

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, January 26, 2016 at the Reed Intermediate School. Chairman Robert Mitchell called the meeting to order at 7:00 p.m.

PRESENT: Robert Mitchell, Roger Letso, Thomas Hanlon, Jim Juliano, Rick Matshcke, Peter Samoskevich, Anthony D'Angelo, Thomas Catalina

ABSENT: Joseph Borst

ALSO PRESENT: Clerk of the Works William Knight, GERALYN HOERAUF from Diversified Project Management, Aaron Krueger from Consigli, Julia McFadden from Svigals & Partners, Gino Faiella, Director of Facilities, Keith Alexander, Board of Education, and one member of the press

APPROVAL OF MINUTES OF December 15, 2015.

Mr. Hanlon moved to approve the minutes of the December 15, 2015. Second by Mr. Samoskevich. All in favor.

PUBLIC PARTICIPATION: None.

EDMOND TOWN HALL BOILER REPLACEMENT

Status

Mr. Catalina reported that he and Mr. Juliano did a walk through on Monday and 17 people signed in (4 of which were general contractors). Things are moving forward and he will be meeting with 5 contractors tomorrow. They are waiting for bids which are due on February 3rd. Mr. Juliano asked whether the two addendums mentioned in last month's meeting were added to the proposal. Mr. Catalina reported that the all gas system and removal of the oil tank were added; however, Land Use will not approve oil so the dual system was not added. Mr. Catalina stated that a dye test was performed, dye was added to the mechanical room floor drain, and the video of the process showed the dye going into the wetlands. Mr. Juliano believes the dye was put in the toilets and not in the floor drains which would lead to the receptacle in back of the firehouse. Mr. Mitchell asked Mr. Catalina to contact Scott at Kaestle Boos and get clarification.

Note: Mr. Catalina verified with Mr. Mangiagli who confirmed that the dye was placed in the mechanical room sink which is tied directly to the floor drains.

NHS AUDITORIUM RENOVATIONS PROJECT

Status

Ms. Hoerauf reported that the project's Construction Manager has been selected, Newfield Construction, Inc. The preliminary cost estimate prepared by Gibbons Estimating Group exceeded the schematic design phase cost target. Newfield's cost estimate also exceeded the target. The team is working through the issues and will

probably have a Special Meeting on February 9th dedicated to the Auditorium project and its scope.

During preliminary project reviews with the Building Official and Fire Marshal, it was determined that the project would be required to retain the services of a third-party independent code review consultant. The architect was directed to solicit a proposal from Pierz Associates. Pierz will provide Code Compliance Review services for a fixed fee of \$3,500.00 and Smith Edwards McCoy Architects would apply an additional services mark-up of \$350.00 for administrating and coordinating these services.

Mr. Matschke made a motion to approve the Additional Services Request from Pierz for Code Compliance Review Services in the amount of \$3,500.00 and for the Request from Smith Edwards McCoy for administering these services in the amount of \$350.00, for a total of \$3,850.00. Second by Mr. Catalina. Motion passed.

NHS Auditorium Invoices

Mr. Hanlon moved to recommend approval of Smith Edwards McCoy invoice #2 in the amount of \$15,500.00. Second by Mr. Catalina. Motion passed.

Mr. Catalina moved to recommend approval of two DPM invoices #90005972 and #90006210 each in the amount of \$6,440.00. Second by Mr. Letso. Motion passed.

SANDY HOOK ELEMENTARY SCHOOL

Status

Mr. Krueger reported:

- Trees and shrubs have been planted along the northern property lines between the bus drive and fences. Topsoil continues to be delivered to the site.
- A-wing: Work is substantially complete in coaches' offices and the gym. Kitchen equipment has been delivered and installed. Painting is complete in the cafeteria and ceiling grid installation is underway.
- B-wing: Millwork installation is ongoing in all classrooms. All overhead work is complete and ceiling grid has been installed in the classrooms. Drywall installation is complete and taping of the corridor walls is underway. Flooring starts next week.
- C-wing: Drywall installation is complete and taping is underway in classrooms.
- D-wing: Drywall installation and taping are ongoing throughout the wing.
- At front façade, the pointing of the stone is complete.
- All window frames have been installed and flashing at exterior window trim is ongoing.
- Glass installation is ongoing, including colored spandrel glass in curtain walls.
- Sunshade installation at courtyard windows is underway.

- Site improvements will continue through the winter, including grading, retaining walls and the construction of concrete entrance bridges.

Ms. Hoerauf reported:

- Site improvements will continue through the winter, including grading, retaining walls and the construction of concrete entrance bridges.
- Change requests have increased the overall construction cost but are within the contingency amount budgeted and continue to be closely monitored by the project team.
- Contingency draws total approximately 1.73% of the original GMP contract amount.

Review Change Order Log

Mr. Kruger reviewed change requests:

- **CR062** – Revisions to Finishes: Interior finishes were revised in the following areas: elimination and relocation of the FRP at Kitchen, revised locations of laminates, reduced fabric quantities at benches, revised paint and panel fabrics for the Cafeteria, and revised the tack and white boards within the Music Room. These changes resulted in a net cost of \$0.00.
- **CR084** – Lobby Ceiling Lighting: To respond to field conditions at exposed wood ceilings over the lobby, light fixtures were reselected and additional electrical work was required for installation; minor modification at roof insulation is also required. Resulted in a change of \$9,951.22.
- **CR094** – Curtain Wall Glass Film: Frosted glass film added to the second floor entrance lobby curtain walls to obscure view of the roof and parapet walls over the main entrance. Resulted in a change of \$13,872.38.
- **CR098** – Membrane Flashing at Wood Window Frames: The installation of flashing is required at the jambs of the wood window frames to prevent migration of water into the window frame system. Resulted in a change of \$11,830.47.
- **CR109** – Revised Corridor Wall Construction: Provide framing and drywall in lieu of masonry above wall and door openings to eliminate the need for installation of hung steel lintels for masonry support. Resulted in a change of \$2,242.20.
- **CR110** – Ballistic Walls, Door Operation Assist Hardware, Additional Data Cabling, Additional Electrical Reqs: At the direction of security consultants, add ballistic wall panels at Vestibule. At the direction of the Owner, add door operators at four (4) doors to provide an assisting force to open ballistic rated doors. Install fiber optic data cabling from the building to exterior security enclosures and power to door hardware power supplies and revise numerous door hardware sets; work required but not included in the documents. Resulted in a change of \$66,316.53.
- **CR111** – Grab Bar Revisions: Coordination during construction revealed the need for split grab bars at the back of the toilets at the child toilet rooms instead of continuous bars specified. Resulted in a change of \$1,180.72.

- **CR112** – Paint Unit Heater in Preschool Vestibule: Field paint the cabinet unit heater to match adjacent walls. Resulted in a change of \$198.81.
- **CR113** – Delete Climbing Wall Pads: Resulted in a credit of \$576.00.

Mr. Matschke made a motion to approve the following change order requests – CR062, CR084, CR094, CR098, CR109, CR110, CR111, CR112, and CR113 totaling \$105,016.33. Second by Mr. Hanlon. Motion passed.

Ms. Hoerauf reported that Connecticut High Performance Building Standards sets mandatory requirements for environmental and energy efficiency standards for all state-funded building projects of new construction. The standards include the requirement that the Commissioning Agent be hired “directly by the state, municipality or regional school district”. Svigals & Partners submitted a proposed amendment to their contract addressing: 1) Backing out two consultant proposals from under their fees, as they need to be contracted directly by the Owner totaling \$171,500.00; and 2) Restore previous credit given for anticipated unused fees amounting to \$11,049.99. These amount to a net credit of \$160,450.01.

Mr. Matschke made a motion to approve two proposals from two consultants but not accepting some terms and conditions. Second by Mr. Catalina. Motion passed.

Mr. Matschke made a motion to approve the Additional Services Request which includes a Commissioning Agent and Envelope Commissioning Services which amount to a net credit \$160,450.01. Second by Mr. Letso. Motion passed.

Sandy Hook School Invoices

Mr. Matschke moved to recommend approval of Consigli invoice #27 in the amount of \$2,460,160.26. Second by Mr. Catalina. Motion passed.

Mr. Matschke moved to recommend approval of Svigals invoice #1360-29 in the amount of \$49,940.93. Second by Mr. Letso. Motion passed.

Mr. Hanlon made a motion to recommend approval of two Multivista invoices #686 and #687 in the amounts of \$1,994.67 and \$600.00 respectively. Second by Mr. Catalina. Motion passed.

Mr. Matschke made a motion to recommend approval of two DPM invoices #90005969 and #90006199 in the amounts of \$15,723.99 and \$15,893.30 respectively. Second by Mr. Hanlon. Motion passed.

STATUS OF NHS “ROOF” LEAKS & REPAIR OPTIONS: Greenwood submitted a report on the potential areas of leakage. These remain at the window wall. Two of the bays were corrected, replacing the missing flashing. Greenwood is no longer doing work per diem. Flashing is still missing from 3 bays, 2 have been repaired. Ralph Noblin is

due at the school on January 27, 2016 to review the status of the corrective work and make recommendations on how to proceed.

HAWLEY SCHOOL PROJECT: None.

COMMUNITY CENTER STATUS: The Community Center Commission will be meeting on Thursday to continue to develop alternative configurations of the Community Center. A series of forums are going to be held in February where the concepts will be presented to the public for feedback. After the forums, the Commission will go to the Board of Selectmen and Legislative Council; a Referendum will follow and the project will come back to the PBSC.

REVIEW OF TOWN INITIATED PROJECTS: None.

UNFINISHED BUSINESS

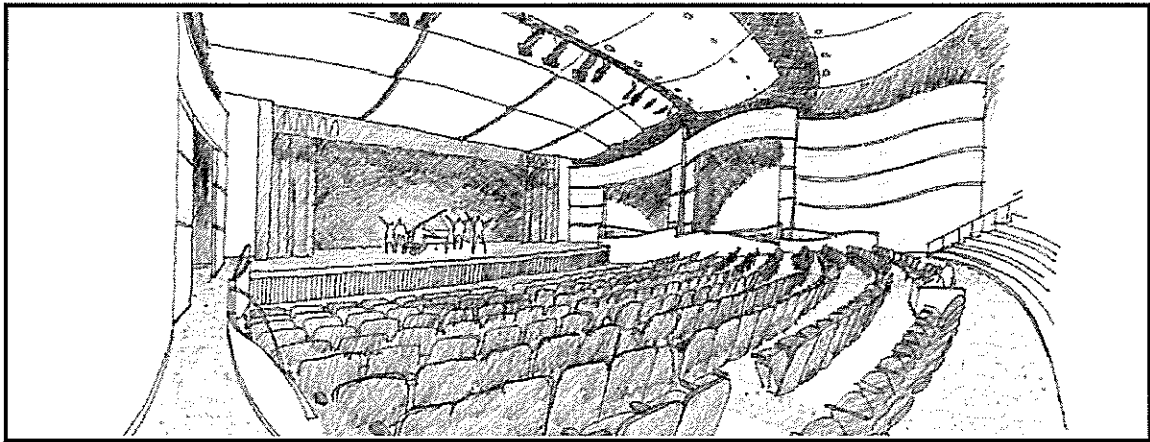
The next meeting is scheduled for February 23, 2016.

ADJOURNMENT

Mr. Samoskovich made a motion to adjourn the meeting at 8:35 p.m. Second by Mr. Hanlon. Meeting adjourned.

Respectfully submitted,

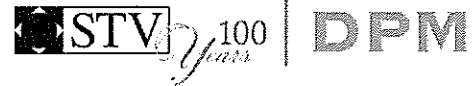
Ann M. LoBosco, Clerk



Newtown High School Auditorium

Newtown, CT

**Monthly Report
to the Public Building and Site Commission
January 26, 2016**

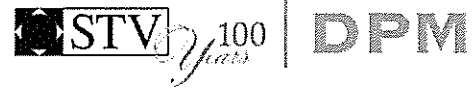


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Newtown, CT**

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**Newtown High School Auditorium
Newtown, CT**

Monthly Report – January 26, 2016

1) Executive Summary

The complete preconstruction project team has now been assembled and all team members have been working through the preliminary schematic design phase to produce a project scope that complies with the budget and responds to the end-user's requirements for the project. While the design phase timeline has expanded slightly, the team including the construction manager is committed to a renovation construction start date immediately after the academic school year is completed and also remains committed to a substantial completion date of December 31, 2016.

2) Opportunities

Subsequent to the selection of Newfield Construction Inc. as the project Construction Manager at the December 15th PBSC meeting, the Owner's Project Manager negotiated the Owner - CM Agreement, receiving approval from the Town Attorney and the First Selectman as Purchasing Authority.

The Owner's Project Manager, working closely with the District Business Manager and other staff, produced the required Educational Specification for the project and also assisted with the Grant Application and the development of the preliminary budget and project timeline. The OPM will continue to manage the grant application submittal process to ensure compliance with state grant reimbursement requirements.



