



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

MEETING MINUTES

**Tuesday, September 14, 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:

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

New Fairfield Fire Department: Derrek Guertin

New Fairfield BOE: Rick Regan

Colliers Project Leaders: Scott Pellman, Mark Schweitzer

JCJ Architecture: Christine O'Hare, Bill Ayles, Alison DiVenere

O&G Industries: Lorel Purcell, Zach Rowley, Joe Vetro

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 – Mike DelMonaco made a motion to approve the minutes from the meeting on July 19, 2021. Don Kellogg seconded the motion. **Vote 3-0-0 (Motion approved)**

July 27, 2021 – Mike DelMonaco made a motion to approve the minutes from the meeting on July 27, 2021. Don Kellogg seconded the motion. **Vote 3-0-0 (Motion approved)**

August 17, 2021 – Mike DelMonaco made a motion to approve the minutes from the meeting on August 17, 2021. Paul Boniello seconded the motion. **Vote 4-0-0 (Motion approved)**

August 24, 2021 – Mike DelMonaco made a motion to approve the minutes from the meeting on August 24, 2021. Don Kellogg seconded the motion. **Vote 3-0-0 (Motion approved)**

August 31, 2021 – Mike DelMonaco made a motion to approve the minutes from the meeting on August 31, 2021. Don Kellogg seconded the motion. **Vote 4-0-0 (Motion approved)**

OPM Update

- High School Materials Testing RFP – Colliers advised they received three responses from the state contract list. Test-con was the low bidder and Colliers recommended them for materials testing and inspection services.

CM Update

- CELA Construction update –
 - Discussion of CCD003 existing septic tank and pump chamber - O&G advised that as of Saturday the new sewer system is live. Pump chambers have been tested and everything is working well. Due to the sewer line work the construction schedule was re-sequenced to keep construction crews moving. O&Gs current focus is on foundations.
 - PBC asked the results of the dye test that was requested at the previous meeting. O&G, Colliers, and JCJ confirmed a dye test was not performed. PBC specified that the new pipe should not be covered up until a dye test is completed and noted the point of requesting a dye test was to ensure storm water was not routed to the septic.
 - Discussion of PCOs – Colliers confirmed five PCOs included in the meeting packet. **PCO 008** – Spring deflection credit – PR6 from the design team to reduce the spring deflection on the roof curbs. **PCO 009** – Relocation of security panel and keypad in the gym. JCJ confirmed the control panels were not picked up in the as built drawings. **PCO 011** – Roof liter tie in – During excavation a roof liter was discovered that was not shown on the drawings.
 - PBC asked if PCO 011 would be considered a design error? Colliers stated it would be considered an error and omission. The group reviewed the RFI and response. PBC stated more information was needed to review PCO 011.
 - PCO 012** – Review of unsuitable soils – Colliers stated this PCO is for the accumulated structural fill for August for CCD1. **PCO 013** – New walls due to locker – JCJ stated the school chose to relocate lockers in the lobby outside of gymnasium. PCO 013 is for refinishing the wall and relocating the lockers. Rich Sanzo clarified that he and the MHHS Principle reviewed and authorized this change. The NF Fire Marshall commented that when changes like PCO 013 go through it is important for town officials review them to prior to the change to ensure proper review, permits, and inspection. JCJ & O&G assured the group they will reach out to town officials and develop a plan for changes at both construction sites.
 - Discussion of potential roofing materials supply chain delay – O&G and JCJ reviewed the industry wide issue with delayed Polyiso materials. JCJ outlined three major concerns with PCO 010 (roof materials issue – temporary roof): 1. There is potential for condensation within the building while the temporary roof is on during winter conditions. 2. Final construction of the permanent roof over the temporary roof could result in water trapping between the two roofs. 3. The temporary roof would not be sloped and JCJ noticed an exclusion in the PCO for

pushing water off the roof which could cause some stress and sagging on the roof deck. JCJ will be putting together a summary of all the roofing options discussed that outlines lead time concerns, cost, pros & cons, and what systems JCJ recommends. JCJ is not recommending approval of PCO 010 as written. JCJ is looking at other insulation products: expanded eps system or an extruded xps system.

- PBC asked if both options were walkable without deforming and JCJ stated no and that a cover board would have to be added. Members continued a discussion on schedule impact. PBC requested a separate meeting to help with the roofing issue.
- High School bidding and award update
 - Review of value engineering items – Colliers reviewed the list of VE items and if they were recommended or not.
 - Discussion of low voltage package – O&G requested that the PBC reject all bids for this package so they can prepare to re-bid the package with some slight changed.
- High School construction update – O&G noted that the DEP permit was approved last week, and the site contractor began clearing work.
 - PBC asked if the construction area is isolated and O&G responded that installation of the perimeter fence has begun.

