



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

**MEETING MINUTES
Tuesday, August 27, 2024, 7:30 p.m.
Virtual meeting via Zoom**

Members present: Don Kellogg (Chair), Mike DelMonaco (Vice-chair), Maureen Clegg, Nick Ciminello, David Zeh

Members absent: Michael Coates (Alternate), Rory Langguth (Alternate), Mark Havira (Alternate)

Others Present:

NF Video Production Coordinator: Quintin Flowers

Colliers Project Leaders: Scott Pellman

JCJ Architecture: Christine O'Hare, Bill Ayles

O&G Industries: Joe Vetro

Call to order:

The video production coordinator explained the rules and procedures for virtual meetings. Chair Don Kellogg called the meeting to order at 7:31 p.m.

Pledge of Allegiance

Don Kellogg made a motion to amend agenda item number 4 to include July 9th and July 23rd. Mike DelMonaco seconded the motion. **Vote: 5-0-0 (Motion approved)**

Opening Public Comment

Approval of minutes

Don Kellogg made a motion to approve the meeting minutes from 7/9/2024, 7/23/2024, and 8/13/2024. Maureen Clegg seconded the motion. **Vote: 5-0-0 (Motion approved)**

OPM Update

Scott Pellman provided these updates for the CELA project:

- There are persistent leaks in the vertical wall in the entrance of the building. The mason will be on site to open the wall and check the flashing and investigate probable causes.
- Kompan has responded to the letter sent by Colliers. Colliers is reviewing the letter and will respond later.
- A playground reinspection report was sent to Kompan noting several items needing repair. Colliers will follow up with Kompan for the repairs.

- There was a kickoff meeting for the Consolidated demolition. The abatement portion of this project is slated to start mid-September. The O&G price proposal and Hygenix proposal will be brought to the committee at the next regular meeting.
 - Nick Ciminello asked if the reinspection report included the playground surface. Scott Pellman that the reinspection report was for the playground equipment. Scott continued that the school insurance company had someone come out to inspect the playground surface. That report has not been received yet.

Scott Pellman provided these updates for the High School project:

- Langan has issued updated crosswalk plans. The updated plans have been sent to the town engineer for review and comment.
- Scott spoke about an issue with the color of the hot water at the high school. There have been many meetings to discuss the issue.
- The TV studio AV commissioning is going well. The contractor will be coming out to address some issues with the controls for the sound system in the gym and cafeteria.
- Fume hood modifications were completed on 8/26/24. The changes will be added to the building management system and then reviewed by the fire marshal.
- The rear parking lot is substantially complete. There is some final grading and planting that will be done over the coming weeks.
- There are still challenges with the mercaptan smell for the propane. There are many ongoing meetings to address the issue. The gas and gas tanks have been ruled out for causing the issue. Colliers is confident in the team of experts assemble to resolve the issue. They will be doing extensive testing of the piping and materials in the piping. They are quickly getting a temporary measure to get the kitchen and culinary equipment fully functional.
 - Mike DelMonaco suggested the water discoloration was due to a coating on part of the water heater. Joe Vetro clarified that heat exchanger is stainless.
 - Mike DelMonaco asked if when the fan is off in the fume hood that the flow alarm shuts off too. Scott Pellman stated that tie into the BMS system still needs to be completed.

CM Update

Joe Vetro stated they are working on the bleacher gates at the high school. They are waiting for a switch to finish the installation. The landscaping should be complete by the end of this week. The landscapers will be coming back to review a punch list put together by O&G, Colliers, and JCJ. The abatement contractor has issued his ten days notice to begin the work at the Consolidated building. The site contractor is working on the perimeter fence but cannot move forward without the DEP permit.

- Mike DelMonaco asked for the final commissioning report for the High School. Joe stated he would request it again.

Architects Update

Christin O'Hare stated they are working with James and Paul on some technology and wire management issues.

Approvals

Proposed Change Orders

Don Kellogg made a motion to approve PCO 225 for the High School Project dated August 27, 2024, for RFI 598 KP1&2 Relocation of Branch Circuits, in the amount not to exceed of \$10,155.00, contingent on the acceptance by the contractor. Maureen Clegg seconded the motion. **Vote: 5-0-0 (Motion approved)**

- Joe Vetro noted the 50/50 split is not yet approved by the contractor.

Proposals

Don Kellogg made a motion to approve the Stanley Security proposal 518627-24 and requisition for the High School Project dated August 15, 2024, for New Fairfield Middle School Security Additions -Old HS Area, in the amount of \$46,983.58. Nick Ciminello seconded the motion. **Vote: 5-0-0 (Motion approved)**

Purchase Order Increases

Don Kellogg made a motion that the Permanent Building Committee approve an increase to Weston & Sampson PO 2100 0702 for the CELA project in the amount of \$660.00, for additional stormwater monitoring services. David Zeh seconded the motion.

Vote: 5-0-0 (Motion approved)

Requisitions and Invoices

Don Kellogg made a motion that the Permanent Building Committee approve the Invoice packet for the Consolidated Early Learning Academy project dated August 27, 2024, in the amount of \$660.00. David Zeh 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 August 27, 2024, in the amount of \$4,288.50. David Zeh seconded the motion. **Vote: 5-0-0 (Motion approved)**

Closing Public Comment

Adjournment

Don Kellogg motioned to adjourn at 8:05 p.m. Nick Ciminello seconded the motion.

Vote: 5-0-0 (Motion approved)

Submitted by: Naomi Magoon