

Permanent Building Committee
Tuesday, June 9, 2020
7:30 pm
Community Room at 33 Route 37
MINUTES

Call to Order

A regular meeting of the Permanent Building Committee was held on Tuesday, June 9, 2020 at 7:30 pm. via Zoom. The meeting was called to order at 7:33pm by Vice Chairman Michael Del Monaco.

Members Present: Paul Boniello, Michael Del Monaco, Don Kellogg, Ed Sbordone (Alternate) Anthony Yorio (Alternate) **Members absent:** Chairman George Martignett and Ann Brown

Others Present

New Fairfield Public Schools Administrators: Director of Business and Operations Dr. Rich Sanzo, BOE Director of Buildings and Grounds Phil Ross and High School Principal James D’Amico, **BOE Member:** Rick Regan, **Colliers Project Leaders:** Scott Pellman
JCJ Architecture: Peter Bachmann and Christine O’Hare **O&G Industries:** Lorel Purcell
Consulting Engineering Services: Mike Bouchard

Pledge of Allegiance

Appointments

Michael Del Monaco made a motion to elevate alternates Ed Sbordone and Anthony Yorio to full member status for the purpose of this meeting. Don Kellogg seconded the motion. **Vote 3-0-0 (Motion approved)**

Public Comment-None

Correspondence and Announcements

Michael Del Monaco noted that Suzanne Kloos is filling in as Recording Secretary for this meeting. It is hopeful this position will be filled by the next regular PBC meeting.

Approval of Minutes- May 26, 2020- Tabled until the next regular meeting.

High School and Consolidated Early Learning Academy/MHHS Building projects Information Items

• **Architect update**

Christine O’Hare from JCJ Architecture spoke of the CELA project and noted that they have received preliminary draft estimates and have been working with O&G to reconcile the estimates. The draft estimates for the high school should be ready soon as a first preliminary

estimate. Scott Pellman from Colliers noted that the CELA estimates could possibly be ready next week or by the next PBC meeting of June 23. The reconciliation for the high school is expected to be ready by June 30. Michael Del Monaco asked to have the estimates given to the PBC members a few days in advance to allow for review.

Christine O'Hare noted that they have been meeting with the School Safety and Security Committee and the Fire Department and discussed site specific items. JCJ has also met with the administrators for both the CELA and high school projects and reviewed plans. These plans will be presented to the PBC along with the cost estimates.

•Consulting Engineering Services

Mike Bouchard from CES gave an overview of two options for HVAC. He compared the traditional VAV and VRF (Variable Refrigerant) and spoke of the pros and cons of both options. There was a brief discussion of the mixing of air and technology to mitigate virus transmissions. Mr. Bouchard noted that a major benefit of VRF is that fresh air is circulated at all times and is much more energy efficient. It was noted that the life expectancy for both options is approximately 20 years.

•OPM update

Scott Pellman from Colliers noted that a lot of time has been spent reviewing the estimates on the schematic level for CELA. It is hopeful that a reconciled estimate will be available by next week. They have been working on the high school design and comments and will get the comments to JCJ by the end of the week. They will set up a reconciliation meeting with O&G to discuss the comments. A State meeting is set up for June 24. They expect to have the budget for the CELA project to the PBC by June 23.

•O&G update

Lorel Purcell from O&G noted that they are finishing the cost estimates for CELA and the high school.

Action Items

• HVAC Options

Mike Del Monaco made a motion to add decision of the HVAC options for CELA to the agenda as an Action Item. Paul Boniello seconded the motion. **Vote 5-0-0 (Motion approved)**

Michael Del Monaco made a motion to chose VRF as the system for HVAC for the CELA project. Paul Boniello seconded the motion. **Vote 5-0-0 (Motion approved)**

• PO Increases

Mike Del Monaco made a motion that the PBC increase the Cohen and Wolf PO 20000041 for legal services associated with the Consolidated Early Learning Academy by \$1,116.25. Ed Sbordone seconded the motion. **Vote 5-0-0 (Motion approved)**

Mike Del Monaco made a motion that the PBC increase the Cohen and Wolf PO 20000044 for legal services associated with the High School Project by \$1,116.25. Ed Sbordone seconded the motion. **Vote 5-0-0 (Motion approved)**

- **Approval of Requisitions**

Michael Del Monaco made a motion that the Permanent Building Committee approve a requisition for IES dated 6/9/2020 in the amount of \$41,800 for Commissioning services associated with the Consolidated Early Learning Academy project. Ed Sbordone seconded the motion. **Vote 5-0-0 (Motion approved)**

Michael Del Monaco made a motion that the Permanent Building Committee approve a requisition for IES dated 6/9/2020 in the amount of \$99,500 for Commissioning services associated with the High School project. Ed Sbordone seconded the motion. **Vote 5-0-0 (Motion approved)**

- **Approval of Invoices**

Michael Del Monaco made a motion that the Permanent Building Committee approve the Invoice packet for the Consolidated Early Learning Academy project dated 6/9/2020 in the amount of \$59,613.53. Paul Boniello seconded the motion. **Vote 5-0-0 (Motion approved)**

Michael Del Monaco made a motion that the Permanent Building Committee approve the Invoice packet for the High School project dated 6/9/2020 in the amount of \$228,071.10 Ed Sbordone seconded the motion. **Vote 5-0-0 (Motion approved)**

Other Business- None

Closing Public Comment- None

Adjournment:

MOTION: Michael Del Monaco made a motion to adjourn at 8:31 pm. Seconded by Don Kellogg- **Vote 5-0-0 (Motion approved)**

Received by Email on 6/15/2020 @ 11:47 am
by Pamela J. Dohan, Town Clerk, New Fairfield