Architects Update

- **Add service for the design of the lights at the temporary bus lot** - JCJ stated an FF&E meeting is being scheduled for Monday. There will also be a technology meeting scheduled after Monday. JCJ sent a proposal for additional lighting at the temporary bus lot.

Approvals

Mike DelMonaco made a motion to accept the proposal and approve a requisition from Test-Con dated September 7, 2021, in the amount of \$95,839.00 for materials testing services for the High School project. Don Kellogg seconded the motion. **Vote: 4-0-0 (Motion Approved)**

Change Orders

Mike DelMonaco made a motion to approve CCD 003 for the CELA project dated 9/10/21 for revision to existing deep pump chamber and septic tank, refer to O&G PCO 015. Ann Brown seconded the motion. **Vote: 4-0-0 (Motion Approved)**

Mike DelMonaco made a motion to approve PCO 008 for the CELA project dated 8/10/2021, credit for reduction in spring deflection for HVAC equipment per PR 006 in the amount of (\$20,071.00). Don Kellogg seconded the motion. **Vote: 4-0-0 (Motion Approved)**

Mike DelMonaco made a motion to approve PCO 009 for the CELA project dated 8/13/2021 for RFI 007 to relocate existing security panels not shown on the drawings, in the amount of \$5,499.00. Paul Boniello seconded the motion. **Vote: 4-0-0 (Motion Approved)**

Mike DelMonaco made a motion to approve PCO 012 for the CELA project dated 9/1/2021 to remove unsuitable materials and replace with structural fill per CCD 001 in the amount of \$6,405.00. Don Kellogg seconded the motion. **Vote: 4-0-0 (Motion Approved)**

Mike DelMonaco made a motion to approve PCO 013 for the CELA project dated 9/2/21 to remove and store lockers and finish walls per RFI 037 in the amount of \$11,744.00. Don Kellogg seconded the motion. **Vote: 4-0-0 (Motion Approved)**

Mike DelMonaco made a motion that the Permanent Building Committee agree to accept the recommendations on the following VE items for the High School at this time:

1. Delete Bleacher Stair in Commons – not recommended
3. Delete pool locker room renovations scope of work– not recommended
13. Reduce cold-formed metal framing from L/720 to L/600 - recommended
17. Provide aluminum windings for all transformers in lieu of copper – recommended if appropriate credit is negotiated
18. Provide aluminum feeders to switchboards and panels, #10 cable or larger only, per specifications – recommended engineer to approve feeder sizes
19. Below slab branch circuitry in lieu of overhead – not recommended
43. Substitute 4x8x16 standard ground face units for specified 2.25” x 24” westbricks – not recommended
47. Not recommended - change sanitary, storm and vent above ground and all the grease waste from cast iron to PVC except we are recommending vent piping should be converted to PVC.

Don Kellogg seconded the motion. **Vote: 4-0-0 (Motion Approved)**

Mike DelMonaco made a motion that the Permanent Building Committee reject the bid for Bid Package 1.17, Low voltage dated July 15, 2021, and authorize O&G to bid the revised Bid Package 1.17, Low Voltage. Paul Boniello seconded the motion.

Vote: 4-0-0 (Motion Approved)

Purchase Order Increases

Mike DelMonaco made a motion to approve JCJ proposal dated 9/14/21 in the amount not to exceed \$10,000.00 to be tracked on time and material basis for the design of site lighting and modifications for the temporary bus lot at the high school. 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 requisition for WB Meyer for moving services for the High School Project dated 9/14/21 in the amount of \$7,500.00. 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 Consolidated Early Learning Academy project dated 9/14/21 in the amount of \$1,194,153.06. 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 9/14/21 in the amount of \$96,220.08. Don Kellogg seconded the motion. **Vote: 4-0-0 (Motion Approved)**

Don Kellogg made a motion to rescind previous approval of cost savings item number 35 to replace stainless steel duct work with venture clad. Mike DelMonaco seconded the motion. **Vote: 4-0-0 (Motion Approved)**

PBC asked how the committee would be notified of the negotiated number for committee review. Colliers noted the committee would be notified via email. O&G added that the VE items would be added via change order and not added to the contract. O&G will include the VE id number on the PCOs.

Closing public comment

A resident from 68 Gillotti road reported receiving letters about blasting. She stated the site plan seemed unavailable for public inspection. O&G responded that the site plans are available in their office at 74 Gillotti road. The resident also stated that an orange sign was put at the end of her driveway and obstructed her view. O&G confirmed they would have the sign removed right away. PBC asked if there was a way for community members with concerns to reach O&G directly instead of waiting for PBC meetings every two weeks. O&G stated they can be reached directly at 860-601-9104.

Adjournment

Mike DelMonaco made a motion to adjourn at 9:36pm. Don Kellogg seconded the motion. **Vote 4-0-0 (Motion approved)**

Received by Email on 09/23/2021 @ 09:06 AM
by Chrystie M. Bontempo, Asst. Town Clerk, New Fairfield