



**Town of New Fairfield
Permanent Building Committee
4 Brush Hill Road
New Fairfield, CT 06812**

MEETING MINUTES

**Tuesday, August 10, 2021, at 7:30 p.m.
Virtual meeting via Zoom**

Members present: Mike DelMonaco (Vice Chair), Paul Boniello, Ann Brown, Don Kellogg, Ed Sbordone (Alternate)

Members absent: George Martignetti (Chair), Anthony Yorio (Alternate)

Others Present:

Selectman: Khristine Hall

New Fairfield Public Schools Administrators: Dr. Richard Sanzo

BOE: Rick Regan

Colliers Project Leaders: Scott Pellman, Mark Schweitzer

JCJ Architecture: Bill Ayles

O&G Industries: Lorel Purcell, Jason Travelstead, Mark Sedensky, Zach Rowley, Brian Pracuta

Call to order:

Director of Business Operations Dr. Richard Sanzo explained the rules and procedures for virtual meetings. Vice Chairman Mike DelMonaco called the meeting to order at 7:31p.m.

Pledge of Allegiance

Opening Public Comment

Approval of Minutes – July 19, 2021 and July 27, 2021 – Members stated they did not receive meeting minutes. PBC secretary agreed to resend to the group.

CM Update

- CELA update – O&G provided an update on the CELA building project:
 - Site demolition items for this summer are completed
 - Footing and foundation work has begun
 - Parking lots being restored
 - Getting school ready for children to return August 30th
 - Finishing up the interior space close to the gym

O&G introduced the new Project Manager Zach Rowley to the members. Mr. Rowley provided a brief update on the progress and noted he is looking forward to working with the PBC.

PBC reminded O&G they would like a meeting with Zach to discuss his qualifications and work history.

- CELA Review and Discuss Price Proposal – O&G asked the committee if they had any questions on the price proposal. Members discussed language used in the contract about change orders. O&G stated there is wording in the contracts that lets the trades know they are responsible for any delta between the basis of design equipment vs. named acceptable equipment. O&G read clarification item 19 from their list. The PBC requested that O&G send the contracts and specify the language that would protect New Fairfield if this issue arose. Colliers confirmed that part of it was included in this meetings packet, and would post the trade contract language from O&G.
- High School Bidding update – O&G stated all bids have been received and scoped. All trades are providing cost saving ideas. O&G presented a price proposal cost summary sheet which considers all the low bidder amounts, a list of cost saving ideas that have not been fully vetted with the project team, and a timeframe on contract awards. The team talked through several of the cost saving items.
- Discussion New Haven Glass Letter to Rescind Bid – PBC members noted a formal motion would be made later in the meeting to allow New Haven Glass to rescind their bid.
- Discussion of Award of Critical Bid Packages – O&G stated next Tuesday 8/17 at the PBC special meeting they would like the following bid packages awarded: site work, structural steel, and concrete. They would like all other packages to be awarded at the next regular PBC meeting on 8/24.
- Discussion of all pending PCO's – moved to OPM update

Architect Update

- Construction update – High School - Scope reviews for the High School bids were completed last week. They will be meeting as a team to review the cost saving items discussed tonight.
CELA - Revised drawings and specifications for the underground water storage tanks were submitted to O&G today.

OPM Update

- Discussion of all pending PCO's – Colliers reviewed pending PCO's sent in the committee meeting packet. They requested action on PCO numbers: 001, 004, and 007.
- Discuss proposal for Indoor Air Quality testing at CELA – This item is to have Hygenix test the air quality at MHHS prior to the school reopening on 8/30/21.

- Discuss Materials Testing Proposal Form for High School – Colliers reviewed the Materials Testing & Special Inspections bid form that will be sent to testing labs on the state bid list.

Approvals

Mike DelMonaco made a motion to authorize Colliers to coordinate with the Town to solicit materials testing proposals for the High School project utilizing the State bid list. Don Kellogg seconded the motion. **Vote: 4-0-0 (Motion Approved)**

Mike DelMonaco made a motion to accept the New Haven Glass & Mirror letter to rescind dated August 4, 2021. Ann Brown seconded the motion. **Vote: 4-0-0 (Motion Approved)**

Proposals

Mike DelMonaco made a motion to approve the proposal from Hygenix Inc. dated July 27, 2021, for the evaluation of indoor Air Quality within the Meeting House Hill School prior to school occupancy in the amount of \$5,020. Don Kellogg seconded the motion. **Vote: 4-0-0 (Motion Approved)**

Proposed Change Orders

Mike DelMonaco made a motion to approve PCO 001 dated 7/16/2021 for a credit for acoustical lagging and duct liner in the amount of (-225,807). Don Kellogg seconded the motion. **Vote: 4-0-0 (Motion Approved)**

Mike DelMonaco made a motion to approve PCO 004 dated 7/29/2021 for lean concrete installed below footings as directed by the geotechnical engineer in the amount of \$59,531. Paul Boniello seconded the motion. **Vote: 4-0-0 (Motion Approved)**

Mike DelMonaco made a motion to approve PCO 007 dated 8/4/2021 for the removal and replacement of structural fill below footings as directed by the geotechnical engineer in the amount of \$27,444. Don Kellogg seconded the motion. **Vote: 4-0-0 (Motion Approved)**

Purchase Order Increases

Mike DelMonaco made a motion to increase Hygenix PO 21000569 for the CELA project in the amount of \$5,020. Ann Brown seconded the motion. **Vote: 4-0-0 (Motion Approved)**

Requisitions and Invoices

Mike DelMonaco made a motion that the Permanent Building Committee approve the Invoice packet for the Consolidated Early Learning Academy project dated 8/10/2021 in the amount of \$29,291.20. Paul Boniello seconded the motion. **Vote: 4-0-0 (Motion Approved)**

Mike DelMonaco made a motion that the Permanent Building Committee approve the Invoice packet for the High School project dated 8/10/2021 in the amount of \$22,315.60. Don Kellogg seconded the motion. **Vote: 4-0-0 (Motion Approved)**

Paul Boniello asked what walk throughs would be done prior to opening MHHS to students and staff? Colliers confirmed that O&G would get the buildings ready, air quality testing would take place, and then walk throughs with all interested parties would be completed prior to the building opening.

Mike DelMonaco asked if there would be any parking issues? O&G confirmed that the contractors are parking at the church next door and the parking lots at MHHS would be put back together for the administration.

Closing public comment

Adjournment

Mike DelMonaco made a motion to adjourn at 9:00pm. Paul Boniello seconded the motion.
Vote 4-0-0 (Motion approved)

Received by Email on 9/8/2021 @ 1:50 pm
by Pamela J. Dohan, Town Clerk, New Fairfield