

TOWN OF SHERMAN
SCHOOL BUILDING COMMITTEE

MINUTES

SPECIAL MEETING
FRIDAY, AUGUST 1, 2025
12:00 PM
VIA ZOOM

Presentation Link: <https://youtu.be/iZygOB979Qk>

The school building committee (SBC) special meeting was called to order by committee chair Kerry Merkel at 12:01 PM.

⇒ **PRESENT**

For the committee:	Kerry Merkel (Chair), Bob Gamper (Vice Chair), Tim Laughlin (BOE member), Matt Vogt (Chair, BOE)
BOS & Treasurer:	Don Lowe (First Selectman), Joel Bruzinski (Selectman), Andrea Maloney (Treasurer)
SHERMAN SCHOOL:	Dr. Pat Consentino (Superintendent), Lauren Yansick (Educational Technology/Library Media Specialist)
Antinozzi Assoc.:	Michael LoSasso (Principal)
CSG LLC:	Sam D'Agostino (Project Manager)
Newfield:	Mike D'Angelo (Project Executive), John Flis (Project Executive)

⇒ **APPROVAL OF CURRENT BILLS**

⇒ Current Bill Summary

There are two invoices for approval this week. The first invoice is for Antinozzi Associates. The total for the Sherman School and Central Administration Space project phases is \$65,631.47. This is for work on contract documents and assisting with the bid and contract negotiations. The Central Administration Space portion of the invoice is \$282.22 and the Sherman School portion of the invoice is \$65,349.25.

D. Lowe **made a motion** to approve the invoice for Antinozzi Associates.

Seconded by: B. Gamper

Vote For: All in Favor

The second invoice is for Newfield Construction for the bid phase with a total of \$14,448.49. The Sherman School portion is \$13,726.07 while the Central Administration Space portion is \$722.42.

K. Merkel **made a motion** to approve the invoice for Newfield Construction.

Seconded by: D. Lowe

Vote For: All in Favor

⇒ **DISCUSSION & ACTION ITEMS**

⇒ **REVIEW CONTRACT UPDATES & FINAL APPROVAL TIMELINE**

K. Merkel explained that the van Zelm and CSG contracts are still pending legal review. She thanked S. D'Agostino and the CSG team for their professionalism and flexibility in working with the town. S. D'Agostino said the major changes to the contract reflect the change in scope and new contract value. T. Laughlin added that the final GMP1 is in the execution phase with legal counsel.

⇒ **REVIEW 1049R PROCESS, SUBMISSION PREPARATION & TIMELINE**

K. Merkel advised that the 1049R must be submitted to the state DAS (Department of Administrative Services) office and is required when there is a change to a construction project. She invited M. LoSasso to speak on how the process would work. Per M. LoSasso it is a compilation of information that reflects the adjustment in cost. He stated that in this instance as the project is over budget the state is receptive to reviewing and considering the adjustment. He went on to add that Antinozzi had a meeting with the Board of Education and the state several weeks ago. The state asked a number of questions to document the change and what precipitated the need for the 1049R. He perceived them to be sympathetic and believes the grants department will represent on behalf of Sherman's needs to the commissioner, who has approval rights.

K. Merkel asked if this occurs after the referendum. M. LoSasso does not believe it is tied to the referendum. Rather it is merely necessary to demonstrate that there is a date for the referendum. T. Laughlin reiterated the point, stating that it is similar to what was done previously. They will need the affirmative results to have everything finalized and approved but it is possible to begin the submission process now that the referendum has been scheduled by the Board of Selectmen. S. D'Agostino advised that they also need to submit the minutes that state the additional funding is going to be sent to referendum. The minutes and results of the referendum demonstrate to the state that the town will appropriate the additional funds for the project.

⇒ **REVIEW REVISED CONSTRUCTION ENABLING/LOGISTICS PLAN & LOCAL APPROVALS**

M. D'Angelo shared that Newfield has been working with Bill Murphy (Building Inspector) and the Fire Marshall for local approvals. Permit applications have been submitted for both the building permit and enabling work. B. Murphy is requiring that the trade contractors that are not currently contracted with Newfield need to go to the Building Department to file their certificate of insurance and satisfy any application requirements. Newfield is in regular communication with B. Murphy. With respect to the demolition permit he asked for a couple of items, which Newfield has already emailed and will mail hard copies on Monday (August 4).

