



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

MEETING MINUTES

**Tuesday, November 22, 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 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

Call to order:

Quintin Flower 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 made a motion to approve meeting minutes from 11/8/2022. Maureen Clegg seconded the motion. **Vote: 3-0-1 (Motion approved, Mike DelMonaco abstained)**

OPM Update

Mark Schweitzer shared updates about the playground. They are hoping the surface is complete by the end of next week so the playground can open. There are seven PCOs up for approval later in the meeting. The Bus Loop work at CELA is progressing and should be completed soon.

CM Update

CELA Construction update – Joe Vetro stated that work on the bus loop is progressing. They are finishing the curbing, with the line striper to follow. There was discussion about the old lines being painted over vs. ground out. Scott Pellman stated it was his understanding that the lines would be ground off and asked Joe to confirm and follow up with the group.

- Don Kellogg asked Mark to consult with Langan if joint sealant should be used between the new asphalt and existing asphalt.
- Mike DelMonaco asked for an update on the as-builts. Joe and Mark agreed they would follow up.
- Maureen Clegg asked if the heating issues at CELA were resolved. Mark stated the issues are ongoing and he will be at the school to inspect the thermostats tomorrow.
- Don Kellogg inquired about the glycol issue from the previous meeting. Mark stated CES is looking at it, and he will follow up with them.

High School Construction update - Joe Vetro shared pictures of the progress at the High School. He noted the building is now tight and they will be working with Derrek and Eric to get the heaters started.

- Mike DelMonaco commented that the heaters being used are not what was discussed in previous meetings. Members expressed concern about water vapor in the building. Joe stated that the heaters are designed to be used indoors. Joe stated humidity sensors will be used to track levels as they go.

Architects Update

Christine O'Hare stated they are bringing the High School Technology package to the state on Monday. They would like to have the packages out to bid by the end of the year. There was a discussion about the Consolidated site demolition package. Christine stated she would send over the comments from the town engineer.

Approvals

Proposed Change Orders

Don Kellogg made a motion to approve PCO 110 for the CELA Project dated November 7, 2022, for fire sprinkler allowance credits, in the amount of a credit of (\$6,625.04). Mike DelMonaco seconded the motion. **Vote: 4-0-0 (Motion approved)**

Don Kellogg made a motion to approve PCO 112 for the CELA Project dated November 11, 2022, for partitions credit room 510 and 512, in the amount of a credit of (\$3,603.00). Nick Ciminello seconded the motion. **Vote: 4-0-0 (Motion approved)**

Don Kellogg made a motion to approve PCO 113 for the CELA Project dated November 11, 2022, for Guerrero allowance credit, in the amount of (\$15,396.00). Maureen Clegg seconded the motion. **Vote: 4-0-0 (Motion approved)**

Don Kellogg made a motion to approve PCO 114 for the CELA Project dated November 14, 2022, for PR 031 door hardware revision, in the amount of (\$2,185.00). Mike DelMonaco seconded the motion. **Vote: 4-0-0 (Motion approved)**

Don Kellogg made a motion to approve PCO 084 for the High School Project dated November 18, 2022, for RFI 129/135 Add sprinklers in storage room in the existing storage room, in the amount of \$3,424.00. Nick Ciminello seconded the motion. **Vote: 4-0-0 (Motion approved)**

There was a discussion about enhancements to the gym floor and scoreboards. Members agreed to review the list of VE items to see if any program items should take priority.

Requisitions and Invoices

Don Kellogg made a motion that the Permanent Building Committee approve the requisition for Electrical Services Group, LLC in the amount of \$796.57 for their work to repair existing site lighting conduit at the CELA 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 High School project dated November 22, 2022, in the amount of \$2,303,868.14. Nick Ciminello 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 22, 2022, in the amount of \$815,356.80. Maureen Clegg seconded the motion. **Vote: 4-0-0 (Motion approved)**

Mike DelMonaco requested that Joe Vetro ensure the fire marshal is aware the heaters at the High School will be run overnight unattended. Joe agreed.

Closing Public Comment

None

Adjournment

Don Kellogg made a motion to adjourn at 8:46 pm. Maureen Clegg seconded the motion.

Vote: 4-0-0 (Motion approved)