3) **Activities this period (Dec 9 – Jan 19)**

a) **Preconstruction Phases**

i. **PREP Meeting at OSCG**

The Architect and Owner's Project Manager attending the initial PREP meeting with architectural plan reviewers at the Office of School Construction Grants on December 15th. At that meeting the project team confirmed state requirements and set the preliminary reimbursement expectation at 100% of the project cost. Future Prebid Conformance Review meetings will confirm compliance and reimbursable costs.

Subsequent to this meeting, the District was informed by OSCG that the application was missing key documentation. The Owner's Project Manager worked with District staff to complete the Ed Spec and provide evidence of all required local approvals.

ii. **Schematic Design Phase**

The architectural team continued work on schematic design documents development in conjunction with the schematic design phase cost estimate by their estimator.

iii. **Schematic Design Cost Estimate**

A preliminary cost estimate dated December 29, 2015 was developed by Gibbons Estimating Group and provided to the project team for review against programming and schematic design assumptions. This preliminary cost estimate exceeded the schematic design phase cost target.

Once Newfield Construction Inc. was on board as the project construction manager, Newfield estimators also prepared a schematic design cost estimate based on the same package of schematic design documents. This estimate also exceeded the schematic design phase target. A reconciliation meeting was held on January 15th, at which time the design team proposed a number of value management measures. A revised schematic design package, including cost estimate is anticipated for presentation at the January 26th PBSC meeting.

iv. **Demolition Phase Documents**

Concurrent with the development of the schematic design documents, the design team is moving ahead with a Phase 1 package of construction documents. Phase 1 – Demolition is expected to include non-invasive, "soft" demolition of seating and interior



finishes and will be presented to the OSCG for approval ahead of the major renovation documents. Development of these documents is on schedule for a mid-March review at OSCG.

b) Other Activities

i. Other Informational or Coordination Meetings

The design team and theater consultant continue to hold meetings with the end users on an as-needed basis to confirm program requirements and discuss value management ideas during the design phases.

ii. Additional Services Request

During preliminary project reviews with the local Building Official and Fire Marshal, it was determined that the project would be required to retain the services of a third-party independent code review consultant. The project architect has been directed to solicit a proposal from Pierz Associates for these services and to manage that work as part of their architectural services. A proposal for the additional services, including the Pierz Associates scope and fee are attached to this report.

4) Programmed activities next period (Jan 20 – Feb 16)

a) Preconstruction Phases

i. Schematic Design Phase

Any revisions to the schematic design required by value management decisions subsequent to the schematic design phase cost estimate will be incorporated into the project scope.

ii. Schematic Design Cost Estimate

A revised Schematic design cost estimate will be developed for presentation to the PBSC at the January 26th meeting, based on value management suggestions and meeting consensus.

iii. Design Development Documents

The design team will proceed with development of the design and will work closely with the construction manager and estimators to ensure that the project develops within the budget, while responding to end-user programmatic requirements and Town expectations.

iv. Demolition Phase Documents

The design team will proceed with development of the demolition phase construction documents and schedule a PCR meeting at the



Office of School Construction Grants to be held after review and approval by both the PBSC and the BoE in early March.

b) Other Activities

i. Other Coordination Meetings

Project team meetings will be held as needed to ensure that the project develops on budget and according to programmatic requirements.

5) Project Budget and Cash Flow Analysis

A preliminary Project Budget is attached. The current budget is based on programming information and an estimate of the total project costs for owner consultants and fees. The project budget has been developed to respond to the \$3,600,000 total appropriated by the Legislative Council for this project.

The preliminary budget has been submitted to the State Office of School Construction Grants as part of the application process.

6) Quality and Safety

Quality and response to project requirements will be maintained by the project team through-out the preconstruction phases.

7) Approvals Anticipated by PB&SC

a) At the January 26th Meeting:

- i. Approval of the Third-Party Review Contract
- ii. Acceptance of the Schematic Design Cost Estimate

b) At a Special Meeting March 8th:

- i. Approval of Design Development documents and acceptance of the Design Development Cost Estimate
- ii. Approval of the Phase 1 – Demolition Construction Documents and Cost Estimate for submission to the State Office of School Construction Grants.

8) Attachments

- a) **Pre-Construction Schedule**
- b) **Project Budget** dated January 19, 2016
- c) **Additional Services Proposal**, Pierz Associates, dated January 18, 2016



TOWN OF NEWTOWN
PUBLIC BUILDING AND SITE COMMISSION
NEWTOWN HIGH SCHOOL AUDITORIUM RENOVATION
PROJECT TIMELINE
 January 19, 2016

DATE	PHASE 1 Demolition	PHASE 2 Renovation	COMMENTS
Dec. 15	OSCG PREP Meeting	OSCG PREP Meeting	
Dec. 15 PBSC Mtg		SD Phase Review and Approval	
Jan. 19 BoE Mtg		Approve Ed Spec	
Jan. 19		SD cost estimate available for distribution to PBSC	
Jan. 26 PBSC Mtg		SD Phase and Cost Estimate Review and Approval	
Feb. 9 – Feb 23	Review by Pierz Associates for code compliance		ICC Checklist needed for OSCG PCR
Feb 23 – Mar 1	Local AHJ review and sign-off		
Feb. 23 PBSC Mtg			
Mar. 1	Final Phase 1 documents available for distribution to PBSC	DD Phase documents available for distribution to PBSC	
Mar. 8 Special PBSC Mtg	Review and approve Phase 1 documents for submission to OSCG	DD Phase and Cost Estimate Review and Approval	Sign ED042 for Phase 1
Mar. 15 BoE Mtg	Review and approve Phase 1 documents for submission to OSCG		Sign ED042 for Phase 1
Mar 16	Schedule Prebid Conformance Review Meeting at OSCG		
Mar 16 – Mar 21	OSCG reviews and issues approval to bid		OSCG has 30 days to issue approval letter
Mar. 22 PBSC Mtg	Authorization to Bid Phase 1		
Mar 23 – Apr 11	Phase 1 Bid Period		
Mar 31 – Apr 14		Review by Pierz Associates for code compliance	ICC Checklist needed for OSCG PCR
Apr 11		Final Phase 2 documents available for distribution to PBSC	
Apr 11 – Apr 25	Evaluate bids and conduct scope reviews		



TOWN OF NEWTOWN
PUBLIC BUILDING AND SITE COMMISSION

Apr 14 – Apr 20		Local AHJ review and sign-off	
Apr 19 Special PBSC Mtg		Review and approve Phase 2 documents for submission to OSCG	Sign ED042 for Phase 2
Apr 19 BoE Mtg		Review and approve Phase 2 documents for submission to OSCG	Sign ED042 for Phase 2
Apr 26	Distribute contract award recommendation to PBSC for review		
Apr 20		Schedule Prebid Conformance Review Meeting at OSCG	
Apr 21 – May 2		OSCG reviews and issues approval to bid	OSCG has 30 days to issue approval letter
May 3 Special PBSC Mtg	Approve Phase 1 contract award	Authorization to Bid Phase 2	
May 4 – May 30		Phase 2 Bid Period	
May 4 – May 11	Execute contract(s)		
May 12	Phase 1 Demolition begins		
May 24 PBSC Mtg			
May 31 – Jun 14		Evaluate bids and conduct scope reviews	
Jun 14		Distribute contract award recommendation to PBSC for review	
Jun 21 Special PBSC Mtg		Approve Phase 2 contract awards and final GMP	
Jun 22 – Jun 28		Execute contract(s)	
June 28		Phase 2 Construction Begins	
Dec 30		Phase 2 Substantial Completion	

ITEM DESCRIPTION	FIRM NAME	BUDGET	CONFIRMED CONTRACT VALUE	PROPOSED ADDITIONAL COSTS	CURRENT TOTAL BUDGET	NOTES
Pre-Project Costs					\$ 5,000	
Haz Mat Testing		\$ 5,000				
Soft Costs					\$ 527,450	
Owners Project Manager Fee	STV DPM	\$ 96,600	\$ 96,600			
OPM Reimbursables		\$ 5,000	\$ 5,000			
Architect Fee	Smith Edwards McCoy Architects	\$ 315,000	\$ 315,000			
Architect Reimbursables		\$ 20,000	\$ 20,000			
Clerk of the Works	BK	\$ 15,000				
Legal Fees	Town Attorney	\$ 2,500				
Local Review for State Approval	Pierz Associates	\$ 7,500	\$ 3,850			
Structural Peer Review		\$ 4,500				
Special Inspections & Testing		\$ 15,000				
Builders Risk Insurance		\$ 4,000				
CM Fees - Preconstruction	Newfield Construction Inc.	\$ 46,000	\$ 46,000			
Construction					\$ 2,740,000	
Phase 1 - Demolition		\$ 150,000				
Phase 2 - Building Renovation		\$ 1,820,000				
Phase 3 - FF&E						
Replacement Seating		\$ 325,000				
Theatrical Lighting System		\$ 200,000				
Sound System		\$ 95,000				
Curtains & Rigging		\$ 150,000				
Subtotal					\$ 3,272,450	
Contingency					\$ 327,245	
Submitted Change Requests						
Potential Change Requests						
Total Project Budget					\$ 3,599,695	

SMITH EDWARDS M^CCOY
A R C H I T E C T S

1/18/2016

Mr. Robert Tait, Director of Finance, Town of Newtown
Newtown Municipal Center
Finance Department
3 Primrose Street
Newtown, CT 06470

RE: Newtown High School Auditorium Additional Services to provide Third Party Review

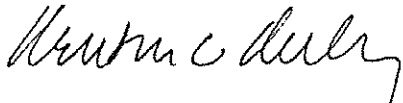
Dear Mr. Tait:

The Town of Newtown has elected to pursue a Third Party Review of the completed Construction Documents for the Newtown High School Auditorium, and, as an additional service, has asked Smith Edwards McCoy Architects to obtain a proposal to provide these services. We have done so and recommend Pierz Associates, a code compliance specialist, to provide these services.

Pierz Associates will provide Code Compliance Review services for a fixed fee of \$3,500: Demolition Phase (One) of \$1,250; and Construction Documents of Renovation Phase (Two) of \$2,250. In addition, Smith Edwards McCoy Architects would apply an additional services mark-up of \$350 for administrating and coordinating these services, to bring the value of the attached proposal to \$3,850.

Please find the following copy of the Pierz Associates Code Compliance Review proposal. Thank you.

Sincerely,



Kenton C. McCoy, AIA, Design Principal

Attached: Pierz Associates Code Compliance Review Services proposal
cc: GERALYN HOERAUF

Pierz Associates

Architecture – Planning - Interior Design
Specializing in Code Compliance Issues
115 Garden Street, Wethersfield, CT 06109
tel/fax: (860) 563-9856 email: jpierz115@aol.com

Letter of Agreement

Date: January 13, 2016

To: Craig E. De Jong, AIA, Project Manager by email: CDeJong@semarchs.com
Smith Edwards Mc Coy Architects
100 Allyn Street, 4th Floor
Hartford, CT 06103-1421

Re: Newtown High School Auditorium, Newtown, CT
Code Compliance Review Services

Thank you for contacting Pierz Associates regarding plans to redesign and reconstruct the auditorium, stage and backstage areas to meet current Federal 504/ADA Standards for Accessible Design and IBC codes at the Newtown High School in Newtown, Connecticut. This letter will confirm our understanding of your needs regarding code compliance review of the plans and specifications that have been prepared for this project.

Summary of Professional Services

- Conduct a review of the plans and specifications to determine the degree of compliance with the 2010 ADA Standards for Accessible Design as they pertain to Section 504 of the Rehabilitation Act of 1973 and The Americans with Disabilities Act of 1990, including revisions and replies submitted in response to our review comments.
- Conduct a review of the plans and specifications to determine the degree of compliance with the current Connecticut State Building and Fire Safety Codes and adopted referenced standards, including revisions and replies submitted in response to our review comments.
- Prepare Written Reports summarizing review findings that will present issues of non-compliance or areas requiring clarification together with the applicable Code and ADA references in a format that is acceptable to local officials and the State Department of Administrative Services.
- Work shall be completed as follows:
 - Phase One - selective demolition of specific components
 - Phase Two - ADA items and related architectural, structural, mechanical, electrical, fire protection, audio visual, theatrical lighting, finishes, seating, equipment and stage appurtenances.
- Review for each phase shall be completed within Fourteen (14) Days after receipt of authorization to proceed and One (1) full-size, sealed and signed hard-copy set of current plans and specifications and One (1) electronic copy of the documents.

Fee for Services: Phase One @ One Thousand Two Hundred Fifty Dollars (\$1,250)
Phase Two @ Two Thousand Two Hundred Fifty Dollars (\$2,250)

If the items listed above are in accordance with your understanding of our agreement, please sign below and return One (1) copy to us.

