



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

MEETING MINUTES

**Tuesday, November 8, 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 School Administrators: James D'Amico

New Fairfield Video Production Coordinator: Quintin Flower

New Fairfield Fire Marshal: Derrek Guertin

Colliers Project Leaders: Mark Schweitzer, Scott Pellman

JCJ Architecture: Christine O'Hare

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

N&B: Bo Laraia

Call to order:

Quintin Flower explained the rules and procedures for virtual meetings. Chairman Don Kellogg called the meeting to order at 7:32 p.m.

Pledge of Allegiance

Opening Public Comment

None

Approval of minutes

Don Kellogg made a motion to approve meeting minutes from 9/27/22, 10/11/22, and 10/25/22. Maureen Clegg seconded the motion. **Vote: 5-0-0 (Motion approved)**

High School Form SCG-042 Phase 3 Technology review and approval

Scott Pellman explained that upon approval from the PBC the documents will be taken to the BOE for approval next week. After that, they will bring the package to the State for approval. The team reviewed the total budget and proposed costs eligible and ineligible for reimbursement.

Don Kellogg made a motion that the PBC hereby certify that these final plans and project manual(s) as prepared for bidding and dated October 21, 2022, and the professional cost estimate, completed in accordance with Level 3 of ASTM International Standard E1557, Standard Classification of Building Elements and Related Sitework-UNIFORMAT II for this project, dated October 21, 2022, have been reviewed and approved for this project. Paul Boniello seconded the motion. **Vote: 5-0-0 (Motion approved)**

OPM Update

Mark Schweitzer shared there is a 4” layer of subbase material that needs to go underneath the rubber surface of the playground. The cost is \$15,300.00. He noted that the working group reviewed the PCOs for approval on Friday. The team has started meetings to map out the summer 2023 planning schedule for the High School opening. Lastly, he noted there is a proposal tonight for the removal of surplus glycol left on the CELA site.

- Don Kellogg asked for confirmation that the town building officials have been included in the summer 2023 planning meetings and requested a critical path schedule with agreement from all parties.
- Don asked why the glycol was brought to the site and why it wasn’t removed. Mark stated the mechanical contractor brought it on-site for the project. Members discussed why the contractor didn’t remove the waste glycol. It was agreed to connect with CES on the issue.
- Mike DelMonaco asked for a status on the mechanical as-builts. Zach Rowley confirmed he is working on it.

CM Update

CELA Construction update – Zach Rowley confirmed the stair railings were installed. They are working on revised as-builts.

- Paul Boniello asked if the punch list is complete. Zach stated it is complete and they have asked JCJ for a final confirmation.
- Paul Boniello asked if the commissioning of the systems is complete. Zach stated the cooling commissioning is complete, the heating commissioning will take place in December, and the overheating issue is in the process to be resolved.
- Paul Boniello asked how staff training was going. Zach confirmed training has taken place and will look to get sign-off from staff.
- Paul Boniello stated he expected the playground equipment to be installed by now. Mark stated equipment installation will be completed tomorrow, Yellow Lab will be on-site Friday and/or Saturday to apply the subbase, and the rubber surface will be installed next Wednesday.

High School Construction update - Joe Vetro shared pictures of the progress at the High School. that the exterior brick is now complete.

- Paul Boniello asked for an update on the switch gear. Joe Vetro stated it is scheduled to come in mid-January.

- Don Kellogg asked for the switch gear review from CES. Mark said he asked CES for it and would follow up.

Architects Update

Christine O'Hare stated they received comments from the PBC on the Consolidated site demolition drawings and are working on responses. The next step is to review with the town officials to see what the planning and zoning process is.

