



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

**MEETING MINUTES
Tuesday, May 24, 2022, 7:30 p.m.
Virtual meeting via Zoom**

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

Members absent: Don Kellogg (Chair), Anthony Yorio (Alternate)

Others Present:

New Fairfield Public Schools Administrators: James D'Amico

Network Administrator: Paul Gouveia

New Fairfield Fire Marshal: Derrek Guertin

New Fairfield Fire Department: Mike Gill

Colliers Project Leaders: Scott Pellman, Mark Schweitzer

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

O&G Industries: Joe Vetro, Chris Miljovski

Call to order:

Network Administrator Paul Gouveia explained the rules and procedures for virtual meetings. Vice Chairman Mike DelMonaco called the meeting to order at 7:31 p.m.

Pledge of Allegiance

Opening Public Comment

None

Approval of minutes

Mike DelMonaco made a motion to approve minutes from 5/10/2022. Paul Boniello seconded the motion. **Vote: 4-0-0 (Motion approved)**

OPM Update

Mark Schweitzer advised the final approval meeting with OSCG&R for phase V (playground equipment) is scheduled for tomorrow. High school PCO 32, PCO 42, PCO 45, CELA PCO 50, and PCO 55 are up for approval tonight and will be discussed in depth later in the agenda. The town has been provided with details to submit the High School reimbursement request. Details for the CELA reimbursement request will be sent later this week. The Zoning Commission has scheduled the continuance of the Bus Lot discussion for June 8 at 7:30 pm. The town is requesting project funds for materials and labor to build a berm and fence at 57 Gillotti Rd to block headlights from the exit at the High School site. There are two PO increases for CT Media

Group and Test Conn for the High School. To determine the data closet elimination cost in area C on each floor at the High School, JCJ is requesting \$8,000.00 for plans that will help the electrician determine costs for running fiber to the data closet for future use. The \$8,000.00 is part of the “not to exceed” amount that was already approved for JCJ.

CM Update

CELA Construction update – Joe Vetro stated that the project is following the schedule and in good shape.

Area D:

- Putting in finishes
- Ceiling tile and flooring are in

Area E:

- Painting
- Ceiling grid and tile

Connector Corridor:

- Putting roof on
 - Masonry will be complete in the next month to a month and a half
- Mike DelMonaco asked if the commissioning agent had completed pre-functional testing in the areas where ceiling tile is in place. Joe Vetro confirmed the building inspectors and Fire Marshal go through before anything is completed. Mark Schweitzer added that the unit start-up is scheduled for June 10th.
 - Paul Boniello asked for a commissioning matrix document that includes a list of all the equipment, what’s been started up to date, and what’s been commissioned. Mark Schweitzer stated he would send out the PDFs.
 - Paul Boniello asked if a formal punch list is being utilized to document areas that are complete. Joe Vetro stated the formal architect punch list is scheduled to begin in about two weeks. Bill Ayles added that JCJ is putting together a field report they will make available by the end of the week. Paul concluded by stating the importance of having the administrative paperwork in time for the school opening.

High School Construction update - Joe Vetro stated that mechanical and plumbing rough-ins for area C&D are complete. Electrical is 50% complete in area C and starting in area D. Mechanical is done in the wall and about 80% complete above the ceiling. Mechanical trades are working in area A&B with ductwork. Joe Vetro concluded by stating they are following the schedules and in good shape.

- Paul Boniello asked how close O&G is to having pricing for the data closet design changes at the high school. Joe confirmed that the design was received Wednesday night and sent to the contractor on Thursday. They have proceeded with items that are not considered rework.

Architects Update – Christine O’Hare stated she believes they will get approval from the state tomorrow on phase V (playground). They are continuing with FF&E and Technology meetings for the High School and may have budget numbers to review at the next PBC meeting.

- Paul Boniello asked if the BIM modeling and coordination process is complete for the High School site work, building, and mechanicals. Bill Ayles stated that sub-contractors signed off on the BIM coordination process by floor.

