



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

**MEETING MINUTES**

**Tuesday, March 8, 2022, 7:30 p.m.  
Virtual meeting via Zoom**

**Members present:** Don Kellogg (Chair), Mike DelMonaco (Vice-Chair), Paul Boniello, Maureen Clegg, Ed Sbordone (Alternate)

**Members absent:** Anthony Yorio (Alternate)

**Others Present:**

**New Fairfield Public Schools Administrators:** Dr. Pat Cosentino, Dr. Richard Sanzo

**New Fairfield Fire Marshal:** Derrek Guertin

**Colliers Project Leaders:** Scott Pellman, Mark Schweitzer

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

**O&G Industries:** Joe Vetro, Zach Rowley, Chris Miljovski

**Call to order:**

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

**Pledge of Allegiance**

**Opening Public Comment**

Chairman Kellogg announced that Ann Brown resigned from the PBC. He thanked her for her contributions over the years and wished her well. He introduced a new member Maureen Clegg and welcomed her to the team.

**Approval of minutes**

Don Kellogg made a motion to approve minutes from 2/8/2022 and 2/22/2022. Mike DelMonaco seconded the motion. **Vote: 3-0-1 (Motion approved, Maureen Clegg abstained)**

**OPM Update** – Mark Schweitzer stated phases III and IV were brought to OSCG&R in February. The plan completion review meeting is scheduled for mid-March, after which those phases will go out to bid. There is a meeting with administrators to discuss phase V (CELA Playground) at the end of the week. Once the playground plan is complete it will be presented to the PBC and BOE for SCG 042 approval. Mark continued there are four PCOs for the high school for approval tonight, three of which are value engineering items. The other PCO for the high school is for the Eversource alternates. There are two PCOs for CELA, PR 09 one for room 408 technology, and PCO 43 for the GPR at the water tanks. Lastly, he stated the OSCG&R

reimbursement would be wired to the town tomorrow and the grant funding split for the high school is still pending DAS approval.

Scott Pellman requested the PBC look carefully at pages three and four of the committee information packet and reach out with any questions. He welcomed Maureen to the team and offered to assist in getting new members up to speed.

Chairman Don Kellogg noted that PCO for electrical distribution is being mandated by the utility. Even though they had approved bid drawings, they have come back and said the direct bearer of the cable needs to be switched out for a wire in a conduit. He stated all other PCOs were reviewed during the PCO workgroup.

- Paul Boniello asked if adequate credit was given for using MC cable instead of EMT and conduits. Don responded that these items were from the VE list and had been fully vetted. Scott Pellman added that for PCO 21 O&G negotiated the credit up to \$22,500.00.

### **CM Update**

CELA Construction update – Zach Rowley shared pictures of the progress on the CELA site and the following updates:

- Area F:
  - Classrooms have the first coat of paint
  - They are finishing up taping in the corridors
  - The above ceiling MEP work is wrapping up
  - Some lights, registers, and sprinkler heads are being dropped in classrooms
  - Exterior brick is complete
- Area E:
  - Wrapping up MEP rough-in
  - All framing is complete
  - Finishing fire spray in the gym area
- Area D:
  - Mostly sheetrocked, taped, and starting first coat of paint
  - Exterior brick is complete around to the east side of the building
- Mike DelMonaco asked if someone was going around checking for expansion joints in the gypsum walls. Zach stated they are checking them and did have to adjust a few.
- Paul Boniello asked Zach to walk through the critical path for the remaining roof and the front corridor. Zach advised that the roof is complete with exception of two small canopies and the connector corridor. The connector corridor in area E will be poured in April to avoid winter conditions. The rest of the critical path in area E is being worked on.
- Paul asked if they had all the mechanical equipment or were encountering procurement issues that could cause project delay. Zach confirmed that both units were set, millwork is in fabrication, windows are in fabrication and will be delivered soon for area F. He concluded that there are no concerns right now.

- Paul stated he had not received the schedules yet from Colliers and asked Joe if handoff items had been added to the CPM schedules. Joe confirmed those items had been added and Mark Schweitzer noted the schedules would be sent out this week.

Don Kellogg asked Zach to run through the PCO for room 408 while the drawing was up. Zach explained the PR was for three added electrical devices which have been installed, and the other portion of the work is for the classroom speaker system.

