



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

MEETING MINUTES

**Tuesday, April 12, 2022, 7:30 p.m.
Virtual meeting via Zoom**

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

Members absent: Maureen Clegg, Michael Handlmaier, Anthony Yorio (Alternate)

Others Present:

New Fairfield BOE members

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

New Fairfield Fire Marshal: Derrek Guertin

Colliers Project Leaders: Scott Pellman, Mark Schweitzer

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

O&G Industries: Joe Vetro

Call to order:

Director of Business Operations Dr. Richard Sanzo explained the rules and procedures for virtual meetings. This was a joint meeting with the New Fairfield BOE. Chairman Don Kellogg called the meeting to order at 7:33 p.m.

Pledge of Allegiance

Opening Public Comment

Approval of minutes

Don Kellogg made a motion to approve minutes from 3/22/2022. Mike Del Monaco seconded the motion. **Vote: 4-0-0 (Motion approved)**

Consolidated Early Learning Academy Form SCG-042 FF&E and Technology review and approval – Scott Pellman began by stating the estimates for the playground are approximately \$14,000.00 below budget. Once the plan is approved by the BOE and PBC it will be brought to the School Construction Unit for review.

JCJ shared the site plan for the recess area that includes play equipment for ages 2-5, and the space for ages 5-12. The plan includes play equipment and surfacing.

A member from the BOE asked if there would be a fence to separate the ELC students from the rest of the students? JCJ confirmed that no fence would be added. There will be benches and an elevation change to help keep children in their age-appropriate space. Dr. Rich Sanzo added that

there were several discussions about fencing in the area for younger children but allowing flexible movement across the space was preferred.

JCJ then shared the play equipment and surfacing estimates totaling \$500,000.00.

Don Kellogg made a motion that the permanent Building Committee certify that the Consolidated Early Learning Academy Phase 5 Playground final plans and project manual as prepared for bidding and dated April 6, 2022, and the professional cost estimate, dated April 6, 2022, have been reviewed and approved for this project on the dates shown above. Mike Del Monaco seconded the motion. **Vote: 3-0-0 (Motion approved)**

OPM Update

Mark Schweitzer began by stating the purchase orders for phase three have gone out to the vendors. There is a recommendation to award phase four to R&B Enterprises later in the meeting. The plan completion review meeting is scheduled with OSCG&R tomorrow. There are four PCOs for CELA and the High School Project. The reimbursement request for the High School will not be submitted until a vote on special legislation happens in a couple of weeks. After the vote, the first reimbursement request for the High School will be filed with OSCG&R. The second reimbursement request for CELA will be filed after the invoice packet is approved tonight. State change order six is being complied and will be submitted to the state for review. There is an invoice from the demolition and abatement contractor, AAIS, for 78 Gillotti Road. Hygenix reviewed the services and was on site while the work was being done.

- PBC asked what the scope of the abatement was for 78 Gillotti Rd. Mark stated the asbestos was found throughout the building including the exterior siding and sheetrock. O&G stated similar conditions were found in the locker room.

The Consolidated site plan application was submitted to zoning. A special meeting will be held on April 25th, and this will be the only agenda item.

- PBC asked if there will be two applications for the Consolidated site? Dr. Sanzo confirmed that JCJ would be working with the town attorney to discuss that issue.

Mark continued that OSCG&R will require a third-party inspector for the playground. A vendor for this work will be reviewed at the next meeting. Lastly, Mark advised that packing is underway at Consolidated, and the staff has requested more boxes which will be delivered this week.