M. LoSasso advised that Antinozzi has also been in contact with B. Murphy and has sent him the addenda documents. They have also been in contact with Joe Versteeg to provide a review and comment on any aspects that may impact code. He anticipates the review from J. Versteeg in a few days.

M. D'Angelo added that J. Flis of Newfield walked with the Fire Marshall today. The Fire Marshall did not have any adjustments to the logistics and was satisfied with the current demolition and abatement plan. J. Flis then walked the committee through the revised logistics site plan given the recent change to the start date. The goal is to ensure school staff and students can access and depart the site efficiently and the school's operations can be conducted in the appropriate manner.

Bus drop-off will remain largely in front of the school while Newfield's team will occupy the old parking lot in the front. Students will access the swing pace by walking down the asphalt path through the playground space. Parent drop-off will occur via Sawmill Road. J. Flis also pointed out access to the temporary main office in addition to the location of storage containers. There will also be a privacy screen to shield construction from view by passing students. Lastly, he explained that this plan will also allow for longer use of the playground area.

K. Merkel inquired about the plan for material delivery and crew parking. Per J. Flis the far parking lot will be retained for a subcontractor staging area for storage of materials and initial parking. Other materials will be delivered through the main space and be staged closer to the trailer. He pointed out on the site plan locations for contractor and staff parking areas. F. Flis stated they will plan deliveries at times to avoid conflict with bus and parent drop-off and pick-up times.

⇒ **DISCUSSION & POSSIBLE ACTION TO APPROVE A/E CONTRACT AMENDMENT FOR ABATEMENT MONITORING**

K. Merkel advised that Antinozzi was able to negotiate the fee down to \$29,675.00 with Pennoni Abatement Oversight Services. M. LoSasso explained the reduction is largely due to the fact that the abatement work will be conducted when students are not in the building, thus reducing the amount of required monitoring. J. Flis said the abatement contractor (Best-Tec) has confidence it can be completed prior to students entering the building and they may need to work multiple shifts in order to accomplish this timing. He cautioned, however, that the full extent of materials to be removed can only be determined once work commences on site. Work will begin on Monday. As such, M. D'Angelo emphasized that once abatement begins no one under the age of 18 can be in the school.

J. Bruzinski **made a motion** to approve Amendment #10 in the amount of \$29,675.00.

Seconded by: D. Lowe

Vote For: All in Favor

⇒ **PUBLIC COMMENTS**

L. Yansick (1 Rose Lane) raised, as a member of the public, the matter of misinformation being shared in the public domain as regards the upcoming referendum. She recommended providing the public with a rough estimate for the referendum if it were approved and how it would impact taxpayers. There is confusion over the total amount – \$8M vis-à-vis \$2.5M – and how the latter (\$2.5M) will be spread out over the course of 25 years.

BOARD/COMMITTEE COMMENTS

B. Gamper responded to L. Yansick's point, underscoring the need to supply more information to the town to explain what is occurring. K. Merkel reminded the committee that the Town Meeting will take place on Saturday, August 9. Not only is the meeting a statutory requirement but is also intended to address the public's questions and dispel any misinformation and speculation through sharing the numbers and data. D. Lowe advised that they are working on the figures so that people can better understand the resulting tax implications of adding \$2.5M to the bonding package. M. Vogt said he is working on a letter from the Board of Education to school families. He would like to send it out through other avenues. A. Maloney advised the committee that their bond sale is scheduled to take place on August 13th. The numbers will have to be reviewed by the lawyers working on the bonding. This is a process that must occur before any figures can be shared. She added that it will be helpful to have as many members of the committee to attend the meeting on Saturday.

ADJOURNMENT

K. Merkel adjourned the meeting at 12:30 PM.

**Abbreviations used above:*

[CSG LLC](#) – Construction Solutions Group, LLC