Sincerely,
Joseph F. Pierz, AIA, NCARB
Architect/State Building Official

 01/13/16

Authorization

To Proceed by: _____ Date: _____

(Signature)

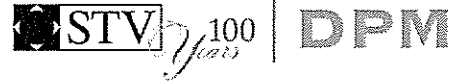
Printed Name and Title: _____



Sandy Hook Elementary School

Newtown, CT

**Monthly Report
to the Public Building and Site Commission
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**Sandy Hook Elementary School
Newtown, CT**

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 - g) OLA Commissioning Services Proposal
 - h) SES Commissioning Services Proposal



**Sandy Hook Elementary School
Newtown, CT**

Monthly Report – January 26, 2016

1) Executive Summary

Building and site construction continue on schedule. Construction on the exterior envelope continues, with the installation of curtainwall and glazing; window frames and window glazing have been completed. Sunshade installation has begun and wood siding installation is scheduled for the end of January. Interior wall construction including drywall has been completed except for portions of D-Wing and millwork installation is ongoing. Painting and ceiling grid installation is underway in A- and B-wings. Site improvements will continue through the winter, including grading, retaining walls and the construction of concrete entrance bridges.

The project continues on schedule for a May 27, 2016 completion. Change Requests have increased the overall construction cost but are within the contingency amount budgeted and continue to be closely monitored by the project team. To date, contingency draws total approximately **1.73%** of the original GMP contract amount.

2) Opportunities

The Newtown High School Girl's Basketball Team has confirmed that they will be donating the two exterior basketball hoops and poles with proceeds from their annual fundraiser, "Threes for Sandy Hook". The equipment will be delivered to the project site in the spring for installation by the site contractor.

Development of the art components for the building project are progressing. Final graphics for the wall mural in the administrative reception area have been approved, and fabrication is underway on the fiberglass interior panels and the wood exterior panels. All other art pieces are also progressing through design and fabrication phases.



3) **Activities this period (Dec 9 – Jan 19)**

a) **Design Phase**

i. **Furniture, Fixtures and Equipment – Phase 5**

Formal approval of the Phase 5 procurement package is still pending from the State Office of School Construction Grants (formerly OSF).

The addition of cell service booster equipment at the SHS site is under development by the project team.

b) **Construction Phase**

i. **Construction Phase Progress – Phase 3**

Grading continues through-out the site particularly in the area of the playing fields. Trees and shrubs have been planted along the northern property lines between the bus drive and fences. Top soil continues to be delivered to the site.

ii. **Construction Phase Progress – Phase 4**

A-wing (gym and cafeteria): Work is substantially complete at the coaches' offices and the gym. Kitchen equipment has been delivered and installed. Painting is complete in the cafeteria and the ceiling grid installation is underway.

B-wing (two-story classroom wing): Millwork installation is ongoing in all classrooms. All overhead work is complete and ceiling grid has been installed in the classrooms. Drywall installation is complete and taping of the corridor walls is underway.

C-wing (two-story classroom wing): Drywall installation is complete and taping is underway in the classrooms.

D-wing (preschool and kindergarten wing): Drywall installation and taping are ongoing throughout the wing.

At the front façade, the pointing of the stone is complete. All window frames have been installed and flashing at exterior window trim is ongoing. Glass installation is ongoing, including colored spandrel glass in curtain walls. Lobby curtain wall materials have been delivered to the site and framing has begun. Sunshade installation at courtyard windows is underway.



iii. Change Requests and Contingency Transfer

The following Change Requests have been reviewed and approved by the project team:

CR062 – Bulletin 21 – Revisions to Finishes: Interior finishes were revised at the direction of the design team in the following areas: elimination and relocation of the FRP at Kitchen, revised locations of laminates, reduced fabric quantities at benches, revised paint and panel fabrics for the Cafeteria, and revised the tack and white boards within the Music Room.. These changes in scope resulted in a net cost of \$ 0.00.

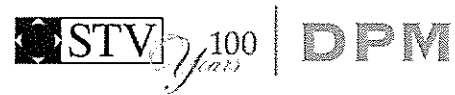
CR084 – RFI #268, #292 and Bulletin 30 – Lobby Ceiling Lighting: To respond to field conditions at exposed wood ceilings over the lobby, light fixtures were reselected and additional electrical work was required for installation; minor modification at roof insulation is also required. This work resulted in a change in the amount of \$ 9,951.22.

CR094 – Bulletin 26 – Curtain Wall Glass Film: Frosted glass film added to the second floor entrance lobby curtain walls to obscure view of the roof and parapet walls over the main entrance. This work resulted in a change in the amount of \$ 13,872.38.

CR098 – RFI #338 – Membrane Flashing at Wood Window Frames: The installation of flashing is required at the jambs of the wood window frames to prevent migration of water into the window frame system. This additional scope resulted in a change in the amount of \$ 11,830.47.

CR109 – RFI #375 – Revised Corridor Wall Construction: Provide framing and drywall in lieu of masonry above wall and door openings to eliminate the need for installation of hung steel lintels for masonry support. This additional scope resulted in a change in the amount of \$ 2,242.20.

CR110 – Bulletin 33 – Ballistic Walls, Door Operation Assist Hardware, Additional Data Cabling, Additional Electrical Reqs: At the direction of the security consultants, add ballistic wall panels at Vestibule. At the direction of the Owner, add door operators at four (4) doors to provide an assisting force to open ballistic rated doors. Install fiber optic data cabling from the building to exterior security enclosures and power to door hardware power supplies and



revise numerous door hardware sets; work required but not included in the documents. This work resulted in a change in the amount of \$95,569.52.

CR111 – RFI #365 – Grab Bar Revisions: Coordination during construction revealed the need for split grab bars at the back of the toilets at the child toilet rooms instead of continuous bars specified. This additional scope resulted in a change in the amount of \$1,180.72.

CR112 – RFI #405 – Paint Unit Heater in Preschool Vestibule: Field paint the cabinet unit heater to match adjacent walls. This work resulted in a change in the amount of \$ 198.81.

CR113 – RFI #156 – Delete Climbing Wall Pads: This work resulted in a credit in the amount of \$ 576.00.

iv. Owner-Supplied Vendors

Testing services and inspections continue on an as-needed basis. Final reports are due from Titan Engineering and MHA as the Special Inspections Coordinator.

v. Neighborhood Relations

No communications with adjacent property owners has been required this period as Riverside Road improvements are on-hold until the spring.

c) Other Activities

i. Project Website

The project website has been updated for December 2015:
<http://www.sandyhook2016.com/construction.html>

ii. Other Informational or Coordination Meetings

LEED coordination is ongoing on construction phase documentation and building commissioning coordination meetings are also scheduled on a regular basis.

iii. Additional Services Request

Connecticut High Performance Building Standards sets mandatory requirements for environmental and energy efficiency standards for all state-funded building projects of new construction. The standards include the requirement that the Commissioning Agent be hired “directly by the state, municipality or regional school district”. Prior to this time, the project team had assumed that the commissioning



agent(s) could be consultants to the architect of record and so Svigals had retained OLA Consulting Engineers as the Commissioning Agent and Sustainable Engineering Solutions Inc. to provide envelope commissioning services.

At this time we have asked the two commissioning consultants to re-address their fee proposals to the Town and have asked Svigals to provide a contract amendment in the same amount as a credit; effectively this transfers the same fees and services to the Town in order to comply with the state regulations.

Svigals + Partners has also submitted an additional services proposal to reverse a previously issued credit for unexpended Permitting & Approval fees in the amount of \$11,049.99

iv. Donation Coordination

The project team continues to work with the Sandy Hook School Foundation on the donation of the turtle aquarium.

The project team continues to work with the Newtown Girls Basketball Team on the donation of the outdoor basketball hoops.

4) Programmed activities next period (Jan 20 – Feb 16)

a) Construction Phase

i. Construction Phase Progress – Phase 3

Sitework activities will continue as scheduled on the attached 4-Week Look-Ahead.

ii. Construction Phase Progress – Phase 4

A-wing interior painted will be completed. Flooring installation in the cafeteria will begin. Lockers will be installed. Preliminary punchlist will begin.

B-wing interior finishes will be completed and millwork installation will continue. Flooring installation will begin. Exterior sunshade installation will continue.

C-wing drywall installation and taping will be completed. Painting will be completed. Ceiling grid and drywall soffits will begin. Millwork installation will begin.

D-wing drywall installation and taping will be completed. Ceiling grid installation will begin. Painting will be ongoing.



iii. Potential Change Requests

Future Change Requests are anticipated and a complete Change Request Log is attached to this report. Change Requests categorized as “Potential” are currently being reviewed and negotiated; the stated values are still subject to change. Change Requests listed as “Not issued” are anticipated based on RFIs and other revised construction documents. These change requests will be presented once values have been established.

b) Other Activities

i. Project Website

The website is updated twice-monthly as construction progresses and new photographs are posted.

ii. Other Coordination Meetings

Periodic LEED update meetings and commissioning coordination meetings will be scheduled with the project team to coordinate the necessary construction phase documentation required by the LEED certification process.

5) Project Budget and Cash Flow Analysis

A current detailed Project Budget is attached. The current budget is based on the approved GMP for Phase 3 - Site Improvements and the approved GMP for Phase 4 – Building Construction, approved Change Requests, contracted and requested consultant fees, and projected Owner costs to complete the project. Future, anticipated Change Requests are totaled with the Project Contingency for comparison purposes.

A current Cash Flow Analysis is attached. Grant disbursements and recorded project expenses have been reconciled with actual expenditures made in the interest of the project by the Town’s Purchasing Department as of July, 2015.

Budget line items not finalized by executed contracts remain as projections only and are subject to adjustment as other line item costs become known.

6) Quality and Safety

No significant site safety issues reported this period. Safety procedures have been reviewed with Consigli and their subs and all emergency response procedures have been coordinated with first responders.

Consigli holds regularly scheduled Safety Incentive activities onsite for subcontractors and safety training for all onsite personnel.

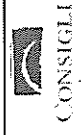


7) Approvals Anticipated by PB&SC

- a) **At the January 26th Meeting:**
 - i. No approvals anticipated.
- b) **At the February 23rd Meeting:**
 - i. No approvals anticipated.

8) Attachments

- a) **Construction Schedule**
 - a. Four-Week Look-Ahead dated January 19, 2016
- b) **SandyHook2016.com Construction Page** for December 2015
- c) **Project Budget** dated January 19, 2016
- d) **Project Cash Flow Analysis** dated January 19, 2016
- e) **Consigli Construction Change Request Log** dated January 19, 2016
- f) **Consigli Construction CR062** dated August 25, 2015
- g) **Consigli Construction CR084** dated October 6, 2015
- h) **Consigli Construction CR094** dated November 3, 2015
- i) **Consigli Construction CR098** dated November 3, 2015
- j) **Consigli Construction CR109** dated December 22, 2015
- k) **Consigli Construction CR110** dated December 22, 2015
- l) **Consigli Construction CR111** dated December 22, 2015
- m) **Consigli Construction CR112** dated December 22, 2015
- n) **Consigli Construction CR113** dated January 12, 2016
- o) **Svigals + Partners Additional Services Proposal** dated January 19, 2016
- p) **OLA Consulting Engineers Proposal** dated January 19, 2016
- q) **Sustainable Energy Solutions Inc. Proposal** dated January 12, 2016



SHS - Job - 1270

Look Ahead Schedule W/E 1.23.16

SUB CONT	ACTIVITY	1/18-1/22							1/25-1/29							2/1-2/5							2/8-2/12							2/15-2/20						
		M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S
	Shop Drawings & submittals	X	X	X	X	X		X	X	X	X	X	X		X	X	X	X	X	X		X	X	X	X		X	X	X	X	X					
	Retaining walls	X	X	X	X	X		X	X	X	X	X	X		X	X	X	X	X	X		X	X	X	X		X	X	X	X	X					
	A Wing																																			
	Gym / Coaches Area																																			
	install lights	X	X	X	X	X																														
	finish paint							X	X	X	X	X																								
	Pad CLG																																			
	Punchlist																																			
	Kitchen																																			
	Equipment Connect / above ceiling	X	X	X	X	X																														
	Finish Paint																																			
	CLG Pads																																			
	Lockers																																			
	Punchlist																																			
	Cafeteria																																			
	Grid / Baffles	X	X	X	X	X																														
	Flooring																																			
	B Rear 1st Floor																																			
	Grid Rooms	X	X	X	X	X																														
	Load Grid																																			
	RockTape corridor soffits	X	X	X	X	X																														
	Prime / Paint Corridor																																			
	grid Corridor																																			
	Load corridor																																			
	Install Millwork																																			
	Flooring																																			