CM Update

CELA Construction update – Joe Vetro provided the following updates for CELA:

- Area E - sheetrock, taping, and painting are ongoing
- Area D – The ceiling grid is wrapping up, tile installation has started, and window installation has started
- Area F – Flooring has started, casework is being installed, window glazing is complete
- Exterior – sidewalk and site work are starting to ramp up

- Paul Boniello asked if all the glazing has been received? Joe Vetro stated they have the glazing for the new addition, but they do not have the materials for the renovation areas scheduled for this summer. The estimated delivery date for a large portion of the glass is June. Joe stated the items causing concern are the security frames for the front entrance which are scheduled for delivery by the end of June.
- Paul Boniello asked if the ramp on the other side of the school would be done in the next couple of weeks? Joe confirmed they are waiting for design detail and then they can finish.
- Paul Boniello asked about the water storage tanks' status and the administration's logistics plan. Joe stated United Concrete provided a delivery date of July 5th for the water tanks. He also stated they have met with the administration and should have the plan done by the end of the week.
- Paul Boniello asked if O&G had reviewed all existing conditions and has a thorough understanding of what is there so when summer work begins there are no surprises? Joe said there are some areas they can't get into, but they have done the best they can. Don Kellogg and Paul Boniello continued to stress the importance of doing some selective demolition to ensure no surprises in the summer.
- Paul Boniello asked if O&G can provide a drawing or picture as they talk through their updates? Joe stated he had short notice on filling in for Zach otherwise he would have had them.
- Bill Ayles commented that JCJ did some initial investigation in the lunchroom and found multiple data elements that will enable them to issue a PR and eliminate some work. Joe confirmed that JCJ and Rich Sanzo have been diligent about finding cost savings.

High School Construction update – Joe Vetro highlighted all the materials he has been able to procure and is storing on-site. Joe continued with construction updates:

- Concrete in all areas will be poured by the end of next week except the auditorium which will be done in stages to account for the large steps.
 - Interior stud walls, ductwork, and MEP piping are going in throughout area C
 - Second-floor ductwork is going in
 - Second-floor framing will be starting mid-week
 - Spray fireproofing is on the second floor of area D
- Paul Boniello asked how the spray fireproofing is going. Joe Vetro reported that it is going well and by the middle of next week they'll be up on the third floor of area D.
 - Paul Boniello asked when the updated schedules for CELA and the High School would be provided? Joe confirmed they would be provided this week.
 - Paul Boniello asked if the two projects were on track to meet the contractual end dates? Joe confirmed that both projects remain on schedule.

Lastly, Joe Vetro noted that abatement work will begin in the locker room during the April break. Once that is complete, they will begin the masonry work and MEPs.

Architects Update – Bill Ayles stated that JCJ continues to work on the FF&E and Tech packages with school administrators to get everything finalized.

Approvals – Mark Schweitzer advised that all PCOs were reviewed at the working group on Friday.

CELA PCOs

PCO 42 – RFI 129 Monitor Box Change – In-wall box monitor to allow easier access to the cables for \$1,440.00.

PCO 44 – PR 015 Electrical Revisions for area A Maker Space Lab, area D Kindergarten wing, area E Early Learning Center – Furnish and install added electrical and technology devices for \$20,198.00.

PCO 48 – Replace Check Valve – School Maintenance requested to replace a frozen 3” check valve for the existing domestic water system, emergency repair over winter break \$2,887.00.

PCO 049 – Deleted Millwork – This is a credit for the deleted millwork scope per approved shop drawings (\$6,759.00).

- Mike DelMonaco asked if PCO 048 would be considered ineligible and Mark confirmed that it would be ineligible.
- Don Kellogg clarified that “frozen” referred to the mechanical operation in PCO 048.

Paul Boniello confirmed that the PCOs were reviewed in-depth on Friday and no issues were found.

High School PCOs

PCO 026 – Revised roof joist calculations for uplift and snowdrift per RFI #9. Added steel on two joists for \$13,561.00. This was discovered by the steel detailer.

PCO 028 – Acoustical ceiling changes - VE #7 Fore ceiling types of APC 1/3/4/5 change from standard L angle at the perimeters to shadow molding (\$11,500.00). VE #8b – Change ceiling type for ACP-3 Armstrong Cirrus Second Look #514- 2’x4’, 15/16 Beveled Tegular (\$21,900.00).