Approvals

Proposed Change Orders

Mike DelMonaco made a motion to approve PCO 032 for the High School Project dated May 2, 2022, for Storm and Sanitary Pipe conflict, in the amount of \$6,875.00. Maureen Clegg seconded the motion. **Vote: 4-0-0 (Motion approved)**

Mike DelMonaco made a motion to approve PCO 045 for the High School Project dated May 20, 2022, for a temporary fire-rated wall in the existing locker area, in the amount of \$8,493.00. Paul Boniello seconded the motion. **Vote: 4-0-0 (Motion approved)**

Mike DelMonaco made a motion to approve PCO 050 for the CELA Project dated April 5, 2022, for CCD006 added speakers, in the amount of \$11,233.00. Maureen Clegg seconded the motion. **Vote: 4-0-0 (Motion approved)**

Mike DelMonaco made a motion to approve PCO 055 for the CELA Project dated May 3, 2022, for credit for sunshade, in the amount of (\$ 6,158.00). Maureen Clegg seconded the motion. **Vote: 4-0-0 (Motion approved)**

Mike DelMonaco made a motion to approve PCO 042 for the High School Project dated May 4, 2022, for ASI005, loading dock utility relocation, grease trap relocation, and associated blasting, in the amount of \$12,963.00. Maureen Clegg seconded the motion. **Vote: 4-0-0 (Motion approved)**

Proposals

Mike DelMonaco made a motion that the Permanent Building Committee approve the proposal and requisition for Connecticut Fence & Landscaping, LLC in the amount of \$5,110.00 for a 6ft fence at the High School Project 57 Gillotti Rd. Paul Boniello seconded the motion. Motion amended to be contingent upon review and approval from the town attorney. **Vote: 4-0-0 (Motion approved)**

Mike DelMonaco made a motion that the Permanent Building Committee approve the proposal and requisition for CTD Design Concepts, LLC in the amount of \$2,552.20 to construct a berm at 57 Gillotti Rd. contingent upon approval from the town attorney. Motion amended that the soil only is provided by the project and not delivered. Motion amended to change the amount to \$2,400.00 since the town does not pay sales tax. Paul Boniello seconded the motion. **Vote: 4-0-0 (Motion approved)**

Purchase Order Increases

Mike DelMonaco made a motion that the Permanent Building Committee approve an increase to Connecticut Media Group PO 2000 0040 for the CELA project in the amount of \$1,416.54, for the advertisement of invitation to bid for phase 4 Technology. Maureen Clegg seconded the motion. **Vote: 4-0-0 (Motion approved)**

Mike DelMonaco made a motion that the Permanent Building Committee approve an increase to Testcon Materials Testing PO 2200 0542 for the High School project in the amount of \$10,308.90, for materials testing services. Paul Boniello seconded the motion.

Vote: 4-0-0 (Motion approved)

Mike DelMonaco made a motion for JCJ and the electrical engineer to proceed with the design changes within the \$25,000.00 not to exceed price already approved. Maureen Clegg seconded the motion. **Vote: 4-0-0 (Motion approved)**

Requisitions and Invoices

Mike DelMonaco made a motion that the Permanent Building Committee approve the invoice packet for the Consolidated Early Learning Academy project dated May 24, 2022, in the amount of \$2,441,955.04. 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 May 24, 2022, in the amount of \$3,570,524.75. Maureen Clegg seconded the motion. **Vote: 4-0-0 (Motion approved)**

Participants discussed the water tank and blasting needed for CELA. Joe Vetro stated the schedule may be at risk without direction to secure a blaster. PBC members noted the town engineer must review the plan. The group agreed to a special meeting to review the matter.

Closing Public Comment

None

Adjournment

Mike DelMonaco made a motion to adjourn at 9:22 pm. Maureen Clegg seconded the motion. **Vote: 4-0-0 (Motion approved)**