ID	M	T	W	T	F	M	T	W	T	F	M	T	W	T	F	M	T	W	T	F
B Rear 2nd Floor																				
Drywall / Tape Corridor Soffits	X	X	X																	
Paint Corridors				X																
Grid Corridors				X																
Load corridor Grd																				
Flooring				X	X	X														
Devices																				
Install millwork	X	X	X	X																
complete above ceiling MEP	X	X	X	X	X															
C Rear 1st Floor																				
Drywall tape	X	X	X	X																
Prime / paint rooms				X	X	X														
Grid rooms				X	X	X														
Load grid																				
Frame corridor soffits																				
Prime / paint corridors																				
Grid Corridors																				
C Rear 2nd Floor																				
Prime / Paint rooms	X	X	X	X																
Load grid				X	X	X														
Frame/Drywall/Tape corridor soffits	X	X	X	X	X	X														
Prime / Paint corridor																				
Grid Corridor																				
Load Grid Corridor																				
Install Millwork																				
D Wing																				
Drywall/ Tape	X	X	X	X	X															
Prime / Paint rooms																				
Frame / Drywall corridor soffit																				
grid rooms																				

Construction

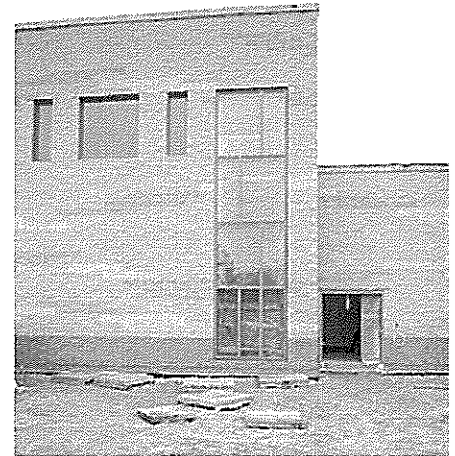
The school construction project is comprised of six phases of documentation and work:

- Phase 1 - Abatement
- Phase 2 - Demolition
- Phase 3 - Site Work
- Phase 4 - Building
- Phase 5 - Fixtures, Furnishings & Equipment (FFE)
- Phase 6 - Playgrounds

Abatement and Demolition Phases were undertaken and completed in October-November 2013. Site Work began in October 2014; and activities for the Building Phase will begin in February-March 2015. The project will be completed and ready for use in 2016, for the 2016-2017 school year.

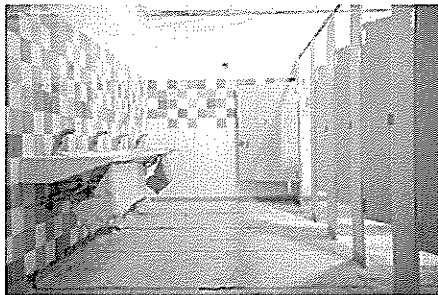
December 2015 Forecast

- Continue with finish work in Wing A
- Complete ceiling grid in Wing A
- Continue drywall and taping in Wing B
- Begin painting in Wing B
- Begin ceiling grid in Wing B
- Begin drywall and taping in Wing C
- Continue wall and ceiling utility rough-in at Wing D
- Install curtain wall glass and window glass throughout the building
- Begin the stair and canopy installation at the lobby
- Install curb and light pole bases along the new driveway
- Plant select trees along completed retaining walls

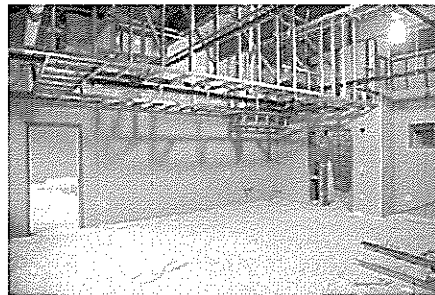


A Wing Curtain Wall Glass

[Mid-December 2015 Construction Photos \(06-JAN-2016\)](#) (9/16/15 K.E.)



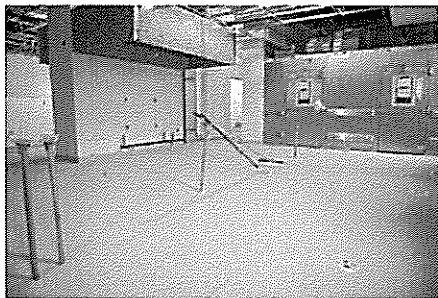
A Wing Toilet Room



C Wing Classroom



Lobby Stair



Kitchen



Window Installation



C and D Wing Courtyard



Tree Installation



New Bus Loop

ITEM DESCRIPTION	FIRM NAME	CONFIRMED CONTRACT VALUE	PROPOSED ADDITIONAL COSTS	CURRENT TOTAL BUDGET	NOTES
Pre-Project Costs				\$ 53,815	
Appraisals	Andrews & Galvin 9/5/2013	\$ 2,600			Easement surveys
	Arnold Grant Assoc. 11/14/2013	\$ 2,800			
	Kloss Appraisal Services	\$ 2,500			
Site Surveys	Brautigam Land Surveyors PC	\$ 26,589			
Site Signage	East Coast Sign	\$ 3,237			
Tank Removal	Moran Environmental	\$ 16,089			
Professional Fees				\$ 5,423,088	
Owners Project Manager	DPM	\$ 734,294			Estimate for Owner's testing
OPM Reimbursables	DPM	\$ 14,404	\$ 10,596		
Architect	Svigals + Partners	\$ 3,078,067			
Architect Add Services	Svigals + Partners	\$ 448,716			
Architect Reimbursables	Svigals + Partners	\$ 72,162	\$ 20,338		
Commissioning Agents	OLA & SES	\$ 171,500			
Haz Mat Consultant	RW Bartley	\$ 80,052			
Environmental Engineers	TRC	\$ 126,311			
Legal	Town Attorney	\$ 126,305			
Clerk of the Works	Bill Knight	\$ 125,000			
Local Review for State Approval	Pierz Associates	\$ 18,500			
Special Inspections & Testing	Michael Horton Assoc Inc	\$ 13,500			
	IMTI	\$ 67,868	\$ 32,132		
	Langan Engineering	\$ 98,000			
	Titan Engineering	\$ 7,450			
CM - Preconstruction	Consigli Construction Co Inc	\$ 177,894			
Construction				\$ 42,295,532	
Phase 1&2 - Abatement	Bestech	\$ 1,122,841			thru CO 9
Phase 1&2 - Demolition	Bestech	\$ 763,055			
Phase 1&2 - CM	Consigli Construction Co Inc	\$ 90,612			
Phase 1&2 - Fence	Frankson Fence Co	\$ 82,738			
Phase 1&2 - Seeding		\$ 19,750			
Phase 1&2 - Security	Consigli Construction Co Inc	\$ 50,734			
Phase 3 - Site Abatement	Bestech	\$ 975			
Phase 3 - Site Construction	Consigli Construction Co Inc	\$ 6,696,773			
Phase 4 - Building Construction	Consigli Construction Co Inc	\$ 32,844,550			
Phase 6 - Playground Equipment	M.E. O'Brien		\$ 483,776		
Utility Connection Costs	Eversource		\$ -		
	Aquarion Water	\$ 23,334			
Builders Risk Insurance	The Hartford	\$ 49,895			
Construction Photo Documentation	MultiVista	\$ 66,500			
Technology			\$ 442,806	\$ 442,806	
Furniture, Fixtures, Equipment			\$ 706,937	\$ 706,937	
Integrated Art Design	Weather vanes, Banners, Wood Panels	\$ 4,582	\$ 55,418	\$ 60,000	
Subtotal				\$ 48,982,178	
Contingency				\$ 1,017,822	2.08%
Phase 4 - Submitted Change Requests				\$ 134,269	
Phase 4 - Potential Change Requests				\$ 64,480	
Total Project Budget				\$ 50,000,000	



Change Request Log by Status

Date: 01/19/16

1279 Sandy Hook School

Number	Date	Description	Amount	CO
CHANGE REQUESTS				
Not issued				
'CR999	03/31/15	Additional Bond Costs	18,029.00	
CR024	04/28/15	RFI 57 and 57.1 - Glazed block revisions	0.00	
CR043	07/07/15	RFI 193 Hanger Material Finish	0.00	
CR050	07/17/15	Bulletin 34 - Decorative Concrete at the Entry Bridge	0.00	
CR057	08/12/15	Bulletin 23 - Aquarium (Tracking Only)	11,625.59	
CR067	09/08/15	RFI 283 Magnetic Hold Opens	0.00	
CR082	10/06/15	RFI 287 - Shear Wall Clarification along 19 Line	0.00	
CR086	10/06/15	RFI 296 - Protective Covers on Temp/CO2 Sensors	0.00	
CR091	10/20/15	RFI 295 Music Room Ceiling Clarifications	0.00	
CR100	11/17/15	RFI 385 - Roof Coping Fascia Blocking	0.00	
Not issued Total			29,654.59	
Potential				
CR080	10/06/15	RFI 273 - Delete wing walls at the lobby roof (Price pending)	-1,667.38	
CR081	10/06/15	RFI 252 - Folding Partition Clarifications	2,884.94	
CR087	10/06/15	RFI 303 - Toilet Room 200B Clarifications (Price pending)	764.33	
CR090	10/13/15	RFI 333 - Toilet Room Wall Tile/Fire Alarm Coordination (Price pending)	0.00	
CR093	11/03/15	Bulletin 25 - Phase 3 - Play Area Modifications (ESTIMATED)	12,493.15	
CR101	11/24/15	RFI 325 Gable Fixture Mounting Surface (HOLD)	6,111.86	
CR102	11/24/15	RFI 371 & Bulletin 30 - Revised Circulation Desk Lights (ESTIMATED)	2,644.00	
CR103	12/01/15	Bulletin 31 - Cistern Tile Revisions	16,751.68	
CR104	12/01/15	RFI 320 - Additional Plantings at the Culvert (Hold to Spring)	6,002.14	
CR114	01/12/16	RFI 363 - Ballistic Pad at Vestibule 113	466.05	
Potential Total			46,450.77	
Submitted				
CR062	08/25/15	Bulletin 21 - Misc Interior Finish Updates	0.00	
CR084	10/06/15	RFI 268, RFI 292, Bulletin 30 - Lobby Ceiling Lighting and Electrical	9,951.22	
CR094	11/03/15	Bulletin 26 - 2nd Floor Lobby Curtain Wall Glass Film	13,872.38	
CR098	11/03/15	RFI 338 - Membrane Flashing at the Wood Frame (EW-2)	11,830.47	
CR109	12/22/15	RFI 375 - Revised Corridor Elevations	2,242.20	
CR110	12/22/15	Bulletin 33 - Operators, hardware power and ballistic walls	95,569.52	
CR111	12/22/15	RFI 365 - Grab Bar Revisions	1,180.72	
CR112	12/22/15	RFI 405 - Cabinet Unit Heater in Vestibule 100	198.81	
CR113	01/12/16	RFI 156 - Delete Climbing Wall Pads	-576.00	
Submitted Total			134,269.32	
Approved				
CR001	11/10/14	Water Main to the Senior Center	15,767.45	1
CR002	03/20/15	Bulletins #3 and #4_Sitework Only	32,767.71	1
CR003	12/08/14	Preconstruction Survey - 11 Washington St.	536.51	1
CR004	02/03/15	Bulletin #3 & #4_Site Electrical	53,391.27	3
CR005	02/03/15	RFI 14 - Basement Footing Revisions	14,817.52	1
CR007	02/17/15	Bulletin #1 - Steel and Sitework	6,486.52	2
CR008	02/20/15	Retaining Wall #4 Over Excavation	16,282.37	2
CR009	02/23/15	ASI #3R - EW-2 Revisions	27,698.87	4
CR010	03/03/15	Elevator Beam and Pit Ladder Credit	-1,651.00	2
CR011	03/17/15	Bulletin #2 - SKS-4 Thermal Isolation Pads	9,511.09	2
CR012	03/24/15	Building Geometry - Steel Detailing - RFI 26 & 29, SKA-001R	14,905.96	2
CR014	03/24/15	RFI 18 - Treadwell Park Irrigation Infrastructure	25,487.83	2
CR015	03/24/15	RFI 50 - A wing foundation wall elevation	3,404.65	4
CR017	03/24/15	ASI 002 - Wood Ceiling Details	20,160.65	4
CR018	06/16/15	ASI 004 - Acoustical Panel Revisions	15,495.85	3
CR019	03/31/15	Bulletin #5 - Rainwater Storage Tank Removal & Ext Wall Insulation	-9,127.14	7
CR020	04/20/15	Radiant Floor Heating - PreK & K Wing	143,233.41	2
CR021	04/20/15	RFI 63 Revisions - Folding Partition Structural Steel	1,286.25	2

