



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

MEETING MINUTES

**Tuesday, April 26, 2022, 7:30 p.m.
Virtual meeting via Zoom**

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

Members absent: Anthony Yorio (Alternate)

Others Present:

New Fairfield Public Schools Administrators: Dr. Richard Sanzo

New Fairfield BOF: Wes Marsh

New Fairfield Fire Marshal: Derrek Guertin

Colliers Project Leaders: Scott Pellman, Mark Schweitzer

JCJ Architecture: Christine O'Hare, 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. This was a joint meeting with the New Fairfield BOE. Chairman Don Kellogg called the meeting to order at 7:31 p.m.

Pledge of Allegiance

Opening Public Comment

Approval of minutes

Don Kellogg made a motion to approve minutes from 4/12/2022. Paul Boniello seconded the motion. **Vote: 3-0-2 (Motion approved, Nick Ciminello and Maureen Clegg abstained)**

OPM Update

Mark Schweitzer advised that R&B Enterprises is now under contract for the technology package. The playground package is being reviewed and there will be a follow-up meeting with OSCG&R next week. There were five PCOs reviewed in the working group meeting on Friday. They are working through some questions on the PCO for the balance of the fire water storage tanks and the PCO for the ADA ramp in area F. They are trying to have them ready for approval at the next meeting. The second reimbursement request for CLEA is being prepared for OSCG&R. State change order six was submitted last week and each project had one owner change order signed. The zoning meeting to review the bus lot was postponed to May 2nd due to an error in the meeting announcement. Don Kellogg added the zoning meeting will be a special

meeting and the only agenda will be the bus lot. Lastly, Don noted that he and Ed Sbordone attended the PCO working group on Friday and agree with the two PCOs up for approval tonight.

CM Update

CELA Construction update – Zach Rowley shared pictures of the progress at the CELA site.

Area F:

- Working on finishes
- Finished setting millwork last week
- All the flooring is down
- Work continues for interior glass, MEP trim work, interior glass, flooring in the corridors, corridor ceiling pads
- Bathroom tile work is done, and fixtures are set

Area D:

- Above ceiling inspections passed today
- Millwork will start Monday

Area E:

- Gym area is sheet rocked and taping is finishing up
- Ceramic tiles are going up in janitor closets and bathrooms
- The last of the slab was poured over spring break in the corridor hallway

Exterior:

- Exterior glazing is installed
 - Stairs and walkways are being poured
 - Sidewalk in the courtyard is finished
- Paul Boniello asked about the status of the security glazing and Zach confirmed it is still scheduled to be delivered in June along with the frames.
- Paul Boniello asked if the tanks were still on track to be delivered on July 5th. Zach confirmed the delivery for the tanks is still July 5th.
- Paul Boniello asked if they have begun a completion punch list. Zach confirmed that the teams are getting ready to establish a punch list and that JCJ has been doing field walks and making notes of punch list items.
- Mike DelMonaco asked if the commissioning agent had been through to begin a pre-functional checklist and if a deficiency list had been published and if everything was properly labeled above the ceilings. Zach confirmed that the agent has been on site and they have been receiving some deficiency reports through the engineer. The reports included a few missing labels and miscellaneous items that were taken care of.

High School Construction update – Joe Vetro shared pictures of the progress at the High School site.

Area C:

- Duct work and heat piping are going in
- 3rd floor framing is starting tomorrow
- 2nd floor framing finished last week
- 1st floor duct work, piping, insulation on the heat piping

Area D:

- 3rd floor spray fireproofing will be done by the end of the week
- 2nd starting hangers, some piping, duct work will be starting soon, spray fireproofing is finished
- 1st floor masonry is going in, ductwork will be starting soon

Gym:

- Slab is poured
- Bar joist ties are finishing up
- The locker room area is poured

Auditorium:

- By the end of this week the catwalks will all be in place
- Slab pours are starting and will take several weeks due to the number of steps

Joe concluded by saying the schedule is on track. They are behind in a couple of areas, but the project is in very good shape. Material supply issues with shots for the decking have been delayed which prevents the roof from being finished in areas A and B. They are working on other areas of the schedule until the material is received.

- Mike DelMonaco asked if the hot water piping being insulated had been pressure tested. Joe confirmed that it was.
- Mike DelMonaco asked if Joe had been provided with a drawing showing where the control joints should be. Joe stated he does not have the drawings yet but did submit a request for them.
- Mike DelMonaco asked if any firewalls have gypsum exceeding 30ft. Christine O'Hare stated she would check in to this.
- Mike DelMonaco asked if there was a main egress corridor. Christine O'Hare stated one of the benefits of spray fireproofing is that they don't have to have different fire separations.
- Paul Boniello asked if the commissioning consultant had created a commissioning matrix and if it was available for the PBC. Joe confirmed that they have started, and he will provide PBC access to it. Paul clarified that he is looking for a list of equipment including RTUs, makeup airs, cassettes, boilers, heat pumps, etc. Don further clarified that since all

the equipment is known there should be a list with step-by-step instructions on what to check for each piece of equipment. Joe stated he would send it to the PBC.

