

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 24, 2015 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, Rick Matschke, Peter Samoskevich, Joseph Borst. **Absent:** Roger Letso, Thomas Catalina, James Juliano. **Also Present:** Clerk of the Works William Knight, GERALYN HOERAUF and Mark DuPre from Diversified Project Management, Aaron Kruger from Consigli, Julia McFadden from Svigals, Ed Marks from Park & Rec, Rusty Malik from Quisenberry Arcari Architects and one member of press.

**Executive Session**

Mr. Borst moved to enter Executive Session at 7:00 p.m. to review and discuss the Sandy Hook Elementary School Phase 4 Professional Services contracts and scope of services. Second by Mr. D'Angelo. All in favor.

Executive session was exited at 7:45 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 request for additional services to the architect's contract for items A, B, C, D, F, I, J and K per the attached list in the total amount of \$86,007.00. Items E, G, H and L will be resubmitted with additional information and back up materials.

Second by Mr. Matschke. All in favor.

The architect will submit a letter to amend the contract accordingly.

**Approval of Minutes from February 4, 2015**

Mr. Borst moved to approve the minutes as presented. Second by Mr. Samoskevich. All in favor.

**Sandy Hook Elementary School**

Mr. Kruger of Consigli gave an update on the status of the construction bids.

- The four construction packages that are being rebid were advertised on January 27, 2015. The bids will be received on February 26, 2015.
- Mr. Kruger will level the bids received. He requested that PBSC meet on March 10, 2015 to approve the final bid packages for award.
- The bidding process went smoothly with only 2 RFIs received and additional bidders picking up documents.

Mr. Kruger of Consigli gave an update on the status of the construction.

- There is no major construction activity due to the winter weather conditions.
- Some retaining wall work is being completed.
- There is no critical path impact on the schedule. As weather clears, Earthmovers will provide additional staff to mitigate any delays to date.
- Concrete mobilization will begin next week, with a planned mid-March pour.
- The required easements on Crestview and Riverside are being pursued by the Town.
- Shop submissions are underway and being returned.
- There is an egress modification requested by the Fire Marshal that required dimensional modification. Svigals will pursue.
- Trailers have been moved and are waiting for power connections.

Geralyn Hoerauf of DPM indicated that there are no budget revisions or issues at this time.

Invoice(s) for payment.

Mr. Borst moved to recommend approval of Diversified Project Management invoice #2014410 in the amount of \$15,544.00. Second by Mr. Matschke. All in favor.

Mr. Matschke moved to recommend approval of Svigals invoice #1360-17 in the amount of \$36,147.43. Second by Mr. Borst. All in favor.

Mr. Borst moved to recommend approval of Consigli Construction Co. invoice #16 in the amount of \$285,663.67. Second by Mr. Matschke. All in favor.

Mr. Borst moved to recommend approval of Independent Materials Testing Laboratories invoices #2134-C in the amount of \$1,756.25, #2134-D in the amount of \$2,150.00 and invoice #2134-E in the amount of \$1,740.00. Second by Mr. D'Angelo. All in favor.

The invoice from Titan Engineers, Inc. was rejected by the Commission and will be corrected prior to resubmission.

### **Community Center**

Ms. Hoerauf introduced Mr. Malik who made a presentation on the progress of the work to date and conceptual design status.

- The project team has been meeting with Parks and Rec re the aquatic side and the Senior Center staff.
- Concept plans are being developed for presentation at a town wide meeting prior to the referendum.
- Written program will be reviewed by the Community Center Advisory Committee.
- Sanitary sewers, gas tank locations being researched.
- Mr. Malik said proposed location is just inside the building site that was demolished (Litchfield and Yale Halls). The foundations of the buildings are being located to determine the extent of sub-surface demolition that remains.