1279 Sandy Hook School

Number	Date	Description	Amount	CO
CHANGE REQUESTS (continued)				
Approved (continued)				
CR022	04/28/15	Bulletin #6 - Elevator power revisions (\$0 change)	0.00	3
CR023	04/28/15	Bulletin #9R - Music Room Revisions	68,611.08	4
CR025	04/28/15	Bulletin 29 - Walk in cooler & freezer quarry tile	7,131.96	9
CR026	05/19/15	Bulletin #2R - Detail 8/A4.00	21,886.40	4
CR027	05/20/15	RFI 94 - Acoustical Ceiling at Platform 154 Ramps	2,330.24	3
CR028	06/18/15	RFI 126 - Relieving Angle Clarification	49,738.81	3
CR029	06/02/15	Bulletin #10 - Treehouse Modifications	13,006.99	3
CR031	06/02/15	RFI 132 - Gym Veneer Framing at the Platform	4,563.69	3
CR032	06/16/15	Ballistic Entrance Manufacturer Change	5,318.33	4
CR033	06/16/15	Roofing Work - GMP Adjustment for PVC Roof Alternate	-10,000.00	3
CR034	06/16/15	RFI 103 - Exterior railing material thickness	6,795.20	4
CR035	06/23/15	Bulletin 17 - Additional Roof Access Ladders	18,533.31	4
CR036	06/23/15	Derrick 13 & 14 - Additional Steel Hangers	4,758.26	4
CR038	06/23/15	RFI 145 & 146 - Light Fixture Revision, AW04	12,714.77	5
CR040	06/30/15	Bulletin 14 - Sound System Revisions (rough-in only)	2,670.28	7
CR041	06/30/15	Dickinson Power Infrastructure	4,721.22	4
CR042	07/07/15	RFI 60 - Electrical Room 125 wall revisions	-588.30	4
CR044	07/14/15	Bulletin 15 Wall Fire Safing	3,695.67	5
CR045	07/10/15	RFI 192 Sunshade Support Steel at 12 ft Windows	9,169.97	4
CR046	07/17/15	RFI 206 Brick Support Steel at the Gable Roofs	2,758.27	5
CR047	07/17/15	RFI 197 Parapet Insulation at the Gym North Wall	4,916.61	4
CR048	07/09/15	Bulletin 13 - Corridor C200 Ceiling Modification	10,399.24	5
CR049	07/17/15	RFI 195 Fire Barrier Clarification at the Classroom Wing	1,837.58	9
CR051	07/17/15	RFI 202 Spray Foam at Posts in lieu of Isolation Pads	9,443.19	7
CR052	08/11/15	RFI 224 Posts Below Curtain Wall	2,736.54	5
CR053	08/11/15	Bulletin 16 & Bulletin 18 - Minor HVAC Revisions	-3,126.90	7
CR054	08/11/15	Bulletin 20 - Kitchen Rough-in Clarifications	2,014.11	6
CR056	08/12/15	RFI 229 - Roof Deck Support at Column Line 8	739.81	5
CR058	08/18/15	RFI 250 - Extend slab edge at roof	1,416.61	6
CR059	08/18/15	RFI 251 Canopy Beam Penetration	948.39	6
CR060	08/18/15	RFI 247 - Structural Support for Interior Gable Windows	4,005.42	7
CR061	08/18/15	Bulletin 19 - Workroom Modifications	6,035.96	7
CR063	08/25/15	RFI 147 - Corridor ceiling height revision	5,105.70	6
CR064	09/01/15	RFI 264 - Grout 2nd Floor Corridor Walls	4,258.53	6
CR065	09/08/15	Bulletin 24 - Radio Communications Infrastructure	5,102.32	8
CR066	09/08/15	RFI 249 - Gym Wall Coordination	864.74	8
CR068	09/14/15	Lower Tube Steel at Admin Area Interior Window (pre-approval received)	2,189.02	7
CR069	09/14/15	Millwork Core Material	-3,326.00	6
CR070	09/15/15	RFI 271 - Weathervane Support Steel	3,082.01	7
CR071	09/15/15	RFI 272 - Delete AW04 Fixture in C100E	-2,557.00	7
CR072	09/15/15	Credit Back CR011 - Bulletin #2, SKS-4	-9,511.09	6
CR073	09/15/15	Bulletin #17R2 - Reduction to 1 Additional Roof Hatch	-7,660.00	8
CR074	09/15/15	Bulletin 22R - Millwork/Furniture Coordination	22,710.01	8
CR075	09/15/15	RFI 292 - Fire Barrier Within Interior Soffit At Wall Type EW-2 (pre-approval received)	2,947.66	7
CR076	09/22/15	RFI 305 Add Tube Lintel - C Line Between 20 and 20.2 (pre-approval received)	6,256.36	7
CR078	09/29/15	RFI 153 Fire Protection Seismic Bracing Credit	-3,500.00	7
CR079	09/29/15	RFI 281 - Site Wall 2A & 2B Revisions	-43,579.00	9
CR083	10/06/15	RFI 290 - Flooring Attic Stock - Carpet & Resilient	6,281.33	9
CR088	10/06/15	RFI 312 - Added lintel at Administration 101 (pre-approval received)	4,442.12	7
CR089	10/06/15	RFI 313 - 2nd Floor Column Enclosure	1,696.07	9
CR092	11/03/15	Window Sill Extensions - Additional Caulking	4,436.07	9
CR095	11/03/15	Bulletin 27 - Delete Kindergarten Appliances	-8,160.00	9
CR097	11/03/15	RFI 317 - C Wing Treehouse Steel Location	3,891.34	9



Change Request Log by Status

1279 Sandy Hook School

Number	Date	Description	Amount	CO
CHANGE REQUESTS (continued)				
Approved (continued)				
CR099	11/17/15	RFI 352 - Roof Access Stair at Door 201C	6,055.38	9
CR105	12/01/15	Bulletin 28 - Ductwork Revisions - D Wing	5,439.47	9
CR106	12/08/15	RFI 348 - Spray Foam at the Gable/Building Interface	936.99	9
CR107	12/08/15	Treehouse Column Cap Nuts	1,846.81	9
CR108	12/09/15	Cafeteria - Cable operated volume dampers	5,249.05	9
Approved Total			674,136.37	

CHANGE REQUESTS TOTAL 884,511.05

Original Contract Amount:	38,867,186.00
Approved Contract Changes:	674,136.37
Revised Contract Amount:	39,541,322.37

Construction Contingency Log
1279 Sandy Hook School

Date: 01/19/16

Number	Date	Description	Amount
Not issued			
CT998	06/09/15	General Conditions Forecast Tracking - BT002	1,218.00
CT999	06/09/15	Additional Bond Costs - Construction Contingency	1,266.00
		Not issued Total	2,484.00
Potential			
CT006	08/11/15	Sunshade Bracket Fabrication	18,000.00
CT008	09/22/15	Dehumidification	0.00
CT011	10/30/15	Oct 28 2015 Storm	4,043.79
CT014	12/17/15	RFI 387 Masonry Control Joints	6,000.00
		Potential Total	28,043.79
Submitted			
CT010	10/30/15	Expedite Masonry Veneer	19,800.00
CT012	10/30/15	Gym Curtain Wall Jamb Flashing	10,467.00
CT013	11/24/15	Added Roof Frames - A Wing	2,397.00
CT015	12/22/15	Lobby Sprinkler Revisions	3,020.55
CT016	01/12/16	Spandrel Glass Color	15,305.00
CT017	01/19/16	Deck penetration at Vestibule 151	1,512.00
CT018	01/19/16	Lobby sconce column penetrations	3,023.00
CT019	01/19/16	Infill at stairs and walk-in coolers	876.00
CT020	01/19/16	RFI 422 Door 108 & 137C lintels	868.00
CT021	01/19/16	RFI 416 Spray foam at treehouses	1,725.00
		Submitted Total	58,993.55
Approved			
CT001	06/09/15	RFI 128 - Relocated steel to coordinate with a chase	9,435.00
CT002	06/30/15	RFI 143 - Front wall downspout boots	7,818.47
CT003	07/07/15	Ceiling Type 7 Finish	645.00
CT004	07/17/15	Metal Strap at GFRC Sill	3,530.68
CT005	08/04/15	Framing Material Thickness at Sunshade Bottom Brackets	36,821.13
CT007	08/25/15	Cut/patch Sheathing at the Sunshade Brackets	4,753.50
CT009	09/29/15	Factory 1st coat seal wood siding	4,500.00
		Approved Total:	67,503.78
		Original Contingency Amount:	686,095.00
		Approved Contingency Items:	0.00
		Remaining Contingency Amount:	618,591.22
		Pending Contingency Items:	89,521.34

CONTINGENCY TOTAL

529,069.88



CONSIGLI
Est. 1905

Change Request

To: Robert D. Mitchell
Town of Newtown
Ph: (203)264-2206

Number: CR062
Date: 8/25/15
Job: 1279 Sandy Hook School
Phone:

Description: Bulletin 21 - Misc Interior Finish Updates

Source: Bulletin # 21

We offer the following specifications and pricing to make the changes as described below:

Provide miscellaneous interior finish revisions per Bulletin 21 dated 8/20/15. These revisions result in a net cost of zero dollars.

Note: Bond costs are excluded from this change request and will be reconciled upon completion of the project per State change order procedures.

Description	Labor	Material	Equipment	Subcontract	Other	Price
Painting subcontractor				\$172.00		\$172.00
Finish carpentry subcontractor				\$-172.00		\$-172.00
					Subtotal:	\$0.00
			CM Mark-Up			\$0.00
			Permit (Education Fee only)			\$0.00
			General Liability Insurance			\$0.00
					Total:	\$0.00

SCHEDULE IMPACT

We have proceeded with this change to achieve schedule.

As directed, we will not proceed with this change until formal direction from OWNER is received.

Svigals + Partners
ARCHITECT
84 Orange Street
New Haven, CT 06510

Consigli Construction Co., Inc.
CONTRACTOR
100 Allyn Street, 4th Floor
Hartford, CT 06103

Town of Newtown
OWNER
3 Primrose Street
Newtown, CT 06470

(Signature)
Julia McFadden

(Signature)
Aaron Krueger

(Signature)
Robert D. Mitchell

By _____

By _____

By _____

Date _____

Date 1/19/16

Date _____



CONSIGLI
Est. 1908

Change Request

To: Robert D. Mitchell
Town of Newtown
Ph: (203)264-2206

Number: CR084
Date: 10/6/15
Job: 1279 Sandy Hook School
Phone:

Description: RFI 268, RFI 292, Bulletin 30 - Lobby Ceiling Lighting and Electrical

Source: RFI # 268

We offer the following specifications and pricing to make the changes as described below:

Cut roof underlayment and the first layer of roof insulation around electrical boxes and conduit that is routed on the top side of the wood roof deck per the response to RFI 268. There 32 boxes and associated conduit that require roofing material to be cut around them. This was not indicated or implied on the contract drawings.

Furnish and install six (6) type AW03A fixtures in lieu of the originally specified AW03 fixtures per Bulletin 30 dated 11/12/15 and the response to RFI 292. The revised fixtures are track mounted and eliminate the need for boxes or conduit to penetrate the roof deck at their specific location. These lights are located at the low point of the roof and penetrations at their locations would have compromised the R value of the roof insulation. The AW03 fixtures originally purchased will be retained for owner attic stock. The use of alternate fixtures was found to be more cost effective than revising the roof layout and insulation thickness which was another option that was explored.

Note: Bond costs are excluded from this change request and will be reconciled upon completion of the project per State change order procedures.

Description	Labor	Material	Equipment	Subcontract	Other	Price
Membrane roofing subcontractor				\$3,266.14		\$3,266.14
Building electrical subcontractor				\$5,894.00		\$5,894.00
					Subtotal:	\$9,160.14
			CM Mark-Up	\$9,160.14		\$670.52
			Permit (Education Fee only)	\$9,830.66		\$2.56
			General Liability Insurance	\$9,833.22		\$118.00
					Total:	\$9,951.22

SCHEDULE IMPACT

We have proceeded with this change to achieve schedule.

As directed, we will not proceed with this change until formal direction from OWNER is received.

Svigals + Partners
ARCHITECT
84 Orange Street
New Haven, CT 06510

Consigli Construction Co., Inc.
CONTRACTOR
100 Allyn Street, 4th Floor
Hartford, CT 06103

Town of Newtown
OWNER
3 Primrose Street
Newtown, CT 06470

(Signature)
Julia McFadden

(Signature)
Aaron Krueger

(Signature)
Robert D. Mitchell

By

By

By

Date

Date 11/19/16

Date



CONSIGLI
Est. 1908

Change Request

To: Robert D. Mitchell
Town of Newtown
Ph: (203)264-2206

Number: CR094
Date: 11/3/15
Job: 1279 Sandy Hook School
Phone:

Description: Bulletin 26 - 2nd Floor Lobby Curtain Wall Glass Film

Source: Bulletin # 26

We offer the following specifications and pricing to make the changes as described below:

Furnish and install window film on the interior side of the 2nd floor front lobby curtain wall per Bulletin 26 dated 10/13/15. The film will conceal the back side of the front roof parapet that is visible when viewed from the second floor lobby bridge. The film will be field applied near completion of the project, when all work that generates dust is complete.

Note: Bond costs are excluded from this change request and will be reconciled upon completion of the project per State change order procedures.

