



**Town of Sherman
Board of Selectmen, Board of Education
and School Building Committee**

Joint Special Meeting Minutes
Wednesday, September 10, 2025
Mallory Town Hall @ 7:00 PM

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

Members Present:

Board of Selectmen & Treasurer: Don Lowe* (First Selectman), Joel Bruzinski* (Selectman), Bob Ostrosky* (Selectman), Andrea Maloney* (Treasurer)

Board of Education: Matt Vogt* (Chair), Kate Frey (Vice Chair), Maryanne Febbraio, Kristin Grasseler, Tim Laughlin*, Ryan McGlinchey, James Philipakos

School Building Committee: Kerry Merkel (Chair), Bob Gamper (Vice Chair), Jim Best, Christian Decuhna, Carrie Depuy

**Also members of the School Building Committee*

Members Absent:

Dave Febbraio*

Other Attendees & Invited:

Michael LoSasso (Principal, Antinozzi Associates), Mike D'Angelo (Project Executive, Newfield), John Flis (Project Executive, Newfield), Dr. Pat Consentino (Superintendent, Sherman School)

Call to Order and Roll Call:

D. Lowe called the special meeting to order at 6:02 p.m. and then led the joint session in the pledge of allegiance before conducting roll call.

Public Comment:

None at this time.

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Review & Discussion of Current Project Status:

M. LoSasso advised that Newfield has begun construction with the demo and abatement phases. The abatement finished ahead of time and clearance reports indicated no presence of PCBs in the tested areas. The rooftop also had no asbestos. Both, while included in the project estimates, would have cost hundreds of thousands of dollars if present.

He went on to add that his firm is working on a list of non-programmatic cost savings that are a modification of scope but avoid impact to important areas of the building (e.g., roof systems, wall systems, etc.). He has brought the list for joint review. In addition, if the amendment to the second guaranteed maximum price (GMP #2) is approved it will allow them to secure contracts for the balance of the construction team. This will enable the project to move forward and stay on target/time.

J. Philipakos asked for clarification on the PCB/asbestos aspect of the abatement with respect to removal/cost. M. LoSasso clarified that as none was found present it allowed for those materials to be removed in a normal manner without extra precautions for handling and disposal. M. D'Angelo advised there were allowances set aside in the contingency for the largest abatement areas involving the 1930's wing at \$600,000 and \$1 million for the D-Wing (which would have been negotiated at that price point).

M. LoSasso went on to explain that operations have been completed to the school building to accommodate the swing spaces, which are now occupied. They have received mixed reviews on the space however the majority have remarked that it is better than what was expected. D. Lowe thanked them, advising when they toured the temporary school they were impressed.

J. Flis added that logistically the fencing is up and they are working on installing temporary boilers and propane tanks for the swing space. They are looking forward to getting more trades on site to continue demolition. Large equipment will arrive at the end of the week for mass demolition and next week the building will start 'punching up' shortly.

Review & Discussion of Currently Anticipated Project Schedule:

Per M. D'Angelo essentially the schedule that has been discussed for the past six months has been maintained. Phase 2A, which is completing major renovation of the school (about 80% of the school along with demolishing the 1930's wing and building a new addition) was always planned for completion by August 2026. With the G.M.P. #2 they have shifted slightly into early September this year for some items but expect to accelerate the sequencing of things throughout the yearly timeline. They anticipate having the swing space students returned to that renovated portion of the building by the start of school next year. Phase 2B includes the three classrooms on the south side of the swing space which are planned to be turned over in April 2027. After that, they will conclude with site work and landscaping.

M. Vogt asked expressed concern that delays could still arise that would push returning to school in September/October of 2026 after school has started session. He asked about options to ensure adjustments to the project schedule in order to maintain the original timeline (e.g., additional

work shifts and budget impacts). M. D'Angelo advised it is possible to run Saturday shifts that can earn you several weeks of output over the period, but that it comes with an additional cost that is currently not included. He can provide cost estimates and suggested it could potentially come from the contingency. With the shift into early September this year they are currently on target to turn over the space on September 11, 2026. He also advised that teachers can move things into the space in advance of that date so long as substantial construction is completed, the floors are down and the space is clean. T. Laughlin clarified that they are essentially on schedule, with handover of the school in early September 2026 for students K-8 to attend. There is flexibility throughout the construction year to look for ways to try to move the date earlier. If they start next year the same time as this year then the new building will be up and running. What remains is to renovate the 90's classroom wing which will be central administrative space and Pre-K classroom. Pre-K is already scheduled to be off-site at the church location for another half year until that construction is completed. P. Consentino stated they have a 1-year lease with the church with the ability to extend the lease period.

Review & Discussion of Guaranteed Maximum Price Amendment #2 (G.M.P. #2):

T. Laughlin stated that the amendment #2 distributed to the joint members has been through several reviews with M. D'Angelo and are inclusive of Mark Shipman (Legal Counsel for Town of Sherman). He reminded members that bids expire next week with cautions about market fluctuations that have taken place since bid. The amendment locks in and owns the bid pricing received at initial bid time at full value. It additionally articulates what is a projected list of value engineering items that don't impact the educational program and are being verified through M. LoSasso's firm. This will allow a defined process of deductive change orders for each bid package to achieve said value engineering. It also allows J. Flis and his team to get the full contractors on site and keep the schedule that was just discussed. Finally, it allows M. LoSasso and his team to proceed with amendments to the field drawings to achieve the value engineering without complicated amendments that involve significant consultation with other disciplines (e.g. structural, MEPFP) as the goal is to change as little of those systems as possible. He added that Jim Guiliano of CSG (contracted owner's rep) has also reviewed the amendment and provided comments and feedback which M. D'Angelo incorporated.