PCO 029 – VE #13 is to reduce cold-formed metal framing from L/720 to L/600 (\$15,000.00) and #14 to provide STC-40 doors with sound gasketing instead of Kreiger doors (\$26,500.00)

PCO 030 – CE 034, RFI 136, per RFI response change the M3 masonry to wall to type A6 drywall wall. No additional cost for this change.

Proposed change orders

Don Kellogg made a motion to approve PCO 026 for the High School Project dated April 6, 2022, to add steel to two joists at the gym, in the amount of \$13,561.00. Mike DelMonaco seconded the motion. **Vote: 3-0-0 (Motion approved)**

Don Kellogg made a motion to approve PCO 028 for the High School Project dated April 6, 2022, credit for Value Engineering items 07 & 08b to use shadow molding instead of standard molding and change ACP-03 to 2x4 tile, in the amount of (\$33,400.00). Paul Boniello seconded the motion. **Vote: 3-0-0 (Motion approved)**

Don Kellogg made a motion to approve PCO 029 for the High School Project dated April 7, 2022, credit for Value Engineering items 13 & 14, to use L/600 framing criteria, and STC-40 doors. in the amount of (\$41,500.00). Mike DelMonaco seconded the motion. **Vote: 3-0-0 (Motion approved)**

Don Kellogg made a motion to approve PCO 030 for the High School Project dated April 7, 2022, to change the M3 wall to A6 wall in Area H, in the amount of \$0.00. Paul Boniello seconded the motion. **Vote: 3-0-0 (Motion approved)**

Don Kellogg made a motion to approve PCO 042 for the CELA project dated February 10, 2022, for RFI 129 monitor box change, in the amount of \$1,440.00. Paul Boniello seconded the motion. **Vote: 3-0-0 (Motion approved)**

Don Kellogg made a motion to approve PCO 044 for the CELA project dated February 18, 2022, for PR 015 electrical revisions in areas A, D, and E, in the amount of \$20,198.00. Mike DelMonaco seconded the motion. **Vote: 3-0-0 (Motion approved)**

Don Kellogg made a motion to approve PCO 048 for the CELA project dated March 23, 2022, to replace the existing check valve, in the amount of \$2,887.00. Paul Boniello seconded the motion. **Vote: 3-0-0 (Motion approved)**

Don Kellogg made a motion to approve PCO 049 for the CELA project dated March 31, 2022, for a credit for deleted millwork, in the amount of (\$6,759.00). Mike DelMonaco seconded the motion. **Vote: 3-0-0 (Motion approved)**

Mark Schweitzer explained the school has had some program changes since the school was designed and as a result has requested some changes. JCJ put together an add service proposal with an hourly not to exceed amount of \$25,000.00. Rich Sanzo and other administrators reviewed and approves the changes. Given the tight schedule, Colliers is requesting a quick turnaround on the request to ensure no schedule delays.

- Don Kellogg asked if O&G had given an idea on the order of magnitude for the potential changes. Joe stated that many assumptions were made without the design and estimates about \$90,000.00 for the changes. Joe added that he would need to know about any changes very soon because they may impact the framing that is about to begin. New Fairfield Fire Marshal Derrek Guertin added that these changes would need to go through local review since walls and doorways would be impacted.
- Mike DelMonaco asked what is driving these changes? Rich Sanzo stated that a lot of the changes came from FF&E and Technology coordination in meetings with the design team over the past few weeks. The design work that is being requested will also result in some savings for the Tech and FF&E package being developed.
- Don Kellogg asked Rich if he had an estimate of the savings. Rich answered that he did not have an estimate yet.

JCJ suggested having a PCO for the media lab changes so Joe can proceed and not impact the schedule. Colliers agreed. PBC stated that the Fire Marshal and building official would need to review before any changes were made. The team continued to discuss the implications of making changes. JCJ offered to meet with town officials in the next two days to review the changes.