Description	Labor	Material	Equipment	Subcontract	Other	Price
Glass/Glazing Subcontractor				\$12,769.60		\$12,769.60
					Subtotal:	\$12,769.60
			CM Mark-Up	\$12,769.60		\$934.73
			Permit (Education Fee only)	\$13,704.33		\$3.56
			General Liability Insurance	\$13,707.89		\$164.49
					Total:	\$13,872.38

SCHEDULE IMPACT

We have proceeded with this change to achieve schedule.

As directed, we will not proceed with this change until formal direction from OWNER is received.

Svigals + Partners
ARCHITECT
84 Orange Street
New Haven, CT 06510

Consigli Construction Co., Inc.
CONTRACTOR
100 Allyn Street, 4th Floor
Hartford, CT 06103

Town of Newtown
OWNER
3 Primrose Street
Newtown, CT 06470

(Signature)
Julia McFadden

(Signature)
Aaron Krueger

(Signature)
Robert D. Mitchell

By

By

By

Date

Date 11/19/16

Date



CONSIGLI
Est. 1908

Change Request

To: Robert D. Mitchell
Town of Newtown
Ph: (203)264-2206

Number: CR098
Date: 11/3/15
Job: 1279 Sandy Hook School
Phone:

Description: RFI 338 - Membrane Flashing at the Wood Frame (EW-2)

Source: RFI # 338

We offer the following specifications and pricing to make the changes as described below:

Furnish and install self-adhered membrane flashing at the jambs of the wood frames around the windows located at the front exterior wall of the building per the response to RFI 338. This work was reviewed during the wall mock-up and is required to prevent migration of any water behind the wood frame and into the window frame system.

Note: Bond costs are excluded from this change request and will be reconciled upon completion of the project per State change order procedures.

Description	Labor	Material	Equipment	Subcontract	Other	Price
Masonry Subcontractor				\$10,890.00		\$10,890.00
					Subtotal:	\$10,890.00
			CM Mark-Up	\$10,890.00		\$797.15
			Permit (Education Fee only)	\$11,687.15		\$3.04
			General Liability Insurance	\$11,690.19		\$140.28
					Total:	\$11,830.47

- SCHEDULE IMPACT
- We have proceeded with this change to achieve schedule.
- As directed, we will not proceed with this change until formal direction from OWNER is received.

Svigals + Partners
ARCHITECT
84 Orange Street
New Haven, CT 06510

Consigli Construction Co., Inc.
CONTRACTOR
100 Allyn Street, 4th Floor
Hartford, CT 06103

Town of Newtown
OWNER
3 Primrose Street
Newtown, CT 06470

(Signature)
Julia McFadden

(Signature)
Aaron Krueger

(Signature)
Robert D. Mitchell

By

By

By

Date

Date

Date

(Handwritten signature)
1/19/16

Change Request

To: Robert D. Mitchell
 Town of Newtown
 Ph: (203)264-2206

Number: CR109
 Date: 12/22/15
 Job: 1279 Sandy Hook School
 Phone:

Description: RFI 375 - Revised Corridor Elevations

Source: RFI # 375

We offer the following specifications and pricing to make the changes as described below:

Provide framing and drywall in lieu of masonry above wall openings and door openings in Corridor C100E per the response to RFI 375. These locations would have required the installation of a hung steel lintel to support the masonry which was not shown on the contract drawings. Framing and drywall is a less costly option than providing the hung steel lintels.

Note: Bond costs are excluded from this change request and will be reconciled upon completion of the project per State change order procedures.

Description	Labor	Material	Equipment	Subcontract	Other	Price
Masonry Subcontractor				\$-2,238.59		\$-2,238.59
Drywall subcontractor				\$4,302.54		\$4,302.54
					Subtotal:	\$2,063.95
			CM Mark-Up	\$2,063.95		\$151.08
			Permit (Education Fee only)	\$2,215.03		\$0.58
			General Liability Insurance	\$2,215.61		\$26.59
					Total:	\$2,242.20

SCHEDULE IMPACT

We have proceeded with this change to achieve schedule.

As directed, we will not proceed with this change until formal direction from OWNER is received.

Svigals + Partners
 ARCHITECT
 84 Orange Street
 New Haven, CT 06510

Consigli Construction Co., Inc.
 CONTRACTOR
 100 Allyn Street, 4th Floor
 Hartford, CT 06103

Town of Newtown
 OWNER
 3 Primrose Street
 Newtown, CT 06470

(Signature)
 Julia McFadden

(Signature)
 Aaron Krueger

(Signature)
 Robert D. Mitchell

By

By

By

Date

Date

Date

Consigli Construction Co., Inc.

Construction Managers and General Contractors

100 Allyn Street, 4th Floor, Hartford, CT 06103 • phone: 860-741-9850 • fax: 860-741-9858 • web: www.consigli.com
 Hartford CT • Portland ME • Milford MA



CONSIGLI

Est. 1905

Change Request

To: Robert D. Mitchell
Town of Newtown
Ph: (203)264-2206

Number: CR110
Date: 12/22/15
Job: 1279 Sandy Hook School
Phone:

Description: Bulletin 33 - Operators, hardware power and ballistic walls

Source: Bulletin # 33

We offer the following specifications and pricing to make the changes as described below:

FINAL 1/26/16

Provide the following work as detailed in Bulletin 33 dated 11/30/15:

- 1) Furnish and install ballistic wall panels at Vestibule 100 and Security 101A. The wall panels are inclusive of batten strips at the panel joints. The price excludes any trim or treatment of the top edge of the panels since no detail is provided within the Bulletin. This work is as recommended by the security consultant.
- 2) Furnish and install door operators at four (4) doors: 100A, 100B, 113A and 152A. Doors at these locations are ballistic and heavier than a standard door. The door operating pressures meet code as designed. Per an owner recommendation, door operators were added at the four locations to provide an assisting force to open the door making passage easier. The price is based on the use of operators manufactured by Besam.
- 3) Furnish and install fiber optic data cabling from the building to the exterior security enclosure located at two (2) locations on project site. No data cabling was shown or specified to these locations in the contract documents. Only conduit was shown. Data cabling is required for the system to operate.
- 4) Provide power to door hardware power supplies, necessary to operate the hardware, at doors 100, 100A, 100B, 100C, 113A, 152, 152A, 152B, 152C, 153, 153A, 155 and 155A. Power was not shown to these locations in the contract drawings. The price is based on the use of normal power circuits run via MC cable from a panel in Electrical Room 125 (conduit will be used within the electrical room only).
- 5) Revise numerous door hardware sets to allow hardware function without the need of hardware power supplies. This includes a revision to the quantity and type of hardware power supplies, and a revision of door hardware from latch retraction to electrified trim at select locations. The hardware power supplies include a battery back-up.

The break-out cost for the items listed above can be found in the change request summary below.

Note: Bond costs are excluded from this change request and will be reconciled upon completion of the project per State change order procedures.

Description	Labor	Material	Equipment	Subcontract	Other	Price
#1 Ballistic wall panels with battens				\$11,893.67		\$11,893.67
#2 Door operators - Besam (4 locations)				\$15,800.00		\$15,800.00
#3 Data cabling to security enclosures				\$12,114.00		\$12,114.00
#4 Power to door hardware & operators				\$23,370.00		\$23,370.00
#5 Door hardware revisions				\$-2,133.00		\$-2,133.00
					Subtotal:	\$61,044.67
			CM Mark-Up	\$61,044.67		\$4,468.47
			Permit (Education Fee only)	\$65,513.14		\$17.03
			General Liability Insurance	\$65,530.17		\$786.36
					Total:	\$66,316.53

SCHEDULE IMPACT

We have proceeded with this change to achieve schedule.

As directed, we will not proceed with this change until formal direction from OWNER is received.

Svigals + Partners
ARCHITECT

Consigli Construction Co., Inc.
CONTRACTOR

Town of Newtown
OWNER



CONSIGLI

Est. 1905

Change Request

To: Robert D. Mitchell
Town of Newtown
Ph: (203)264-2206

Number: CR110
Date: 12/22/15
Job: 1279 Sandy Hook School
Phone:

84 Orange Street
New Haven, CT 06510

100 Allyn Street, 4th Floor
Hartford, CT 06103

3 Primrose Street
Newtown, CT 06470

(Signature)

Julia McFadden

By

Date

(Signature)

Aaron Krueger

By

Date

1/26/16

(Signature)

Robert D. Mitchell

By

Date

Change Request

To: Robert D. Mitchell
 Town of Newtown
 Ph: (203)264-2206

Number: CR111
 Date: 12/22/15
 Job: 1279 Sandy Hook School
 Phone:

Description: RFI 365 - Grab Bar Revisions

Source: RFI # 365

We offer the following specifications and pricing to make the changes as described below:

Provide alternate, split grab bars at the back of the toilet at the child toilet rooms per the response to RFI 365. The full length bar originally specified conflicted with the toilet flush valve.

Note: Bond costs are excluded from this change request and will be reconciled upon completion of the project per State change order procedures.

Description	Labor	Material	Equipment	Subcontract	Other	Price
General Trades				\$1,086.86		\$1,086.86
					Subtotal:	\$1,086.86
			CM Mark-Up	\$1,086.86		\$79.56
			Permit (Education Fee only)	\$1,166.42		\$0.30
			General Liability Insurance	\$1,166.72		\$14.00
					Total:	\$1,180.72

SCHEDULE IMPACT

We have proceeded with this change to achieve schedule.

As directed, we will not proceed with this change until formal direction from OWNER is received.

Svigals + Partners
 ARCHITECT
 84 Orange Street
 New Haven, CT 06510

Consigli Construction Co., Inc.
 CONTRACTOR
 100 Allyn Street, 4th Floor
 Hartford, CT 06103

Town of Newtown
 OWNER
 3 Primrose Street
 Newtown, CT 06470

(Signature)
 Julia McFadden

(Signature)
 Aaron Krueger

(Signature)
 Robert D. Mitchell

By

By

By

Date

Date

Date



CONSIGLI
Est. 1905

Change Request

To: Robert D. Mitchell
Town of Newtown
Ph: (203)264-2206

Number: CR112
Date: 12/22/15
Job: 1279 Sandy Hook School
Phone:

Description: RFI 405 - Cabinet Unit Heater in Vestibule 100

Source: RFI # 405

We offer the following specifications and pricing to make the changes as described below:

Field paint the cabinet unit heater in Vestibule 100 per the response to RFI 405. The manufacturer does not offer the unit in color that will match adjacent surfaces.

Note: Bond cost are excluded from this change request and will be reconciled upon completion of the project per State change order procedures.

Description	Labor	Material	Equipment	Subcontract	Other	Price
Painting subcontractor				\$183.00		\$183.00
					Subtotal:	\$183.00
			CM Mark-Up	\$183.00		\$13.40
			Permit (Education Fee only)	\$196.40		\$0.05
			General Liability Insurance	\$196.45		\$2.36
					Total:	\$198.81

SCHEDULE IMPACT

We have proceeded with this change to achieve schedule.

As directed, we will not proceed with this change until formal direction from OWNER is received.

Svigals + Partners
ARCHITECT
84 Orange Street
New Haven, CT 06510

Consigli Construction Co., Inc.
CONTRACTOR
100 Allyn Street, 4th Floor
Hartford, CT 06103

Town of Newtown
OWNER
3 Primrose Street
Newtown, CT 06470

(Signature)
Julia McFadden

(Signature)
Aaron Krueger

(Signature)
Robert D. Mitchell

By

By

By

Date

Date

Date



CONSIGLI
Est. 1905

Change Request

To: Robert D. Mitchell
Town of Newtown
Ph: (203)264-2206

Number: CR113
Date: 1/12/16
Job: 1279 Sandy Hook School
Phone:

Description: RFI 156 - Delete Climbing Wall Pads

Source: RFI # 156

We offer the following specifications and pricing to make the changes as described below:

Delete the floor pads that were specified with the gym wall climbing units per the response to RFI 156. The security pads that come with the climbing wall units will be used as floor protection.

Note: Bond costs are excluded from this change request and will be reconciled upon completion of the project per State change order procedures.

Description	Labor	Material	Equipment	Subcontract	Other	Price
General Trades Subcontractor				\$-576.00		\$-576.00
					Subtotal:	\$-576.00
					Total:	\$-576.00

- SCHEDULE IMPACT
- We have proceeded with this change to achieve schedule.
- As directed, we will not proceed with this change until formal direction from OWNER is received.

Svigals + Partners
ARCHITECT
84 Orange Street
New Haven, CT 06510

Consigli Construction Co., Inc.
CONTRACTOR
100 Allyn Street, 4th Floor
Hartford, CT 06103

Town of Newtown
OWNER
3 Primrose Street
Newtown, CT 06470

(Signature)
Julia McFadden

(Signature)
Aaron Krueger

(Signature)
Robert D. Mitchell

By

By

By

Date

Date

Date

SVIGALS + PARTNERS

January 19, 2016

Mr. Robert D. Mitchell
Chair, Public Building & Site Commission
3 Primrose Street
Newtown, CT 06470

**Re: Sandy Hook School
Amendment #6
S+P Job No. 1360.00**

Dear Bob,

Svigals + Partners, LLP is pleased to submit this proposed Amendment to our contract for professional fees. With this proposal we need to address two situations:

1. Backing out two consultant proposals from under our fees, as they need to be contracted directly to the Owner as outlined below;
2. Restore previous credit given (in Amendment 1) for anticipated unused fees.

