



**Town of New Fairfield
Permanent Building Committee
4 Brush Hill Road
New Fairfield, CT 06812**

SPECIAL MEETING MINUTES

Tuesday, February 16, 2021 at 7:30 p.m.

Virtual Venue/Meeting Access:

Web: <http://zoom.us/j/92754658335>

Dial-In: 929-205-6099 Meeting ID: 927 5465 8335

Members Present: George Martignetti (Chair), Mike DelMonaco (Vice Chair), Ann Brown, Don Kellogg, Ed Sbordone (Alternate)

Members not Present: Paul Boniello, Anthony Yorio (Alternate)

Others Present:

New Fairfield Public Schools Administrators: Dr. Richard Sanzo, Dr. Pat Cosentino

Town Engineer: Tony Iadarola, P.E.

Colliers Project Leaders: Scott Pellman, Mark Schweitzer

JCJ Architecture: Christine O'Hare, Peter Bachmann

O&G Industries: Jason Travelstead, Mark Sedensky

Langan: Katy Gagnon

CES: Mike Bouchard

Hygenix: Jim Twitchell

Call to order:

Director of Business Operations Dr. Richard Sanzo explained the rules and procedures for virtual meetings.

Chairman George Martignetti called the meeting to order at 7:33 p.m.

Pledge of Allegiance

Opening Public Comment: None

Correspondence and Announcements:

High School and CELA/MHHS Building Projects

Information Items

- **Architect Update**

Christine O'Hare provided an update on Zoning and engineering reviews:

- The zoning meeting for the special permit for the High School is rescheduled for February 24th.
- MHHS and CELA will be presented at the March 3rd zoning meeting.
- Preliminary draft responses have been provided to the town engineer Tony Iadarola for review. Once the updates have been agreed upon, the documents will be updated.

Mike Bouchard from CES provided an update on DPH water service review:

- They are looking at putting in a new 10,000-gallon water tank across the driveway at CELA and putting a small pump house on top of it to move water from the tank into the existing building. This will add cost to the project but is necessary to obtain DPH sign off and is a good long-term investment to upgrade the water tank.

Possible relocation of bus lot to CELA site:

- Christine O'Hare shared a concept design plan for relocating the bus lot to the MHHS/ CELA site with an office under the kindergarten wing of CELA.
 - o Mike DeMonaco asked Christine to explain why the bus lot relocation is being considered. Rich Sanzo explained that zoning received many concerns from abutters to that property. He continued if the PBC were to allow the design teams to proceed with this idea it would allow the project to stay on schedule and mitigate a delay if zoning does not approve the lot at the Consolidated site.
 - o Dr. Pat Cosentino commented that she has concerns about the egress at the MHHS/CELA site and additional traffic moving the bus lot may cause. She said she would like to see a different exit for the bus lot that would not take the buses back to Gillotti road. Scott Pellman noted an advantage of moving the bus lot may be allowing the buses to stage in the new lot vs. in line with other cars.

Christine O'Hare provided this update on the High School VE item to reuse excess fill on site and reduce or eliminate trucking the fill off site:

- JCJ will explore costs for three different options and provide estimates at the next meeting. The three options are: Use all excess fill for berms, regrade the upper field only and use additional fill for berms, regrade both fields and no berms.
- Katy Gagnon added that she confirmed with Tim Simpkins that a modification to the Inland/Wetlands permit would need to be submitted at the March meeting.

- **OPM Update:**

Scott Pellman opened the discussion for questions on relocating the bus lot.

- Mike DeMonaco asked if there was another option for access to the new lot from the Consolidated lot? Katy Gagnon shared that they would reassess the lot circulation and review other access points.

- Don Kellogg asked there was a possibility of using property behind the Fire Station and using the Fire Station lot for egress? Katy Gagnon commented that the grade gets very steep behind the fire station and it was likely not a viable option.
- Don Kellogg asked if a variance was needed to keep the lot at the Consolidated site? Christine O'Hare stated that no variance was needed to keep the bus lot at the Consolidated site.

Committee members continued to discuss bus lot location options, risk of schedule delays, and benefits of providing additional renderings of views from the intersection at the church and one from Ball Pond Road. JCJ confirmed they would develop new views of the bus lot at the Consolidated site that incorporate additional screenings.

Scott Pellman reviewed the budget impact of installing a new water tank per DPH assessment and relocating the bus parking lot. Estimated costs are:

- New Domestic Water Tank, Excavation, Backfill, Pump and Pricing - \$376,500
- Bus lot relocation to MHHS stie - \$475,000

Mr. Pellman emphasized the importance of receiving approval from the PBC and BOE on the CELA project so they can submit the project for OSCG&R approval on March 30, 2021.