M. D'Angelo walked the members through the sections of the amendment. The first two pages recap the GMP letter with a summary of contents and a total GMP 2 value. This amendment does not include the first GMP that was already approved but those values are included and will be highlighted. The value engineering log is also contained within. Page two lists the recommended trade contractors. The next pages breakdown the GMP with each bid package's costs and the multipliers based on that bid price. The total GMP value for GMP 1 and GMP 2 are provided at that bottom for a total value of \$45,258,434.00. The following pages are the staffing matrix with all of those costs included in GMP 1. For the general conditions and reimbursements section the only item in GMP 2 is contracting another structural engineer that coordinates with specialized trades that by proxy design their portion as the trade contractor for that product (e.g., cold formed seal framing). M. D'Angelo walked members through the staffing roles and responsibilities on a day-to-day basis per T. Laughlin's request. R. McGlinchey inquired about

no bids listed for the elevator work. M. D'Angelo explained they did not receive any bids which is not atypical. They can put it out to bid again in the next several weeks to see if they receive any bids and receive interest from the elevator companies to see if they can re-bid before putting it out to bid. Alternatively, they can solicit three proposals from a general trade contractor that was already done. D. Lowe said they have had different experience with elevator service companies in the past and will be happy to share those experiences with Newfield.

T. Laughlin clarified that it will be a two-step process for the change orders. The change orders will be prepared by the teams and if there is a change order that impacts the educational program it will come before the Board of Education (BoE) first for approval. If approved, it will go to the School Building Committee (SBC) for review and ultimate recommendation to the Board of Selectman (BoS) for sign-off.

M. D'Angelo then walked the members through the highlights of each bid package and correlated value engineering recommendations. Questions with respect to the concrete package focused on if it would reduce life span and if it included what was found under the gym floor. The product recommended will not reduce life span or performance and the gym floor is a discovered and unique condition which is not included as it requires deeper analysis. Other questions focused on ceiling materials, heights, lighting, and acoustics which were addressed by M. LoSasso. He stressed that many of the savings are related to finishes and what was designed will be delivered. Questions were also posed about cafeteria flooring and the switch from epoxy to luxury vinyl tile (LVT). M. LoSasso said floor finishes generally last 20 years and LVT has become the standard which is comparable.

T. Laughlin highlighted a \$250,000 reduction in the AV/Technology package that was worked out with the technology vendors and the school team to achieve the original intent but in a different way.

Final discussion of the amendment concluded with M. LoSasso offering to answer any additional questions that may arise after the meeting and M. D'Angelo providing [specifics of the final GMP figures.](#)

Review & Discussion of Next Steps & Schedule to Confirm Value Engineering Items via Deductive Change Orders:

D. Lowe asked if this agenda item was covered previously during the meeting. T. Laughlin stated that it was essentially but reiterated that if the amendment for GMP 2 is approved, the remainder of the month will focus on getting confirmation back on any necessary design processes for accepted value engineering items and contract confirmation. This will result in the return of deductive change orders.

Review & Possible Action to Recommend Approval of G.M.P. #2 (SBC):

T. Laughlin **made a motion** recommend to the Board of Selectmen also acting as the Board of Finance that they approve GMP amendment two dated September 10, 2025 in the amount of \$40,957,802.

Seconded by: M. Vogt

K. Merkel invited the SBC to discuss and ask additional questions prior to vote. There were no additional questions and the motion moved to vote.

Vote For: All in Favor. Motion passed unanimously.

Discussion of Possible SBC Recommendation to Approve G.M.P. #2 and Possible Action to Approve G.M.P. #2 (BOS):

D. Lowe **made a motion** that the Board of Selectmen approve the GMP 2 for the amount motioned by the School Building Committee.

Seconded by: J. Bruzinski

D. Lowe invited the BOS members to discuss further, if necessary, prior to vote. There were no additional questions and the motion moved to vote.

Vote For: All in Favor. Motion passed unanimously.

Public Comment:

Dr. Consentino thanked the Board of Selectmen, the Board of Education, and the School Building Committee for their time, efforts, and commitment to the children, staff and community. She added that because of their hard work they are on the path to getting the renovation done. They appreciate the members and on behalf of the students, school and parents thanked them.

Committee/Board Comments:

T. Laughlin expressed his thanks to Dr. Consentino and her team, J. Guiliano, M. LoSasso, and M. D'Angelo for all of their hard work to get to this point. D. Lowe also thanked Dr. Consentino for their efforts to maintain a positive environment at the school during this time.

Adjournment:

J. Bruzinski **made a motion** to the adjourn the meeting.

Seconded by: B. Ostrosky

Vote for: All in Favor.

D. Lowe adjourned the meeting at 6:47 PM.