A. Commissioning Services

Reference: OLA Proposal dated December 19, 2013 (and Revised January 19, 2016); SES Proposal dated January 12, 2016.

Our original fee proposal included the work of two Commissioning agents: OLA for mechanical commissioning work and SES for envelope commissioning. Both of these agents work to ensure that systems will perform as needed to meet the Connecticut High Performance Building Guidelines (CT HPB) as well as LEED certification. It has come to our attention that the State requires the commissioning agents to be contracted directly to the Owner and not under the Architect. Thus, we need to back out their fees from our overall fee, as the Town will need to hold their contracts and pay them directly.

B. Permitting & Approvals (Item D.4 of original fee letter)

Per Item D.4 of our base fee proposal, an hourly allowance of up to \$70,000 was established for Svigals (\$10,000), Richter & Cegan (\$35,000), and BL Companies (\$25,000) to prepare submission and presentation documents and attend public hearings for zoning and inland wetlands approvals. In late 2014 when local approvals were complete, Svigals and Richter & Cegan had each used and invoiced the entire portion of their allowances. At that time, Svigals understood that BL Companies had not used all of their portion of the allowance, so we provided a credit back to Newtown in Amendment 1 of \$12,790. As you will note on our latest invoice, the actual accounting ended up reducing the allowance from \$70,000 to \$58,950.01 – a credit of \$11,049.99.

However, due to some accounting mis-communication we recently discovered that BL has outstanding invoices from late 2014 and early 2015 that should have come out of this allowance, and we should not have provided this credit. BL's work also entailed coordination with utility companies to confirm off-site and on-site

+

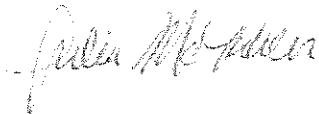
improvements, and some of that work has continued past the local approvals. Currently, BL has outstanding invoices in the amount of \$9,035, and in order to pay them we need to request a reversal of the credit given in Amendment 1 and restore the allowance back to \$70,000.

Below is a summary of fees for this Amendment:

		Consultant			TOTALS
A	Commissioning Services	-\$157,500	OLA		
		-\$14,000	SES		
					- \$171,500
B	Permitting & Approvals	\$11,049.99	BL + S+P 10%		
					\$11,049.99
				TOTAL	-\$160,450.01

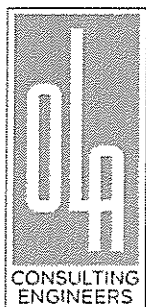
Thank you for the consideration of this request.

Sincerely,



Julia McFadden, AIA
Associate Principal

Cc: Geralyn Hoerauf, Project Manager, STV/DPM
Robert G. Tait, Director of Finance, Newtown



Principals
Patrick F. Lynch, P.E.
Steven Abbattista, P.E.
James F. Down, P.E.
John Torre, P.E.
Jill Walsh, P.E.

December 19, 2013
Revised January 19, 2016

Robert G. Tait, Finance Director
Newtown Municipal Center
3 Primrose Street
Newtown, CT 06470

RE: Professional Services Agreement
Commissioning of Sandy Hook Elementary School

Dear Mr. Tait:

We are pleased to submit our proposal to provide commissioning services for the above referenced project. Our proposal is based on information received on December 11, 2013. For the purposes of this proposal, the term "client" refers to Svigals + Partners or the owner of the school and the term "engineer or commissioning authority (CxA)" refers to OLA Consulting Engineers, PC.

1.0 BACKGROUND

It is our understanding that the owner intends to construct a new school and pursue a LEED Gold Rating or better, under the LEED NC 2009 rating system.

The Scope of Services for this proposal includes Cx design review, construction, and close out commissioning efforts for the Project. In addition, the CxA shall provide efforts in keeping with LEED fundamental and enhanced commissioning and sign the appropriate LEED credit forms as applicable. The effort is intended to be keeping with the Connecticut Guidelines for High Performance Buildings. OLA will be providing energy engineering services for the project under a separate contract.

2.0 SCOPE OF SERVICES

Our Scope of services shall be for Fundamental and Enhanced Commissioning:

Design Phase

- 2.01 Meet with the Owner to review the Design Intent of each project. We shall help document the owner's project requirements (OPR) and review the design team's basis of design (BOD) for the building's energy related systems. Updates to the BOD documents shall be made by the design team.
- 2.02 Attend an integrated design meeting or collaboration session with the design team early in the process to work to optimize the buildings performance and cost.
- 2.03 Review the documents at 50% CD's (DD's) and provide a back check of the comments at 100% CD's. This review is from a commissioning perspective only and is not intended to alleviate design team of their responsibilities. Items such as how the system will be functional tested shall inform the review.
- 2.04 Review commissioning specifications to be included on the bid/pricing documents.

50 Broadway
Hawthorne
New York
10532
914.747.2800
olace.com

- 2.05 Develop a draft commissioning plan based upon the Owner's design intent and the Construction Documents for the project.
- 2.06 Meet with design team to review the design phase comments and finalize disposition of issues. Design team shall provide in writing prior to that meeting their responses to the comments.

Construction Phase

- 2.07 Facilitate a commissioning "kick-off" meeting with the design team and awarded contractors. The kick-off meeting shall review the Cx Plan and in turn provide overview of the roles of the various responsible parties.
- 2.08 Update Commissioning Plan based on any feedback at the "kick-off" meeting; finalize Plan and issue.
- 2.09 Coordinate key milestones for the commissioning process with Contractors.
- 2.10 Attend construction meetings, approximately one (1) per month during first seven months (7) of construction included.
- 2.11 Review select shop drawings for commissioned systems. It is the intent to review components as a system as approved rather than as individual components. The only shop drawing intended to be reviewed at the same time as design engineering is the control shop drawing.
- 2.12 Review pre-functional test checklists completed by contractors upon completion of system start-up and pre-functional testing.
- 2.13 Provide periodic site visits to perform "static" checks and observe progress of the project, approximately six (6) site visits included.
- 2.14 Provide a site visit report and/or updated "Issues Notice" to the team to document and track any items identified. It is assumed that monthly site visits in conjunction with an onsite construction meeting with owners and/or contractors would occur as project develops (i.e. major equipment on site and associated piping and ductwork substantially complete).
- 2.15 Attend startup of all major equipment as schedule allows. Startup coordination is by contractors. CxA shall be informed by construction manager in advance of major equipment arrival start up and system flush out and balancing.
- 2.16 Develop functional tests for the energy related systems for the project based upon the Construction Documents and the contractors' submittals. A draft functional test for commissioned components and/or system shall be provided with the construction phase Cx Plan. Final functional tests would not be developed and issued until the previous efforts (controls check out, issues resolution, and balancing spot check) are completed.
- 2.17 Review Balancing report and attend one day balancing spot check.
- 2.18 Attend training for systems (boilers, chillers, AHU's, controls, etc.). Controls training may also serve as controls check out prior to functional testing.
- 2.19 Provide controls check out prior to functional testing. This includes remote observation of controls and on site full review of installed controls and associated graphics. Provide final review of functional tests with contractor prior to implementation of functional testing. It is our understanding that all critical items related to functional testing will be resolved and disposition accepted prior to commencement of functional testing.

Acceptance Phase

2.20 Coordinate, witness, and document functional performance tests performed by installing contractors. One retest shall be included. If test again fails, contractor shall be responsible for our costs to perform any additional re-testing. The functional testing shall include operating the system and components through each of the written functional performance tests. Operation shall be by installing contractor and witnessed by CxA. Sensors and actuators shall be calibrated during construction by the installing contractors, and spot-checked by the Commissioning Authority during functional testing.

The specific energy-related systems to be included in the commissioning process activities for this project were not known at the time of this proposal. However, the following general systems are assumed for commissioning:

- Lighting Systems and Controls (dimming, daylighting, scheduled on/off).
- Air Handling Units.
- Fan Coil Units.
- VAV Boxes.
- Unit Heaters.
- Fans.
- Airside Heat Recovery.
- Building Controls (full BMS assumed – with remote dial in for pre-check out).
- Domestic Hot Water System.
- PV System.

2.21 Ensure all items in the Issues Notice are addressed and disposition is clear (i.e. "closed" or "open" and owner understands the issue and has a plan for future resolution).

2.22 Complete separate commissioning reports for the expansion and renovation projects, including Design Intent, Commissioning Plan, Final Issues Log, and all checklists. Sign LEED Credit Form for Fundamental Commissioning for the expansion project, and report shall be uploaded to LEED Online.

2.23 Develop a systems manual.

2.24 At ten months into the one (1) year-end warranty period, provide site visit to document issues and observe operation and condition of commissioned systems. We have included one day for the site visit and documentation.

2.25 Sign LEED Credit Form for Enhanced Commissioning credit for the expansion project, and documentation shall be uploaded to LEED Online.

3.0 TERMS AND CONDITIONS

3.01 Basis of Agreement:

The Standard Form of Agreement between Owner and Engineer for Professional Services (E-500) edition, prepared by The Engineers Joint Contract Documents Committee (EJCDC), shall serve as the terms and conditions of this agreement and is incorporated herein by reference. In the event of a conflict between this agreement and the EJCDC document, this proposal shall supersede said document.

3.02 Proposal Limitation:

This proposal is limited to the Scope of Commissioning Services described in Section 2.0 above. Additional services are available in accordance with section 6.02.1. Examples of items not included in our Commissioning Services Fee are:

- 3.02.1 Engineering design services.
- 3.02.2 LEED design or consulting services not associated with fundamental or enhanced commissioning credits.
- 3.02.3 Energy analysis or modeling services.
- 3.02.4 Retesting of systems. Functional testing intended to be performed when systems are operating properly. Two (2) days of retesting are included in the base fee. Should the CxA have to return to the site this will be performed as an additional service.

3.03 Hazardous Substances:

The engineer shall not be responsible for the identification, removal, testing and/or certification of removal relative to any hazardous substance including, but not limited to, asbestos, PCB's, Petroleum, Hazardous Waste and similar substances. Both parties acknowledge that the Commissioning Authority's scope of services does not include any items related to a Hazardous Environmental Condition.

3.04 Client Furnished Materials:

The client shall provide the engineer with all criteria and full information as to the client's requirements for the project, including design objectives and constraints, space, capacity, and performance requirements, flexibility, and expandability, and any budgetary limitations. In addition, the client shall provide the following specific materials and information for the performance of this proposal:

- 3.04.1 Architectural, mechanical, electrical, and plumbing plans for the proposed renovation.
- 3.04.2 Architect/Engineer approved contractor submittals for all energy-related systems.
- 3.04.3 Architect/Engineer approved air balance report for HVAC system.
- 3.04.4 LEED Credit list of all points targeted for the project.
- 3.04.5 Copies of all change orders and/or design bulletins affecting energy-related systems.
- 3.04.6 Information regarding systems serving the space including unit cut sheets, controls, balancing report and as built drawings.

4.0 CONSULTANTS

The engineer shall perform all services identified under this agreement. We do not anticipate the need to engage a sub-consultant at this time. In the event that a need for a sub-consultant is identified, we shall discuss that need with you and obtain your approval before proceeding.

5.0 SCHEDULE

We are prepared to commence work on this project upon receipt of written authorization to proceed. Our understanding of the project schedule for the new building design is from January to June 2014. Functional testing is anticipated to occur on or about the June/July 2016 and final Cx report by September 2016.

Fees quoted in this proposal are based on the above schedule. Modifications, such as accelerated schedules, project delays or extensions, which are not under the control of the Commissioning Authority, are subject to an increase to our basic Commissioning Services fee.

6.0 COMPENSATION

Our fee for Scope of Services shall be as follows:

6.01 Basic Commissioning Services:

6.01.1 Our fee for basic engineering services described in Section 2.0 shall be the stipulated sum of one hundred fifty-seven thousand five hundred (\$157,500) dollars. A breakdown of that fee follows:

<u>Description</u>	
Design Phase	\$ 19,500
Construction Phase	\$ 85,500
Acceptance Phase	\$ 42,000
Near End Warrantee	<u>\$ 10,500</u>
Total:	\$157,500

6.01.2 Project related expenses include those items indicated on the attached *Schedule of Reimbursable Expense Rates* and similar items as appropriate and necessary to provide the services related to your project. Project related expenses shall be reimbursed at 1.15 times costs/rates indicated on the attached *Schedule of Reimbursable Expense Rates* and are in addition to our Basic Commissioning Services fee.

