

TOWN OF SHERMAN
SCHOOL BUILDING COMMITTEE

MINUTES

SPECIAL MEETING
MONDAY, NOVEMBER 24, 2025
12:00 PM
VIA ZOOM

Presentation Link: <https://www.youtube.com/watch?v=wMrpaWp-e1c>

The school building committee (SBC) special meeting was called to order by Kerry Merkel at 12:03 PM.

⇒ **PRESENT**

For the committee:	Kerry Merkel (Chair, Bob Gamper (Vice Chair), Jim Best, Christian Dacunha, Dave Febbraio*, Tim Laughlin (BOE member), Matt Vogt (BOE Chair)
BOS & Treasurer:	Don Lowe (First Selectman), Andrea Maloney (Treasurer)
Sherman School:	Dr. Pat Consentino (Superintendent)
Antinozzi Associates:	Michael LoSasso (Principal Architect)
CSG:	Samantha D'Agostino (Project Manager)
Newfield:	Mike D'Angelo (Project Executive), John Flis* (Project Executive)

[*Joined at 12:04 PM]

⇒ **REVIEW AND DISCUSSION OF REVISED PROJECT BUDGET & FINALIZED VALUE ENGINEERING OUTCOME/MODIFICATIONS**

T. Laughlin thanked Newfield, Antinozzi and CSG for their work on revising the budget and finalizing the value engineering list and figures. He walked the committee at a high level through Newfield's Value Engineering Log, which lists projected alternative/value engineering items and respective figures against actual figures for each item categorized by bid package. He provided background summary on variations between projected vs. actual per item – whether the delta was plus or minus – where applicable.

The committee discussed three value engineering items specifically: The first item is VE8 (seatbacks on retractable bleachers); the second item is VE15 (four basketball hoop backstops); and the third item is VE18 (modification of glass type in specified locations). The modifications would equate to a total value of \$68,584.00. S. D'Agostino put this into context with the revised budget, which reflects all appropriated monies from pre-referendum to date and an owner's contingency of \$1.68M. If the three items are approved it would bring the contingency to

\$1,626. Lastly, T. Laughlin pointed out that the town share appropriation total is \$35,240,00. At present the town share projected cost is at \$35,212,889.31.

C. Dacunha asked about the gym sub floor and exposure for additional costs. M. LoSasso said it does represent some additional cost however, he and his team are working with Newfield to come up with the best solution that will balance and address the primary issues. C. Dacunha asked if it could be accommodated within the current contingency. M. LoSasso and M. D'Angelo indicated they believed it could.

⇒ **REVIEW AND DISCUSSION OF 1049R SUBMISSION & NEXT STEPS RELATED TO ADDITIONAL STATE APPROVALS**

- ⇒ T. Laughlin advised they had a discussion with the Department of Administrative Services (DAS). An approved budget today will facilitate the submission of the 1049R, which was delayed due to the need for the additional referendum and resulting appropriation. The building committee will need to authorize the submission of the form to the state as will the Board of Education. It needs to be provided to the state early next week. In addition, they will request an additional 10% reimbursement based on educational specifications for early learning and pre-K that were governed by legislation at the time of original articulation.

⇒ **DISCUSSION AND POSSIBLE ACTION TO APPROVE A REVISED PROJECT BUDGET(S) AND FINALIZED VALUE ENGINEERING SCOPE**

T. Laughlin **made a motion** to approve a revised project budget totaling \$49,624,670.50 for the Sherman School renovation project, state project # 127-009 RNV and a project budget of \$340,329.50 for the Central Administration project, state project number 127-0010BE/RNV. As **part of the motion**, T. Laughlin proposed adjusting Line 13 – Construction Final GMP and Associated Modifications for project # 127-009 RNV by adding \$68,584.00 of value engineering alternates previously discussed including VE-8 for gymnasium seatbacks, VE15 retaining two additional retractable basketball hoops, and VE18 for retaining light filtering glass.