- The project team will work with the town on the requirements for wetlands protection since the building will probably fall within the 100 foot buffer zone.
- A traffic study will be performed.
- Meetings with Planning and Zoning may be required to establish total parking requirements.
- The current hiking trails will be incorporated into the site design.
- The fire department wants four sided access to the Community Center and NYA. This will be provided.
- Senior Center meetings are continuing with the program and conceptual plans well under way. Mr. Malik indicated that from past projects, there may be a significant increase in the use of the Senior Center. This may run to 50%-70%. The program is well established and the basis for the planning. There are some elements that will need to be further developed. The Senior Center is an independent area of the building with a separate lobby, parking and access to the Aquatic Center.
- The Aquatic Center has two pools being developed. One is a completion pool, while the other is an activities pool.
- The Aquatic Center has developed three completion pool sizes, resulting in three different floor plans. Park and Rec has been developing the program requirements for the completion pool length. It could be 25 yards, 25 meters or 75 meters. These have different cost impacts.
- Mr. Marks noted that the Senior Center is much more advanced. The pool variations are being examined and refined to determine the length. This will need to be coordinated with the completion requirements being established by other school districts. There could be 8 to 10 meets per year as the Aquatic Center opens and it is anticipated that this will increase.
- The overall site planning is taking into account the need for the future phases and the connection to the NYA.

#### Invoices for payment

Mr. Borst moved to recommend payment of Diversified Project Management invoice #2014408 in the amount of \$10,599.33. Second by Mr. Hanlon. All in favor.

Mr. Borst moved to recommend payment of Quisenberry Arcari Architects invoice #7501 in the amount of \$12,500.00. Second by Mr. Samoskevich. All in favor.

Mr. Borst moved to recommend payment of Caldwell Walsh invoice #2727-01 in the amount of \$5,000.00. Second by Mr. Samoskevich. All in favor.

#### **Review of Town Initiated Projects.**

No report.

Adjournment. The meeting adjourned at 8:55 p.m.

Robert Mitchell, Chair

**Town of Newtown  
Public Building & Site Commission**

**Newtown Community Center Project  
STATUS UPDATE  
February 24, 2014**

- ◆ **Project Development: Pre-Referendum Phase**
  - **Senior Center**
    - Over the past month, QA representatives continue to meet with user groups and staff at the senior center and participate in program activities
    - Additional programming meetings were held with the Commission on Aging and Senior Action Committee
    - A draft program has been developed
    - Preliminary concept plans have been developed to illustrate programmatic requirements; these plans have been presented to the Advisory Committee, but not released to the public
  - **Aquatic Center**
    - QA has met with Parks & Rec Commission members and staff to review project scope, discuss site access and adjacencies requirements, potential for shared spaces, and identify program components that will be integrated into the master plan
    - A draft program has been developed
    - Preliminary concept plans have been developed to illustrate programmatic requirements; these plans have been presented to the Advisory Committee, but not released to the public
  - **Site Development**
    - Discussion with the town departments with regard to the existing site conditions, utilities and records of prior demolition projects is ongoing.
    - C&W is analyzing existing documentation and has identified existing tunnels, sewer and water lines, buried foundations and existing property easements. The Town DPW Dept will assist with preliminary test pits as soon as the structural engineer can provide approximate locations and the weather cooperates. Clarence Welti Associates has been contacted for additional information as to previous site investigation results.
    - CM Caldwell & Walsh continues to analyze preliminary program requirements and concept plans in an effort to validate initial construction cost projections of \$8 - \$8.5 million
  
- ◆ **Referendum Planning**
  - Referendum to accept \$9,550,000 balance of GE grant for construction is currently planned for March 21, 2015

- The referendum process has been approved by all government entities
- Architects have been directed to produce graphics for community presentations in advance of the referendum.
- Community Information Sessions and public presentations have been scheduled for the following dates:
  - Commission on Aging, Monday, Feb. 23 at 5pm
  - **Public Building and Site Commission, Tuesday, Feb 24 at 7pm**
  - Thursday, Feb. 26 at 3pm, Senior Center
  - Tuesday, Mar. 3 at 7pm, Newtown High School Lecture Hall
  - Saturday, Mar. 7 at 11am and 1pm, Senior Center
  - Parks & Rec Commission, Tuesday, Mar. 10 at 6pm, Town Hall South