



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

MEETING MINUTES

**Tuesday, September 27, 2022, 7:30 p.m.
Virtual meeting via Zoom**

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

Members absent: Paul Boniello, Anthony Yorio (Alternate)

Others Present:

New Fairfield First Selectman: Pat DelMonaco

New Fairfield School Administrators: Carrie DePuy, James D'Amico

New Fairfield BOE: Rick Regan

Network Administrator: Paul Gouveia

New Fairfield Fire Marshal: Derrek Guertin

New Fairfield Fire Department: Mike Gill

Colliers Project Leaders: Mark Schweitzer, Scott Pellman

JCJ Architecture: Christine O'Hare, Bill Ayles

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

Call to order:

Network Administrator Paul Gouveia 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

None

Approval of minutes

Don Kellogg noted the approval of minutes would be tabled to the next meeting.

Meeting House/ Consolidated Bus Loop update

Don Kellogg stated that pick up and drop off at the campus have been challenging. Carrie DuPuy, Director of Business and Operations stated switching to a park and pick-up dismissal plan got students dismissed timelier and helped reduce the number of cars lined up on Gillotti. Christine O'Hare, JCJ Architecture, noted they have had several meetings to work on permanent fixes and will include all town officials for any changes. Christine added they are taking a closer look at the traffic plan for the High School site to ensure they don't run into the same issues.

Consolidated Bus Lot Options Review

Don Kellogg, Chair, gave an overview of the design process that was followed for the bus lot location. He continued with a review of the memo that was provided to the Zoning commission in June 2021. The memo included locations with advantages and disadvantages for each. Don clarified that the state reimbursement for the bus lot at the Consolidated site is 38.11%. If the bus lot is moved from the Consolidated location the reimbursement is reduced by half.

OPM Update

Mark Schweitzer began by stating the CELA playground equipment is scheduled to be delivered by October 10th. They are working with the team to accelerate the installation process. Round three of the OSCG&R reimbursement has been submitted by the town. An estimate for donating the Consolidated furniture will be reviewed later in the meeting. Mark stated they would also like directions for Hygenix to do some additional testing to possibly eliminate the roof, foundation, and structural steel from the 1970s addition. Lastly, they would like the PBC to approve a requisition for temporary heating oil from Mitchell Oil.

CM Update

CELA Construction update – Zach Rowley shared they are finishing the metal panels. He confirmed that the landscapers are done. Punch list items are under 100. By the end of next week, the punch list will be 99% complete. Preliminary as-builts were submitted to the whole team for review.

- Don Kellogg expressed frustration that O&G doesn't have a better grasp on getting a TCO extension.

High School Construction update - Joe Vetro shared pictures of the progress at the High School site. He highlighted the work being done in the main lobby on the second floor, the gym, and the painting being done in area D. Joe concluded by stating that the project is on schedule.

Architects Update

Christine O'Hare stated the furniture package for the High School will be brought to the state tomorrow.

Approvals

Mark Schweitzer gave a brief description of the PCOs up for the PBC's approval. He noted that the subcommittee had reviewed them in detail during the working group session on Friday.

Proposed Change Orders

Don Kellogg made a motion to approve PCO 051 for the High School Project dated June 23, 2022, for PR06 added power cord reels at the greenhouse and fashion, in the amount of \$29,488.00. Maureen Clegg seconded the motion. **Vote: 4-0-0 (Motion approved)**

Don Kellogg made a motion to approve PCO 053 for the High School Project dated June 23, 2022, for RFI125 & 173 pumphouse foundation revisions, in the amount of \$5,294.00. Mike DelMonaco seconded the motion. **Vote: 4-0-0 (Motion approved)**

Don Kellogg made a motion to approve PCO 067 for the High School project dated August 8, 2022, for additional dredging of a retention pond, in the amount of \$27,488.00. This supersedes PCO 067 which was previously approved at the August 23rd PBC meeting. Nick Ciminello seconded the motion. **Vote: 4-0-0 (Motion approved)**

