

**Town of Sherman
Sherman Senior Center Building Committee
Special Meeting
Mallory Town Hall
July 7, 2026
7:00PM**

Present: Carol Sperling; Joel Bruzinski; Nelson Fall; Don Lowe; Bob Ostrosky; Andrea Maloney, Dave Seegers, Frank Barta

Absent: Joan Laucius, Chairperson, Jim Best

Invited & Audience:

Clerk: Nicole Zegley

Call to Order: Joel Bruzinski, acting as temporary chairperson called the meeting to order at 7:04 PM. He added that no architects would be named during this meeting.

Don Lowe added that the purpose of the meeting was to answer the questions relating to the RFP and post them by the July 10th deadline.

Joe Bruzinski read the questions and the committee collectively responded as follows:

1. Installation of a water well will probably qualify as a “Transient Non-Community Public Water System”. Does the Town of Sherman have a system in place to oversee the management of this TNCPWS, or does the project require the creation of a new entity to operate the public water system?

No, the committee does not believe so.

2. Were there any water quality issues with the well system that is associated with the new church? We understand the well system for the school north of the site was water quality problems that prevents use as potable water.

The committee responded that they are unaware of any water quality issues with the church.

3. Can we assume the new public water well will be able to service the needs of the project, and that additional water storage and treatment facilities will not be necessary?

The committee is assuming this presently, but won’t know until after the well is drilled.

4. Have any new wells been drilled in the area recently, and if so what yield can be expected?

The committee agreed that this is unknown until the well is drilled.

5. What design flow (GPD) was used in the design of the preliminary sanitary system provided by Artel Engineering? Does the system exceed 2,000 GPD which would require State DPH review? Does the system exceed 7,500 GPD which would require CDEEP review?

The committee felt that not more than 2000 GPD would be needed.

6. Can we rely on the test pit and the perc test information provided with the preliminary Artel teaching field design or do we have to obtain our own data? Were the test pits and perc tests witnessed by the local Sanitarian or DPH office and is the public information?

The committee needed to confirm this with Trish.

7. Does the building or any portion of the project (including the sanitary system) fall within the Town Upland Review Area (URA)? What is the town's URA limit from flagged wetlands? Have wetlands been flagged on the site yet?

The committee needed to confirm this URA survey.

8. Has the preliminary project been reviewed by the Town WEO and ZEO? Will public hearings be required for Zoning or Wetlands approval or will the project be approved by the town via staff-level review?

Yes, this has been reviewed, but public hearings will still be needed.

9. Please provide any possible prevailing wage construction trade exemptions from the CT CGS-31-53 that might be applied to the design thinking on this project.

No exemptions are anticipated.

10. Please confirm if any current land use resolutions for the site have been passed, or if additional sitework resolutions need to be filed requiring AE documentation.

The committee anticipates no additional site work resolutions.

11. Please summarize the current Sherman School facility construction/MEP work that identifies opportunities to utilize similar building and technology systems.

The committee agreed that this was not a factor for consideration.

12. Could the fillable word versions of Exhibits A, B and C be provided?

Yes.

13. Have Geotech and Survey services been completed? If not, do we need to supply these services?

The committee needed to confirm this with Trish.

14. Please clarify what the “staffing matrix” is that was mentioned on page 7 in the letter of introduction section of the RFP.

The committee stated that this item defines the project team and roles.

Joel Bruzinski and the committee agreed that once the final questions are answered the completed request will be circulated via email to the committee members.

The final topic discussed was Hawley Construction. Don Lowe expressed their continued interest in the project. Bob Ostrosky suggested that the new architect be selected first. He also raised the concern that Hawley may not want to work with the new architect.

Don Lowe shared the scheduled dates for future deadlines and meetings.

July 10, 2026 - The Q&A will be posted

July 17, 2026 - All bids are due

July 21, 2026 - SSCBC Special Meeting to select an architect

July 22, 2026 - New architect to be notified

Joel Bruzinski adjourned the meeting at 7:37 PM.