



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

MEETING MINUTES

**Tuesday, August 24, 2021, at 7:30 p.m.
Virtual meeting via Zoom**

Members present: George Martignetti (Chair), Paul Boniello, Don Kellogg, Ed Sbordone (Alternate)

Members absent: Mike DelMonaco (Vice Chair), Ann Brown, Anthony Yorio (Alternate)

Others Present:

Selectman: Khristine Hall

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

Colliers Project Leaders: Scott Pellman, Mark Schweitzer

JCJ Architecture: Christine O'Hare

O&G Industries: Lorel Purcell, Jason Travelstead, Zach Rowley, Brian Pracuta, Joe Vetro

Langan: Katy Gagnon

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 7:33p.m.

Pledge of Allegiance

Opening Public Comment

Approval of Minutes – August 10, 2021 – George Martignetti made a motion to approve the minutes from the meetings on August 10, 2021. Paul Boniello seconded the motion.

Vote 3-0-0 (Motion approved)

OPM Update

- CELA school opening – walk through update
Colliers reported several school walk throughs with stake holders to ensure MHHS was ready to reopen for teachers and students. All the spaces were approved to reopen on time.
- High School update – Phil Ross will be moved to an office in the middle school so O&G can occupy their construction office trailer. Colliers will be requesting a motion later in the meeting to allow WB Meyer to proceed with the move.

CM Update

- CELA Construction update

- Discussion of sanitary pump chamber relocation due to unknown existing conditions – The existing sanitary line is coming out of the building at a location and depth that was unexpected that will prohibit the pump chamber being placed where it was originally designed to go. O&G is working closely with the design team and Colliers to develop a plan. Cost implication is not ready for discussion.
 - PBC asked for the complete RFI package to allow time to review details prior to voting on an approval request.
- Discussion of additional abatement – O&G stated this item is for the area of the building that needs to be disturbed to accommodate the addition of the new corridor. It was discovered that the existing vapor barrier contains asbestos. O&G suggested using a termination bar on the existing building instead of removing brick.
 - PBC asked who would make the recommendation on this issue? Colliers clarified the recommendation would come from JCJ.
- Discussion of potential roofing materials supply chain delay – A four-month supply chain delay has been identified for the insulation that was specified in the roof design. A PCO has been sent to the design team and will be discussed soon.
 - PBC asked if the alternate insulation products, approved as equals, are available for on time delivery? O&G stated the roofing company has exhausted all avenues to obtain materials. Members discussed roofing materials and allowable substitutions for roofing materials.
- Discussion of potential schedule impact of unsuitable soils – O&G reported a possible five-week impact to the project on this issue. They reported working to minimize that impact to a three-week delay. Members discussed options to reduce schedule delays.
- High School bidding and award update – AAIS has been scoped and an approval letter has been drafted. The bids received on July 15th will expire August 29th. If the bids are not approved there is risk the contractors won't hold their pricing. O&G is requesting that the PBC reject the bid for the 1.17 low voltage package so they can prepare the re-bid package. O&G is also asking for the PBC to approve the trade contractors on the list provided in the meeting package.
- O&G discussed on site work including setting up perimeter, bringing in equipment, and clearing trees beginning next week at the HS school.

Executive session pursuant to CGS §1-200(6)E and 1-210(b)24 for New Fairfield High School Bidding Matter – Meeting entered executive session at 8:22pm - George Martignetti made a motion to enter executive session with all PBC members, Brian Pracuta, Jason Travelstead, Joe Vetro, Lorel Purcell, Mark Schweitzer, Scott Pellman, Rich Sanzo, and Pat Cosentino. Don Kellogg seconded the motion.

Vote 3-0-0 (Motion approved)

Meeting resumed at 8:47pm – George Martignetti made a motion to exit executive session at 8:47pm. Paul Boniello seconded the motion. **Vote 3-0-0 (Motion approved)**

Architects Update

JCJ stated they have been working on submittals and RFIs for CELA and VE items for the High School. The FF&E processing is coming up for CELA and they will reach out to Dr. Sanzo, staff and administrators to begin.

Proposals

George Martignetti made a motion to approve the High School O&G price proposal dated August 24, 2021, in the amount of \$66,918,190 along with the award of the demolition and abatement package to AAIS in the amount of \$2,898,962 for a total project cost of \$69,817,152. Paul Boniello seconded the motion. **Vote: 3-0-0 (Motion Approved)**

George Martignetti Mike DelMonaco made a motion to authorize Colliers Project Leaders to award all moving services for the High School project to WB Meyer based on State contract 14PSX0161. Don Kellogg seconded the motion. **Vote: 3-0-0 (Motion Approved)**

Proposed Change Orders

Members discussed the pricing for the 4” seismic joint.

George Martignetti made a motion to approve PCO 006 for the CELA project dated 8/13/2021 to furnish and install a 4” seismic joint per RFI 003 in the amount of \$6,069. Paul Boniello seconded the motion. **Vote: 3-0-0 (Motion Approved)**

Purchase Order Increases

George Martignetti made a motion to increase Hearst Media PO #20000040 for the CELA project in the amount of \$563.70. Don Kellogg seconded the motion. **Vote: 3-0-0 (Motion Approved)**

Requisitions and Invoices

George Martignetti made a motion that the Permanent Building Committee approve the Invoice packet for the Consolidated Early Learning Academy project dated 8/24/2021 in the amount of \$49,616.11. Paul Boniello seconded the motion. **Vote: 3-0-0 (Motion Approved)**

George Martignetti made a motion that the Permanent Building Committee approve the Invoice packet for the High School project dated 8/24/2021 in the amount of \$10,666.68. Don Kellogg seconded the motion. **Vote: 3-0-0 (Motion Approved)**

Closing public comment

Lorel Purcell reminded the committee that a formal motion will need to be made to reject the bid for the low voltage contract.

Adjournment

George Martignetti made a motion to adjourn at 9:03pm. Don Kellogg seconded the motion. **Vote 3-0-0 (Motion approved)**