High School Construction update – Chris Miljovski shared photos of the progress at the High School site. Joe Vetro highlighted the following updates:

- The PVC is down on about half of the roof, the other half will begin on Friday. Once that is complete area C will be considered dried in.
  - Area D will begin next week, and they anticipate by the end of next week both C and D will be dried in.
  - The first, second, and third floors have been poured in area C.
  - The steel has gone up in the main lobby, and they are preparing for the steel in the gym.
  - Spray fireproofing will begin on Monday if the steel is at least 50 degrees.
- Paul Boniello asked if spray fireproofing the steel is on the critical path to keep on schedule. Joe confirmed it is on the critical path and he can't move forward until the fireproofing is done. Paul continued the discussion and asked if tarps would help contain heat so fireproofing could be done. Joe noted he might utilize some plastic from area D and then the only expense would be fuel costs to heat the area.
  - Derrek Guertin, NF Fire Marshal, asked if the fireproofing could be exposed to moisture. Joe confirmed it's fine once it's cured. Derrek asked Joe to email him the specs on the fireproofing and Joe stated he would.

**Architects Update** – Christine O'Hare JCJ advised they will be heading back to the state next week for the follow-up meeting on the FF&E and Technology packages. They anticipate being able to go to bid soon. In the next few weeks, they will be looking for PBC and BOE approval to bring the CELA playground plan to the state.

- Paul Boniello asked if the equipment from the MHHS playground was saved and could be reused in the future. Zach Rowley stated the playground was demolished and not saved. Christine stated maybe some pieces from the Consolidated playground could be reused.

## Approvals

Chairman Kellogg reminded the PBC that the PCOs were reviewed in detail during the working meeting on Friday. He requested Scott provide an update regarding the GPR at CELA. Scott stated that JCJ and Langan had reviewed the issue and determined it was incumbent upon the contractor to notify the design team if there was a concern for underground utilities, but the owner would be responsible for the expense of ground radar. Colliers requested this interpretation in writing and will send it out to the PBC once received. Don stated he would like

to wait on approving the expenditure until it was received in writing. O&G confirmed it would be ok to wait.

### **Proposed change orders**

Don Kellogg made a motion to approve PCO 020 for the CELA project dated 10/7/21, for PR09 Room 408 Technology, in the amount of \$9,283.00. Mike DelMonaco seconded the motion.

**Vote: 3-0-1 (Motion approved, Maureen Clegg abstained)**

Don Kellogg made a motion to approve PCO 018 for the High School project dated 1/05/22, for Cost-saving VE#42 galvanized loading dock railing, in the amount of (\$3,000.00). Paul Boniello seconded the motion. **Vote: 3-0-1 (Motion approved, Maureen Clegg abstained)**

Don Kellogg made a motion to approve PCO 020 for the High School project dated 3/1/22, for Cost savings items #25, 27, & 31 for casework revisions, in the amount of (\$16,700.00). Mike DelMonaco seconded the motion. **Vote: 3-0-1 (Motion approved, Maureen Clegg abstained)**

Don Kellogg made a to approve PCO 021 for the High School project dated 3/2/22, for cost savings items #15 MC Cable instead of conduit, in the amount of (\$22,500.00). Paul Boniello seconded the motion. **Vote: 3-0-1 (Motion approved, Maureen Clegg abstained)**

Don Kellogg made a motion to approve PCO 022 for the High School project dated 3/2/22, for PR02 Revised Primary Electrical Distribution, in the amount of \$59,538.00. Mike DelMonaco seconded the motion. **Vote: 3-0-1 (Motion approved, Maureen Clegg abstained)**

### **Requisitions and Invoices**

Don Kellogg made a motion that the Permanent Building Committee approve the requisition dated 3/8/22 in the amount of \$3,000.00 for Eversource for the monthly utility bills for the construction temporary service for the Consolidated Early Learning Academy project to be paid upon receipt. Paul Boniello seconded the motion.

**Vote: 3-0-1 (Motion approved, Maureen Clegg abstained)**

Don Kellogg made a motion that the Permanent Building Committee approve the invoice packet for the Consolidated Early Learning Academy project dated 3/8/22 in the amount of \$1,256,072.73. Paul Boniello seconded the motion.

**Vote: 3-0-1 (Motion approved, Maureen Clegg abstained)**

Don Kellogg made a motion that the Permanent Building Committee approve the invoice packet for the High School project dated 3/08/22 in the amount of \$106,964.13. Mike DelMonaco seconded the motion. **Vote: 3-0-1 (Motion approved, Maureen Clegg abstained)**

### **Closing Public Comment**

## **Adjournment**

Don Kellogg made a motion to adjourn at 8:14 pm. Paul Boniello seconded the motion.

**Vote: 4-0-0 (Motion approved)**

Received by email on 04/11/2022 @ 8:30 a.m.  
by Chrystie M. Bontempo, Asst. Town Clerk, New Fairfield