Don Kellogg made a motion to approve PCO 074 for the High School Project dated September 22, 2022, for RFI 296 Frontier Telephone, in the amount not to exceed \$34,300.00. Maureen Clegg seconded the motion. **Vote: 4-0-0 (Motion approved)**

Don Kellogg made a motion to approve PCO 072 for the CELA Project dated July 22, 2022, for RFI 200 door pulls, in the amount of \$2,856.00. Mike DelMonaco seconded the motion. **Vote: 4-0-0 (Motion approved)**

Don Kellogg made a motion to approve PCO 079 for the CELA Project dated August 29, 2022, for RFI 077 added spandrel glass, in the amount of \$4,315.00. Nick Ciminello seconded the motion. **Vote: 4-0-0 (Motion approved)**

Don Kellogg made a motion to approve PCO 081 for the CELA Project dated September 7, 2022, for temporary water for the CELA project in the amount of \$513.00. Maureen Clegg seconded the motion. **Vote: 4-0-0 (Motion approved)**

Don Kellogg made a motion to approve PCO 082 for the CELA Project dated September 7, 2022, for an added wall at cooler in the amount of \$1,142.00. Mike DelMonaco seconded the motion. **Vote: 4-0-0 (Motion approved)**

Don Kellogg made a motion to approve PCO 083 for the CELA Project dated September 7, 2022, for credit for the deletion of power in the cafeteria in the amount of \$(4,724.00). Nick Ciminello seconded the motion. **Vote: 4-0-0 (Motion approved)**

Don Kellogg made a motion to approve PCO 084 for the CELA Project dated September 7, 2022, for finish drywall at SRO door in the amount of \$1,298.00. Maureen Clegg seconded the motion. **Vote: 4-0-0 (Motion approved)**

Proposals

Don Kellogg made a motion to approve RnB proposal 23820 dated August 14, 2022, for AV/technology revisions, in the amount of \$1,806.00. Mike DelMonaco seconded the motion. **Vote: 4-0-0 (Motion approved)**

Don Kellogg made a motion to approve AAIS proposal for shoring and slab removal in the pool area, in the amount of \$6,500.11. Nick Ciminello seconded the motion.

Vote: 4-0-0 (Motion approved)

PBC members agreed to have Hygenix perform additional testing at Consolidated of the walls, slab, and foundation to possibly reduce hazardous materials disposal costs.

PBC members agreed to donate the Consolidated furniture to IRN Network.

Don Kellogg made a motion to approve the donation of the Consolidated furniture via IRN.

Maureen Clegg seconded the motion. **Vote: 4-0-0 (Motion approved)**

Don Kellogg made a motion to approve PCO 091 for the CELA project dated September 19th, 2022, for PR 028 adding stair railings in the amount of \$11,300.00. Maureen Clegg seconded the motion. **Vote: 4-0-0 (Motion approved)**

Requisitions and Invoices

Don Kellogg made a motion that the Permanent Building Committee approve the requisition for Norbert E. Mitchell company to supply propane for the temporary heating this winter for the High School project in the amount of \$152,800.00. Mike DelMonaco seconded the motion.

Vote: 4-0-0 (Motion approved)

Don Kellogg made a motion that the Permanent Building Committee approve the invoice packet for the High School project dated September 27, 2022, in the amount of \$2,964,779.81. Nick Ciminello seconded the motion. **Vote: 4-0-0 (Motion approved)**

Don Kellogg made a motion that the Permanent Building Committee approve the invoice packet for the Consolidated Early Learning Academy project dated September 27, 2022, in the amount of \$898,316.11. Mike DelMonaco seconded the motion. **Vote: 4-0-0 (Motion approved)**

Closing Public Comment

None

Adjournment

Don Kellogg made a motion to adjourn at 9:43 pm. Maureen Clegg seconded the motion.

Vote: 4-0-0 (Motion approved)

Received by email on 11/09/2022 @ 8:30 a.m
by Tricia Quinn, Asst. Town Clerk, New Fairfield