- Paul Boniello asked if any HVCA impacts were considered? Joe confirmed that he had accounted for HVAC.
- Paul Boniello asked if the door frames were already delivered? Joe confirmed that he did have the door frames.
- Paul Boniello stated it would likely take four weeks to move this change through the proper channels.

Colliers showed some drawings to illustrate that the changes being requested are minimal. PBC members questioned the \$25,000.00 cost for making the changes shown. JCJ explained that it was a not to exceed amount and a consultant from CES would be brought in. Colliers added that consolidating the IT closets would allow the IT department to reduce the number of switches and racks which may result in project savings. The director of IT and Network administrator identified three data closets that could be eliminated which would reduce the number of switches and runs of fiber and the long-term operational costs associated with replacing those things. Joe stated that minimizing the data closets was not reflected in his rough estimate of the project.

- Mike DelMonaco asked if three split systems would be eliminated with the data closets. Joe confirmed the split systems had already been purchased and may still be needed.

All members continued an in-depth discussion of options for changes and cost savings. Mike DelMonaco suggested leaving the HVAC as is to reduce the need for CES involvement and have the flexibility to utilize the spaces as tech closets in the future.

Proposals

Don Kellogg made a motion to approve the JCJ proposal dated April 12, 2022, in the amount not to exceed \$25,000.00 to be tracked on a time and material basis for the staff coordination changes at the high school. Paul Boniello seconded the motion. **Vote: 3-0-0 (Motion approved)**

Purchase Order Increases

Mark Schweitzer briefly ran through PO increases being requested.

Don Kellogg made a motion that the Permanent Building Committee approve an increase to AAIS PO 2200 0560 for the High School project in the amount of \$100,074.71, for the abatement of 78 Gillotti Road. Paul Boniello seconded the motion.

Vote: 3-0-0 (Motion approved)

Don Kellogg made a motion that Permanent Building Committee approve an increase to Hygenix Environmental PO 2100 0564 for the High School project in the amount of \$2,445.00, for the monitoring of the abatement at 78 Gillotti Road. Mike DelMonaco seconded the motion.

Vote: 3-0-0 (Motion approved)

Don Kellogg made a motion that Permanent Building Committee approve JCJ Architecture PO 2000 0033 for the High School project in the amount of \$14,397.50, for hourly geotechnical services and hourly special inspections services. Paul Boniello seconded the motion.

Vote: 3-0-0 (Motion approved)

Don Kellogg made a motion that Permanent Building Committee approve an increase to JCJ Architecture PO 2000 0034 for the CELA project in the amount of \$750.00, for hourly special inspections services. Mike DelMonaco seconded the motion. **Vote: 3-0-0 (Motion approved)**

Don Kellogg made a motion that Permanent Building approve an increase to Cohen & Wolf PO 2000 0041 for the CELA project in the amount of \$1,315.00. Paul Boniello seconded the motion. **Vote: 3-0-0 (Motion approved)**

Requisitions and Invoices

Don Kellogg made a motion that the Permanent Building Committee approve RnB Enterprises for Technology bid packages 1.01 Audio Visual Equipment and Installation and 1.02 IT Hardware for the Consolidated Early Learning Academy project, Phase 4, and the requisition in the amount of \$144,883.96. Paul Boniello seconded the motion.

Vote: 3-0-0 (Motion approved)

Don Kellogg made a motion that the Permanent Building Committee approve the invoice packet for the Consolidated Early Learning Academy project dated April 12, 2022, in the amount of \$1,983,241.91. Mike DelMonaco seconded the motion. **Vote: 3-0-0 (Motion approved)**

Don Kellogg made a motion that the Permanent Building Committee approve the invoice packet for the High School project dated April 12, 2022, in the amount of \$268,436.24. Paul Boniello seconded the motion. **Vote: 3-0-0 (Motion approved)**

Closing Public Comment

Adjournment

Don Kellogg made a motion to adjourn at 9:27 pm. Mike DelMonaco seconded the motion.

Vote: 3-0-0 (Motion approved)