6.01.3 Our fee for basic engineering services described in Section 2.0 is based on the entire project completion by October 2016. Should the project be delayed or extended beyond the stated date, the engineer shall be afforded the opportunity to increase stated fees and fee schedules to account for changes in salaries and other related costs.

6.02 Additional Commissioning Services:

6.02.1 Additional Services of the CxA shall be compensated on an hourly basis at our standard billing rates, per our current *Schedule of Hourly Billing Rates*, unless a stipulated sum is mutually agreed upon. No Additional Services shall be performed without prior written authorization from the Client.

6.03 Terms of Payment:

6.03.1 Invoices shall be submitted upon completion of a phase or monthly based on percentage complete at that time. Payment is due twenty-five (25) days from the date of invoice. If any payment is fifteen (15) days past due or more, the engineer may, after giving seven (7) days written notice to the client, suspend services under this agreement until the engineer has been paid in full all amounts due for services, expenses, and other related charges. It is expressly understood and agreed that the engineer's fees are payable per this proposal and not dependent on funding for the project, approval by other agencies or organizations, or construction of the project.

7.0 PUBLICITY

The client agrees that the engineer shall be permitted to photograph the project covered by this agreement and to use the photos in the promotion of their professional practice through advertising, public relations, website, brochures or other marketing materials. The engineer agrees to contact the client prior accessing the facility for the purposes of obtaining photographs. The client also agrees to cite OLA Consulting Engineers, PC in its publicity, job site signage, presentation and public relations activities when mentioning this project.

8.0 INSURANCE

The engineer shall maintain Workman's Compensation, General Liability, and Professional Liability Insurance throughout the period of this agreement. Certificates of insurance are available on request.

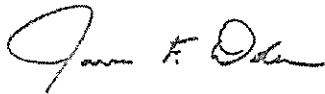
9.0 STANDARD OF PRACTICE

Services performed by the engineer under this Agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. No other representation expressed or implied, and no warranty or guarantee is included or intended in this Agreement, or in any report, opinion, document, or otherwise.

This Proposal will remain in effect for a period of forty-five (45) days from the date of issue. After that date, the Commissioning Authority will be afforded the opportunity to revise fee schedules to account for changes in salaries and other related costs. Should you find this proposal is acceptable, kindly sign where indicated below and return an executed copy for our records

On behalf of our organization, we look forward to working with you on this project.

Sincerely,



James F. Dolan, P.E., LEED AP
Principal

Attachment

ACCEPTED BY: _____
(Signature)

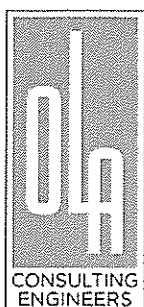
PRINT NAME: _____

PRINT TITLE: _____

DATED: _____

cc: D. Norval-OLA

JFD/gg



Principals
Patrick F. Lynch, P.E.
Steven Abbattista, P.E.
James F. Dolan, P.E.
John Torre, P.E.
Jill Walsh, P.E.

SCHEDULE OF HOURLY BILLING RATES

<u>Staff Billing Classification</u>	<u>Hourly Rate</u>
Principal	\$230.00
Associate Engineer	\$180.00
Senior Engineer	\$170.00
Engineer IV	\$155.00
Engineer III	\$135.00
Engineer II	\$125.00
Engineer I	\$115.00
Designer III	\$155.00
Designer II	\$115.00
Designer I	\$95.00
Clerical	\$60.00

<u>Expense Description</u>	<u>Cost per Unit</u>
Large format prints on paper	\$0.25/SF
Large format prints on vellum	\$0.50/SF
Large format prints on mylar	\$1.00/SF
Large format document scanning	\$0.50/SF
BW copies or prints (8.5x11)	\$0.10/page
Color copies or prints (8.5x11)	\$0.60/page
CD archive of digital files	\$50.00/CD
Travel: mileage	at current Federal Rate
Travel: all other expenses	at cost
Overnight delivery or messenger	at cost
Filing fees	paid directly by client to approval agency

This rate schedule shall be effective through September 30, 2016. After that date, the Engineer shall be afforded the opportunity to revise this schedule to account for changes in costs

50 Broadway
Hawthorne
New York
10532
914.747.2800
olace.com



January 12, 2016

Mr. Robert G. Tait, Finance Director
Newtown Municipal Center
3 Primrose Street
Newtown, CT 06470

RE: Professional Services Agreement
Envelope Commissioning Services – Sandy Hook Elementary School

Dear Mr. Tait,

We are pleased to submit our proposal to provide commissioning services for the above referenced project. For the purposes of this proposal, the term “client” refers to the Town of Newtown and the term “engineer” refers to Sustainable Engineering Solutions, LLC (SES).

1 BACKGROUND

Based on the requirements of the Connecticut High Performance Building Standards, we understand that the project requires envelope commissioning. The purpose of this commissioning effort will be to verify and document that the building envelope has been designed and constructed in accordance with the Owner's Project Requirements, Basis of Design and Contract Plans & Specifications.

2 SCOPE OF SERVICES

The following scope of work is broken into two phases.

- Phase 1 – Design Phase Commissioning Services
- Phase 2 - Construction Phase Commissioning Services

2.01 Task 1- Design Phase Commissioning Services

2.01.1 Conduct a commissioning design review of the Owner's Project Requirements (OPR), Basis of Design (BOD), and the 100%-construction documents and provide written commentary to the design team.

2.02 Task 2- Construction Phase Commissioning Services

2.02.1 Conduct an early construction phase envelope commissioning kick off meeting with the contractors.

2.02.2 Attend select coordination meetings. (2 meetings included)

2.02.3 Conduct select product submittal reviews.

2.02.4 Review the envelope mock-up as it is constructed. (4 site visits included)

2.02.5 Site visits for the initial assembly of the major envelope components such as foundation waterproofing & insulation, air vapor barrier systems, flashing, fenestration, insulation and roofing. (6 site visits included)

2.02.6 Review contractors field quality reports.

2.02.7 Perform periodic site visits during the ongoing construction of the envelope. (4 site visits included)

2.02.8 Witness the contractor owed field testing. (2 days of site time)

2.02.9 Maintain a running deficiency log with record of resolutions.

3 TERMS AND CONDITIONS

3.01 Basis of Agreement:

The Standard Form of Agreement between Owner and Engineer for Professional Services (E-500), latest edition, prepared by The Engineers Joint Contract Documents Committee (EJCDC), shall serve as the basis for agreement and is incorporated herein by reference. In the event of a conflict between this proposal and the EJCDC document, this proposal shall supersede said document.

3.02 Proposal Limitation:

This proposal is limited to the Scope of Engineering Services described in Section 2.0 above. Additional services are available in accordance with section 6.02.1. Services resulting from changes necessary due to construction cost over-runs, change orders, review of alternate systems beyond those described above or construction procedures that are outside of the control of the engineer are not part of our scope of basic services. Review of alternates or submissions referred to as value engineering is not part of our scope of basic services. Examples of items not included in our Engineering Services Fee are:

- 3.02.1 Any costs associated with efforts of the trade contractors in support of the commissioning efforts.
- 3.02.2 Design Engineering Services.
- 3.02.3 Estimating cost of construction and/or costing or budgeting of alternative systems for comparison.
- 3.02.4 Construction Administration or Management services.
- 3.02.5 Extensive changes made to the original Contract Documents.
- 3.02.6 Performing work beyond normal business hours.
- 3.02.7 Project extension requiring additional work.
- 3.02.8 Energy Modeling.

3.03 Hazardous Substances:

The Engineer shall not be responsible for the identification, removal, testing and/or certification of removal relative to any hazardous substance including, but not limited to, asbestos, PCB's, Petroleum, Hazardous Waste and similar substances. Both parties acknowledge that the Engineer's scope of services does not include any items related to a Hazardous Environmental Condition.

3.04 Client Furnished Materials:

The client shall provide the engineer with all criteria and full information as to the client's requirements for the project, including design objectives and constraints, space, capacity, and performance requirements, flexibility, and expandability, and any budgetary limitations. The client shall furnish copies of all design and construction standards, typically through the design team, to be addressed in the design. Additional project related documentation required for execution of the above work includes the following:

- Architectural/Engineering Design Narrative
- Owner's project requirements and basis of design documentation
- Current CT HPB scorecard

4 CONSULTANTS

The engineer shall perform all services identified under this agreement. We do not anticipate the need to engage a sub-consultant at this time. In the event that a need for a sub-consultant is identified, we shall discuss that need with you and obtain your approval before proceeding.

5 SCHEDULE

We are prepared to commence work on this project immediately with receipt of written authorization to proceed and receipt of client furnished materials as defined in paragraph 3.04. Immediately upon our commencement, we shall conduct a "kick-off" meeting with the client and define a mutually acceptable schedule for the delivery of this project.

6 COMPENSATION

Our fee for Scope of Services shall be as follows:

6.01 Basic Engineering Services:

6.01.1 Our fee for the commissioning services described in Section 2.0 shall be as follows:

Envelope Commissioning Services	\$14,000
--	-----------------

6.01.2 All nominal project related expenses have been included in the above fee. Nominal expenses include printing, plotting, postage, travel & lodging, messenger services, photographic services, overnight mail and similar items as appropriate and necessary to provide the services related to your project.

6.01.3 Our fee for commissioning services described in Section 2.0 is based on the entire substantial completion of project by July 1, 2016. Should the project be delayed or extended beyond the stated date, the Engineer will be afforded the opportunity to increase stated fees and fee schedules to account for changes in salaries and other related costs.

6.02 Additional Engineering Services:

6.02.1 Additional Services of the Engineer shall be compensated on an hourly basis at our standard billing rates, per our current rate schedule, unless a stipulated sum is mutually agreed upon. No Additional Services shall be performed without prior written authorization from the Client.

6.03 Terms of Payment:

6.03.1 Invoices shall be submitted upon completion of a phase or monthly based on percentage complete at that time. Payment is due thirty (30) days from the date of invoice. If any payment is fifteen (15) days past due or more, the engineer may, after giving seven (7) days written notice to the client, suspend services under this agreement until the engineer has been paid in full all amounts due for services, expenses, and other related charges.

6.03.2 Invoices that remain unpaid for 30 days after the date of the invoice are subject to a 1.5% monthly service charge on the unpaid balance. For any balances unpaid for more than 90 days from the date of invoice, the client shall pay all collections costs including legal fees.

7 PUBLICITY

The engineer shall have the right to photograph the project covered by this agreement and to use the photos in the promotion of their professional practice through advertising, public relations, brochures or other

marketing materials. The client also agrees to cite Sustainable Engineering Solutions, LLC. in its publicity, job site signage, presentation and public relations activities when mentioning this project.

8 INSURANCE

The Engineer shall maintain Workman's Compensation and General Liability Insurance throughout the period of this agreement. Certificates of insurance are available on request.

9 STANDARD OF PRACTICE

Services performed by the Engineer under this Agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. No other representation expressed or implied, and no warranty or guarantee is included or intended in this Agreement, or in any report, opinion, document, or otherwise.

This Proposal will remain in effect for a period of forty-five (45) days from the date of issue. After that date, the Engineer will be afforded the opportunity to revise fee schedules to account for changes in salaries and other related costs. Should you find this proposal is acceptable, kindly sign where indicated below and return one executed copy for our records.

Thank you for the opportunity and we look forward to working with you on this project.

Sincerely,

Sustainable Engineering Solutions, LLC



Ernest Lawas, P.E., CCP, CEM, LEED AP
Principal

ACCEPTED BY: _____ PRINT NAME: _____
(Signature)

PRINT TITLE: _____ DATED: _____

CC: File



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

**Newtown Community Center Project
STATUS UPDATE
January 26, 2016**

Project Concept Development:

Results of the Community Survey are posted on the Town website and the Newtown Community Center Commission Facebook page.

In December, the Legislative Council confirmed that the development of the Community Center project would be funded through the \$10 million GE grant and the potential use of up to \$7.5 million in CIP monies. CIP funds are subject to review and approval by the LC on a project basis and would be part of future years' bond packages if approved by taxpayers at a Town Meeting.

The Community Center Commission has developed pre-project construction cost estimates and operating budgets for alternative configurations of the Community Center including 1) a facility with shared community spaces and ice rink, 2) shared community spaces and a multi-lane pool and 3) shared community spaces with both a pool and ice rink.

A majority of the Community Center Commissioners favor presenting all three concepts at community forums to gauge resident preferences. After a series of forums, the project concept will be finalized and presented as the Commission's recommendation to the Board of Selectmen.

Community Information Sessions:

Scheduled for the following dates (locations to be determined):

- Thursday, Feb. 4 at 7pm
- Saturday, Feb. 6 at 10am
- Tuesday, Feb. 9 at 7pm, Council Chambers, Municipal Center
- Saturday, Feb. 13 at 10am

Tentative Approval Timeline:

Newtown Community Center Commission Meeting – February 23
Legislative Council Presentation – March 2
Board of Selectmen Set Referendum Date – March 7
Potential Referendum Date – April 2