



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

MEETING MINUTES

**Tuesday, September 28, 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, James D'Amico

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

Consulting Engineering Services: Mike Bouchard

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 7:32p.m.

Pledge of Allegiance

Opening Public Comment – Ms. Claudia Thiel speaking on behalf of her father Klaus Thiel of 66 and 68 Gillotti Road stated concern over insufficient buffer zone to the north and northwest end of the property. She also expressed concern about the impervious surface and plantings that have been removed from the site plans.

Approval of Minutes –

September 14, 2021 – George Martignetti made a motion to approve the minutes from the meeting on September 14, 2021. Mike DelMonaco seconded the motion.

Vote 5-0-0 (Motion approved)

OPM Update

- Discussion of Builder's Risk Policy – Colliers explained this is a policy the owner takes out for any of the contents within the construction that have been paid for but not yet turned over. They proposed a policy with a \$25,000.00 deductible for each project. Colliers clarified the policy would cover natural disasters. This is an add on policy that's offered during construction and not covered in existing town policies. Cost for these policies were anticipated and included in the overall project budget.

- Colliers noted two proposal items. The first is for Eversource to relocate the electrical power for the stadium to the east drive. The second request is from the Fire Department to purchase Knox locks for the construction site. This provides a standard for access to the construction site in case of emergency.
 - PBC requested that the town retain the locks for future projects.

CM Update

- CELA Construction update – O&G stated foundations are wrapping up in F building. Under slab utilities have begun. Foundation walls in D & E are 80-90% complete. Steel installation will begin November 1st. The sewer lateral is live.
 - PBC requested the resolution of the dye test. O&G and Colliers stated they are working with Phil and putting a test plan together. PBC and team members continued to discuss the coordination and details of the dye test.
- PCOs – Colliers provided updates on PCOs:
 - PCO 011 – Tie in of existing roof leaders of the MHHS Gym for \$32,085.00.
 - PBC asked what the process is for determining cost responsibility for E&Os. Colliers explained there is a provision in the architect’s contract for 1% of total construction costs for E&Os. Once E&Os start approaching the 1% threshold, they will be brought forth for a discussion with PBC and the design team. CES confirmed there was a gap in coordination between them and the civil engineer. When the pipes were demolished on the civil drawings they should have been added as new work to the plumbing.
 - PCO 016 – Relocate HVAC, Water lines, and Fire protection in gym lobby. JCJ confirmed this was an E&O due to not verifying the lines above the drop ceiling.
- Discussion of potential roofing materials supply chain delay – there are two scenarios being explored for this issue.
 - PBC asked when the roofing material was approved and released for procurement. JCJ stated approval was on July 21st. Members continued to discuss project schedules and timelines to understand full impact of delay. Paul Boniello, PBC, requested to be included in a meeting with the team and roofing contractor.

JCJ outlined three options they are researching to help mitigate the impact of roofing materials delay. Those options are: Original base bid, Extruded Polystyrene (XPS), and Expanded Polystyrene (EPS). They requested a special meeting on Tuesday October 5th to present the full impact of these options. The group agreed to a special meeting on October 5th.
- High School bidding and award update – O&G stated the low voltage bids are due next week Tuesday October 5th. An addendum will be issued tomorrow with clarifications, no cost implications. O&G stated there are three potential bids expected.
- High School construction update – O&G stated the perimeter fencing will be completed soon. Topsoil stripping in the building area is complete. Tree removal, stump removal, and chipping that material is complete. O&G stated they have been trying to get Eversource to set poles along the temporary roadway.

Architects Update

- JCJ stated they have been visiting the site on a weekly basis. They are working closely with O&G on any issues that arise in the field. Local building officials have requested the RFIs that have been released to ensure they are up to date on any changes being made.
 - PBC asked if a list of expected submittals has been created for both projects and who is expected to review them. JCJ confirmed that a list was created, and they identified everyone who needs to review them. JCJ confirmed they would send the list to the PBC.