Approvals

Proposed Change Orders

Don Kellogg made a motion to approve PCO 079 for the CELA project dated November 2, 2022, for RFI 424 new beams at stair 3, in the amount of \$3,456.00. Mike DelMonaco seconded the motion. **Vote: 5-0-0 (Motion approved)**

Don Kellogg made a motion to approve PCO 080 for the High School project dated November 2, 2022, for additional allowance for temporary sanitary services, in the amount of \$41,069.00. Nick Ciminello seconded the motion. **Vote: 5-0-0 (Motion approved)**

Don Kellogg made a motion to approve PCO 082 for the High School project dated November 3, 2022, for added strainer at fire storage tank, in the amount of \$741.00. Maureen Clegg seconded the motion. **Vote: 5-0-0 (Motion approved)**

Don Kellogg made a motion to amend the motion for PCO 079 to indicate the High School project rather than the CELA project. Mike DelMonaco seconded the motion. **Vote: 5-0-0 (Motion approved)**

Don Kellogg made a motion to approve PCO 083 for the High School project dated November 3, 2022, for VAC truck for existing storm detention tank, in the amount of \$1,903.00. Paul Boniello seconded the motion. **Vote: 5-0-0 (Motion approved)**

Don Kellogg made a motion to approve PCO 102 for the CELA Project dated October 25, 2022, for temporary curb cut, in the amount of \$2730.00. Nick Ciminello seconded the motion. **Vote: 5-0-0 (Motion approved)**

Don Kellogg made a motion to approve PCO 103 for the CELA project dated October 28, 2022, for Firestopping allowance credit, in the amount of a credit of \$(5,025.00). Maureen Clegg seconded the motion. **Vote: 5-0-0 (Motion approved)**

Don Kellogg made a motion to approve PCO 104 for the CELA Project dated October 31, 2022, for PR 034 bus loop changes, in the amount not to exceed \$79,002.00. Maureen Clegg seconded the motion. **Vote: 5-0-0 (Motion approved)**

Don Kellogg made a motion to approve PCO 105 for the CELA Project dated October 31, 2022, for electrical allowance credit, in the amount of \$(692.89). Mike DelMonaco seconded the motion. **Vote: 5-0-0 (Motion approved)**

Don Kellogg made a motion to approve PCO 106 for the CELA Project dated October 31, 2022, for Plumbing & HVAC allowance credits, in the amount of a credit of \$(19,559.98). Nick Ciminello seconded the motion. **Vote: 5-0-0 (Motion approved)**

Don Kellogg made a motion to approve PCO 107 for the CELA Project dated November 2, 2022, for CM allowance credits, in the amount of a credit of \$(1,353.08). Paul Boniello seconded the motion. **Vote: 5-0-0 (Motion approved)**

Don Kellogg made a motion to approve PCO 108 for the CELA Project dated November 2, 2022, for United Steel allowance credit, in the amount of \$(1,342.00). Maureen Clegg seconded the motion. **Vote: 5-0-0 (Motion approved)**

Proposals

Don Kellogg made a motion that the Permanent Building Committee Permanent Building Committee approve the proposal and requisition for Yellow Lab Landscaping in the amount of \$15,300.00 to furnish and install the subbase material at the playground area. Paul Boniello seconded the motion. **Vote: 5-0-0 (Motion approved)**

Purchase Order Increases

Don Kellogg made a motion that the Permanent Building Committee Permanent Building Committee approve a budget transfer from account 750.10 Contingency to account 750.01 Construction for the High School Project, for future approval of Potential Change orders, in the amount of \$250,000.00. Nick Ciminello seconded the motion. **Vote: 5-0-0 (Motion approved)**

Don Kellogg made a motion that the Permanent Building Committee approve an increase to WB Meyer Purchase order 2100 0746 for the CELA project in the amount of \$22,184.55, for moving services associated with the donation of the surplus furniture at Consolidated. Maureen Clegg seconded the motion. **Vote: 5-0-0 (Motion approved)**

Requisitions and Invoices

Don Kellogg made a motion that the Permanent Building Committee approve the requisition for Eastern Water Solutions in the amount of \$2,500.00 for their work to existing well pump heads at the High School Project. 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 Consolidated Early Learning Academy project dated November 8, 2022, in the amount of \$523,426.51. Maureen Clegg 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 November 8, 2022, in the amount of \$53,445.59. Nick Ciminello seconded the motion. **Vote: 5-0-0 (Motion approved)**

Closing Public Comment

None

Adjournment

Don Kellogg made a motion to adjourn at 10:03 pm. Mike DelMonaco seconded the motion.

Vote: 5-0-0 (Motion approved)

Received by email on 11/28/2022 @ 2:15 p.m.
by Chrystie M. Bontempo, Asst. Town Clerk, New Fairfield