- Mike DelMonaco asked when the BMS would be ready for the commissioning agent. Zach stated that would be ready for CELA by mid-June. Zach addressed Paul and stated there would be a start-up matrix to check all the equipment and right now they have been sending deficiency reports through CES and Zach will send a copy of this to Paul.
- Don Kellogg asked Zach if there were any changes or updates to the CELA schedule. Zach stated the project is moving along well. They were able to move the drop-off loop to allow site work to begin ahead of schedule.

Architects Update – Christine O’Hare stated the FF&E and Technology packages for CELA are out for procurement. They are on schedule for having it ready for the summer. She stated that JCJ will be on site to receive and inspect the furniture as it arrives. They are beginning the FF&E and Technology process for the High School. They are preparing the CELA playground package to bring to the State next week. They recommend using the state contractor, so the package won’t have to go out to bid.

- Don Kellogg asked for the status of the changes discussed at the last meeting. Christine stated that the changes for the Math Lab were issued as a proposed change order so O&G could start right away.
- Don Kellogg asked if the changes had been sent to the town officials. Bill Ayles stated they were, and the town officials provided approval earlier today. JCJ has one follow-up to provide the fire marshal with sprinkler head drawings.

Christine O’Hare noted that the IT closet changes were sent via a memo to O&G to gather some pricing information before they move forward with drawing changes.

- Don Kellogg asked if CES has reviewed the proposed changes to the infrastructure. Christine stated that CES contributed to the memo that was sent to O&G and is aware of the changes. Christine added that the changes meet code.
- Paul Boniello asked if the changes limit or reduce capacity in any way. Christine said she will get a statement from CES on the proposed changes.
- Mike DelMonaco stated they may want to consider leaving the HVAC systems that were designed to cool the closets in the event they are needed in the future. Christine said she would ask that question.

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

CELA PCOs

PCO 45 – PR 013 Maker Space Ceiling Revisions – Changing to acoustical ceiling tile to cover exposed utilities.

- Derrek Guertin, NF Fire Marshal, stated he has some questions about the changes. Bill Ayles stated he would reach out to him and review.
- Maureen Clegg asked if any mechanical sprinklers or fire alarms were affected. Bill Ayles confirmed the sprinkles and duct work were not impacted.

PCO 047 – PR 014 Added aluminum door to the main office for the School Resource Officer.

- Paul Boniello asked what happened with the hardware. Mark Schweitzer stated the hardware stays the same.
- Maureen Clegg asked if the labor needed to be reduced since the opening was shown on the plans. Mark confirmed the hours of work for the change were comparable.

PO Increases:

Mark Schweitzer reviewed the PO increases for Hygenix and Testcon.

Third-party testing for the playground is required by OSCG&R to ensure compliance with the state standards and specifications.

- Mike DelMonaco asked if this charge was anticipated and in the budget. Mark said this was anticipated and will be coming out of the playground line item.
- Mike DelMonaco asked if the playground installer will be present to make any necessary adjustments. Don Kellogg added this is a good idea to eliminate any return trip needed by JP LaRue. Mark said he would offer the installer to be on site during the inspection.

Purchase Order Increases

Don Kellogg made a motion that the Permanent Building Committee approve an increase to Hygenix PO 2100 0564 for the High School project in the amount of \$2,210.00, for the abatement testing and monitoring at the existing High School. Mike DelMonaco seconded the motion. **Vote: 5-0-0 (Motion approved)**

Don Kellogg made a motion that the Permanent Building Committee approve an increase to Hygenix Environmental PO 2100 0569 for the CELA project in the amount of \$1,025.00, for the monitoring of the abatement at Meeting House Hill School. Paul Boniello seconded the motion. **Vote: 5-0-0 (Motion approved)**

Don Kellogg made a motion that the Permanent Building Committee approve an increase to Testcon PO 2100 0754 for the CELA project in the amount of \$486.00, for material testing services. Mike DelMonaco seconded the motion. **Vote: 5-0-0 (Motion approved)**

Requisitions and Invoices

Don Kellogg made a motion that the Permanent Building Committee approve JP LaRue Inc for independent playground safety inspection services for the CELA playground, and the requisition in the amount of \$3,140.00. Paul Boniello seconded the motion.

Vote: 5-0-0 (Motion approved)

Don Kellogg made a that the Permanent Building Committee approve the invoice packet for the Consolidated Early Learning Academy project dated April 26, 2022, in the amount of \$46,824.53. Mike DelMonaco seconded the motion. **Vote: 5-0-0 (Motion approved)**

Don Kellogg made a motion that the Permanent Building Committee approve the Invoice packet for the High School project dated April 26, 2022, in the amount of \$4,248,666.46. Paul Boniello seconded the motion.

- Paul Boniello asked why the plumbing contractor shows 21% complete on the invoice. Joe Vetro stated they prebuilt the racks and brought them out.

Vote: 5-0-0 (Motion approved)

Proposed Change Orders

Don Kellogg made a motion to approve PCO 047 for the CELA project dated March 23, 2022, for PR014 Added Aluminum Door, in the amount of \$6,713.00. Mike DelMonaco seconded the motion. **Vote: 5-0-0 (Motion approved)**

Closing Public Comment

Adjournment

Don Kellogg made a motion to adjourn at 8:42 pm. Paul Boniello seconded the motion.

Vote: 5-0-0 (Motion approved)

Received by email on 05/10/2022 @ 11:00 a.m.
By Tricia Quinn, Asst. Town Clerk, New Fairfield