Proposals

Mike DelMonaco made a motion to accept the proposal and approve a requisition from CIRMA dated 9/8/21 in the amount of \$94,846 to provide Builders risk insurance services for the High School project. George Martignetti seconded the motion. **Vote: 5-0-0 (Motion Approved)**

Mike DelMonaco made a motion to accept the proposal and approve a requisition from CIRMA dated 9/20/21 in the amount of \$37,609.00 to provide Builders risk insurance services for the CELA project. Paul Boniello seconded the motion. **Vote: 5-0-0 (Motion Approved)**

Mike DelMonaco made a motion to accept the proposal and approve a requisition from Eversource dated 9/23/21 in the amount of \$2,188.13 to relocate permanent electrical to the stadium for the High School project. Don Kellogg seconded the motion.

Vote: 5-0-0 (Motion Approved)

Mike DelMonaco made a motion to accept the proposal and approve a requisition from Knox Company dated 8/29/21 in the amount of \$490 to provide Knox boxes for the CELA Project and the Knox boxes are to be turned over to the New Fairfield Fire Department at the conclusion of the project. Don Kellogg seconded the motion. **Vote: 5-0-0 (Motion Approved)**

Change Orders

Mike DelMonaco made a motion to approve PCO 011 for the CELA project dated 9/24/21, to tie in existing rain leaders per Bulletin 07 in the amount of \$32,085.00. Paul Boniello seconded the motion. **Vote: 5-0-0 (Motion Approved)**

Mike DelMonaco made a motion to approve PCO 016 for the CELA project dated 9/20/21, to relocate existing utilities for steel erection in E103 in the amount of \$13,915.00. Don Kellogg seconded the motion. **Vote: 5-0-0 (Motion Approved)**

Requisitions and Invoices

Mike DelMonaco made a motion that the Permanent Building Committee approve the requisition for O&G Industries for Construction of the High School Project per price proposal amendment dated 8/24/21 in the amount of \$66,918,190.00. George Martignetti seconded the motion.

Vote: 5-0-0 (Motion Approved)

Mike DelMonaco made a motion that the Permanent Building Committee approve the requisition for AAIS Corporation for the demolition and abatement for the High School Project per price proposal amendment dated 8/24/21 in the amount of \$2,898,962.00. Paul Boniello seconded the motion. **Vote: 5-0-0 (Motion Approved)**

Mike DelMonaco made a motion that the Permanent Building Committee approve the requisition dated 9/28/21 in the amount of \$2,500.00 for Eversource for the monthly utility bills for the O&G Field Office at 74 Gillotti Road to be paid upon receipt for the High School Project. Don Kellogg seconded the motion. **Vote: 5-0-0 (Motion Approved)**

Mike DelMonaco made a motion that the Permanent Building Committee approve the requisition dated 9/28/21 in the amount of \$3,000.00 for Charter Communications for the monthly utility bills for the O&G Field Office at 74 Gillotti Road to be paid upon receipt for the High School Project. Paul Boniello seconded the motion. **Vote: 5-0-0 (Motion Approved)**

Mike DelMonaco made a motion that the Permanent Building Committee approve the requisition dated 9/28/21 in the amount of \$3,000.00 for Norbert E. Mitchell Company for the monthly utility bills for the O&G Field Office at 74 Gillotti Road to be paid upon receipt for the High School Project. Don Kellogg seconded the motion. **Vote: 5-0-0 (Motion Approved)**

Mike DelMonaco made a motion that the Permanent Building Committee approve the Invoice packet for the Consolidated Early Learning Academy project dated 9/28/21 in the amount of \$29,090.51. Paul Boniello seconded the motion. **Vote: 5-0-0 (Motion Approved)**

Mike DelMonaco made a motion that the Permanent Building Committee approve the Invoice packet for the High School project dated 9/28/21 in the amount of \$12,374.33. Don Kellogg seconded the motion. **Vote: 5-0-0 (Motion Approved)**

Closing public comment

Adjournment

George Martignetti made a motion to adjourn at 8:57pm. Don Kellogg seconded the motion. **Vote 5-0-0 (Motion approved)**