- George Martignetti questioned the timing of moving the bus lot given Consolidated has been the intended bus lot site since referendum. It was also noted that there was a community meeting in the fall as well as mail notification. Other committee members agreed that it seems there is a misconception about how the bus lot will look at the Consolidated site.

Mr. Pellman provided the following schedule updates:

- The High School 90% documents were posted on Monday and the estimating has begun. They expect the estimates back on March 8th, and reconciliation will be on March 11th.
- Hygenix is requesting soil testing to finalize their soil management plans. The estimates include unit cost and scope. The "not to exceed" amounts are CELA \$13,355 and High School \$11,075. Jim Twitchell from Hygenix added that based on the review of the site plans the proposals were provided to perform additional testing to ensure reuse of the soil on site and testing around underground tanks at the CELA site.
- George Martignetti asked Jim to outline the testing plan procedures for the sites. Jim advised that the LEP's would manage and run the testing and provided a high-level outline of the process.

- **CM Update:**

Jason Travelstead advised the committee that O&G would like approval on the steel and rebar proposals discussed at last week's meeting.

- George Martignetti asked Jason to go through the proposed invoices for the other PCB members. Jason advised that this step entails taking the structural documents and creating connection details prior to bid, instead of after bid. The process usually takes 6 to 8 weeks. Scott Pellman added that the cost for the pre detailing would be added to O&G's pre-construction services, and then subtracted from the overall construction budget.
- George Martignetti asked Colliers and JCJ to provide their thoughts on the pre detailing process. Mr. Pellman stated he has not worked on a project that has done pre detailing. Christine O'Hare stated the structural engineer at JCJ speaks highly of the pre detailing process and has worked with the proposed detailer before.

Mark Sedensky with O&G reviewed the process for the demo and abatement package. He clarified that per a memo from the state a state contractor can not be a subcontractor to the construction manager. The demo and abatement contract must be directly with the town. He said he would recommend that we plan on going to PCR for approval to purchase the demo and abatement under the state contract. Jim Twitchell also recommended using the state contract for demo and abatement.

- Don Kellogg asked what potential negatives would come from using a state contract? Jason Travelstead replied that O&G has reached out to two of the bidders on the state list and asked them to budget the work at the High School, and both came back with budget numbers that mitigated his concerns.

Action Items

- **Proposals**

George Martignetti made a motion that the Permanent Building Committee approve the Hygenix Inc. Subsurface Investigation proposal dated 2-9-2021 for the development of the Soil Management plan for the Consolidated Early Learning Academy project in the amount of \$13,355. Ann Brown seconded the motion. **Vote 4-0-0 (Motion approved)**

George Martignetti made a Motion that the Permanent Building Committee approve the Hygenix Inc. Subsurface Investigation proposal dated 2-9-2021 for the development of the Soil Management plan for the High School Project in the amount of \$11,075. Ann Brown seconded the motion. **Vote 4-0-0 (Motion approved)**

- **O&G Pre-Detailing**

George Martignetti made a motion that the Permanent Building Committee authorize O&G industries to enter into an agreement with Barker Steel for rebar pre detailing services outlined in their proposal dated 2-8-2021 for the Consolidated Ealy Learning Academy project in the amount of \$10,350. Don Kellogg seconded the motion. **Vote 4-0-0- (Motion approved)**

George Martignetti made a motion that the Permanent Building Committee authorize O&G industries to enter into an agreement with Barker Steel for rebar pre detailing services outlined in their proposal dated 2-8-2021 for the High School Project in the amount of \$21,600. Don Kellogg seconded the motion. **Vote 4-0-0 (Motion approved)**

George Martignetti made a motion that the Permanent Building Committee authorize O&G industries to enter into an agreement with Ram Drafting for steel fabrication drawings services outlined in their proposal dated 2-4-2021 for the Consolidated Ealy Learning Academy project in the amount of \$35,500. Don Kellogg seconded the motion. **Vote 4-0-0 (Motion approved)**

George Martignetti made a motion that the Permanent Building Committee authorize O&G industries to enter into an agreement with Ram Drafting for steel fabrication drawings services outlined in their proposal dated 2-4-2021 for the High School Project in the amount of \$87,000. Don Kellogg seconded the motion. **Vote 4-0-0 (Motion approved)**

Closing Public Comment

Adjournment

George Martignetti made a motion to adjourn at 9:26pm. Don Kellogg seconded the motion. **Vote 4-0-0 (Motion approved)**

Received by Email on 3/2/2021 @ 12:56 pm
by Pamela J. Dohan, Town Clerk, New Fairfield