Seconded by: D. Lowe

Vote For: All in Favor

⇒ **DISCUSSION AND POSSIBLE ACTION TO AUTHORIZE SUBMISSION OF 1049R AS RELATED TO REVISED PROJECT(S) BUDGETS(S) FOR STATE PROJECT # 127-009 RNV SHERMAN SCHOOL RENOVATION & STATE PROJECT #127-0010 BE/RNV CENTRAL ADMINISTRATION**

T. Laughlin **made a motion** to recommend the Board of Education submit a 1049R as related to the revised budgets approved by the School Building Committee for state project #'s 127-009 RNV Sherman School Renovation and 127-0010 BE/RNV Central Administration.

Seconded by: K. Merkel

Vote For: All in Favor

⇒ **DISCUSSION AND POSSIBLE ACTION TO AUTHORIZE BINDING BUILDER'S RISK INSURANCE COVERAGE & RELATED SUBMISSIONS**

K. Merkel advised they are still waiting on final paperwork and description of the projects to make it formal. The policy is based on the project cost of \$49,965,000 with a premium of \$116,184. T. Laughlin explained the entire process to the committee with the expectation that once the committee has authorized binding and all steps are completed coverage would commence on December 4th.

T. Laughlin **made a motion** to authorize binding builder's risk insurance coverage and submitting related submissions.

Seconded by: B. Gamper

Vote For: All in Favor

⇒ **DISCUSSION AND POSSIBLE ACTION TO APPROVE CURRENT BILLS FROM POSTPONED REGULAR MEETING ORIGINALLY SCHEDULED FOR NOVEMBER 17, 2025**

K. Merkel listed the invoices and amounts for approval. The first invoice is for CSG for \$4,093.75 however, due to an overpayment, there is a credit for this month and no payment is due. For next month there will still be a credit balance of \$1,268.76.

The next set of invoices is for Antinozzi & Associates is dated October 31, 2025. The total for the invoices including the Sherman School project and Central Administration work is \$25,012.51.

K. Merkel **made a motion** to approve Antinozzi's invoices dated October 31, 2025.

Seconded by: T. Laughlin

Vote For: All in Favor

Also dated for October 31, 2025 are invoices for Newfield Construction. The total amount for the Sherman School project is \$317,867.12. There is no separate breakout for the Central Administration project work.

K. Merkel **made a motion** to approve Newfield Constructions' bill dated October 31, 2025 in the amount of \$317,867.12.

Seconded by: A. Maloney

Vote For: All in Favor

K. Merkel stated the next invoice is for move management services with Meyer for monthly storage. The total for the Sherman School project and Central Administration is \$1,694.48. The dates for the invoices are August 31, 2025 and October 31, 2025.

K. Merkel **made a motion** to approve the total of \$1,694.48 for Meyer storage services.

Seconded by: B. Gamper

Vote For: All in Favor

Per K. Merkel, the last invoice is for legal representation from Shipman and Goodwin. The invoice is dated October 28, 2025 in the amount of \$669.50.

K. Merkel made a motion to approve Shipman and Goodwin's invoice dated October 28, 2025 in the amount of \$669.50.

Seconded by: A. Maloney

Vote For: All in Favor

⇒ **DISCUSSION AND POSSIBLE ACTION TO APPROVE A/E CONTRACT AMENDMENT #13 RELATED TO HAZARDOUS MATERIAL INSPECTIONS & TESTING OF DISCOVERED CONDITIONS**

K. Merkel explained that this is a request from Pennoni via M. LoSasso for a scope change in the amount of \$1,590.00. M. LoSasso advised he would like to approve as a proposal and then make a formal contract amendment. The amount listed in the middle of the proposal is in reference to the design phase activities for which they have already been approved. The amount of other scope change represents the monitoring fees that were amended for the project in addition to the indoor air quality monitoring that was also performed for the project while demolition was active as well as testing of discovered conditions in the foundation in certain sections. The committee discussed and would prefer to approve the amendment now as work has been completed and thus the bill can be approved at the next meeting.

K. Merkel **made a motion** to approve Amendment #13 for hazardous material inspections and testing of discovered conditions for Pennoni's services.

Seconded by: A. Maloney

Vote For: All in Favor

K. Merkel reminded the committee that the last meeting of the year is scheduled for Monday, December 15th @ 12:00 PM. She has a prior commitment that cannot be rescheduled and requested either B. Gamper or T. Laughlin act as interim chair.

ADJOURNMENT

K. Merkel adjourned the meeting at 12:59 PM.