



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

SPECIAL MEETING MINUTES

Monday, August 17, 2021, at 7:30 p.m.

Virtual meeting via Zoom

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

Members absent: Anthony Yorio (Alternate)

Others Present:

New Fairfield Public Schools Administrators: Dr. Richard Sanzo, Dr. Pat Cosentino, James D'Amico

New Fairfield Fire Department: Derreck Guertin

Colliers Project Leaders: Scott Pellman, Mark Schweitzer

JCJ Architecture: Christine O'Hare, Peter Bachman, Bill Ayles

O&G Industries: Lorel Purcell, Jason Travelstead, Joe Vetro

Call to order:

Director of Business Operations Dr. Richard Sanzo explained the rules and procedures for virtual meetings. Chairman George Martignetti called the meeting to order at 7:32p.m

Pledge of Allegiance

Opening Public Comment

CELA Project Discussions

- Discussion and potential approval of the CELA Price Proposal – Colliers project leaders referenced item #19 from the O&G Price Proposal that was discussed in the meeting on 8/10/21. Colliers confirmed that O&G had amended the contract and modified language under item #36 that supports what the PBC was looking for.
- Colliers advised the PBC on PCO's that will be presented at next week's meeting:
 - PCO #5: Connector and how it ties into the existing gym
 - PCO #6: Fire protection seismic joint that was not shown
 - Working on a sanitary pump chamber and piping issuePBC requested that the RFI response be attached to the cost breakdown for the change. Colliers confirmed that all PCOs will include RFIs, supporting documentation, proposal request and all supporting documentation.

High School Project Discussions

- Draft Price Proposal review – Colliers reviewed O&G's bid tabulation sheet with the group.

- Review of value engineering suggestions for a path forward – Colliers reviewed items identified for potential cost savings.
- Review of recommended critical package awards – Colliers advised the PBC that they feel there is adequate budget for the project allocated with the contingency in place to recommend starting to award contracts. They will continue to look for project savings to bolster the contingency. Colliers stated the four packages they would like approval on are: 1.02 – Site Work, 1.03 – Concrete, 1.05S - Structural Steel, 1.15 - Electrical & 1.16 - Fire Alarm.

O&G clarified CHRO stands for Commission and Human Rights and Opportunities. They are involved in all projects with public funding where contracts greater than 50k are awarded. They like to ensure a percentage of the contracts are awarded to small businesses.

Approvals

George Martignetti made a motion to approve the CELA Phase 1 Price Proposal from O&G Industries dated August 6, 2021, in the amount of \$20,904,671. Paul Boniello seconded the motion. **Vote: 5-0-0 (Motion Approved)**

High School cost savings recommendations

George Martignetti made a motion to approve the recommended cost savings items for the High School currently totaling \$444,965. Motion amended to specify cost savings items as:

1. Re-bid the low voltage scope of work which only had one bidder due to CHRO requirements and was \$212,000 over the estimated budget for that package. - Assumed savings \$100,000.
2. Change ceiling angles from L type to shadow moldings -savings \$11,500
3. Provide STC -40 doors ILO sound doors at the rear of the stage – savings \$26,500
4. Replace all stainless-steel ductwork for pool locker rooms with Galvanized – savings TBD
5. PVC condensate piping ILO copper – savings \$103,000
6. Loading dock guardrail to be regular galvanized and not use color galvanizing – savings \$3,000
7. Accept deduct alternate #1 provide topsoil and seeding ILO reinforced turf, could be put back in the project at the end if contingency funds are available – savings \$86,465
8. Electrical and Fire alarm combined bid savings \$114,500

Don Kellogg seconded the motion. **Vote: 5-0-0 (Motion Approved)**

High School Initial package awards

George Martignetti made a motion to approve the award of bid package 1.02 sitework including the acceptance of the deduct alternate No 1 to Richards Corporation in the amount for a total bid of \$8,244,212. Don Kellogg seconded the motion. **Vote: 5-0-0 (Motion Approved)**

George Martignetti made a motion to approve the award of bid package 1.05S structural steel to United Steel in the amount of \$5,358,000. Mike DeMonaco seconded the motion.

Vote: 5-0-0 (Motion Approved)

George Martignetti made a motion to approve the award of bid package 1.03 concrete to Marguerite Concrete in the amount of \$3,189,000. Paul Boniello seconded the motion.

Vote: 5-0-0 (Motion Approved)

George Martignetti made a motion to approve the award of the combined bid packages 1.15 Electrical and 1.16 Fire Alarm to Banton Construction in the amount of \$6,964,000. Ann Borwn seconded the motion. **Vote: 5-0-0 (Motion Approved)**

Closing public comment

Adjournment

George Martignetti made a motion to adjourn at 8:17pm. Paul Boniello seconded the motion.

Vote: 5-0-0 (Motion approved)

Received by Email on 9/15/2021 @ 9:32 am
by Pamela J. Dohan, Town Clerk, New Fairfield