Sandy Hook tragedy and worked with the Town. Mr. Frank noted that the Town received a letter from AST and discussed with Consigli and decided that the low bidder was qualified and met all requirements of the bid documents. Under state regulations we are required to accept the low bidder. Mr. Cinafolo said that if all the information is not submitted the company should be disqualified. Mr. Frank said they were qualified and that the analysis was done. Mr. Cinafolo's comments are appreciated and that all the information was considered.

Mr. Catalina moved to enter executive session at 8:30 to review and discuss the High School expansion project roofing issues, potential claims, litigation. Second by Mr. D'Angelo. All in favor.

Executive session was exited at 9:05 p.m. with no motions.

Approval of Minutes from December 16, 2014. Mr. D'Angelo moved to approve the minutes as presented. Second by Mr. Borst. All in favor.

Community Center. Ms. Hoerauf noted

- Meeting with Parks and Rec re the aquatic side to begin designing the pool.
- Meeting with parents and staff.
- Visited Senior Center and Commission on Aging.
- Written program will be reviewed by the Community Center Advisory Committee.
- Schematic design work being created.
- Potential location being investigated by Caldwell and Walsh.
- Sanitary sewers, gas tank locations being researched.
- Underground stream has been documented.
- Public Works will do some test pits.
- Mr. Hanlon said proposed location is just inside the building site that was demolished (Litchfield and Yale Halls).

Invoices for payment

Mr. D'Angelo moved to recommend payment of Diversified Project Management invoice #2014363 in the amount of \$6,712.53 and invoice #2014393 in the amount of \$10,626.21. Second by Mr. Borst. All in favor.

Mr. Matschke moved to recommend payment of Quisenberry Arcari Architects invoice #7450 in the amount of \$6,250.00. Second by Mr. Borst. All in favor.

Review of Town Initiated Projects. No report.

New Business

- Phone numbers need to be recorded with the clerk.
- Beginning in March, the meetings will be held on the fourth Thursday of each month.

Adjournment. The meeting adjourned at 9:30 p.m.

Ann M. Mazur

Ann M. Mazur, Clerk