



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

MINUTES

Tuesday, February 23, 2021 at 7:30 p.m.

Virtual Venue/Meeting Access:

Web: <http://zoom.us/j/95918637265>

Dial-In: 312-626-6799 Meeting ID: 959 1863 7265

Members Present: Mike DelMonaco (Vice Chair), Paul Boniello, Ann Brown, Don Kellogg, Ed Sbordone (Alternate), Anthony Yorio (Alternate)

Members not Present: George Martignetti (Chair)

Others Present:

New Fairfield Public Schools Administrators: Dr. Pat Cosentino, Dr. Richard Sanzo, James D'Amico

BOE: Rick Regan

Town Engineer: Tony Iadarola

Colliers Project Leaders: Scott Pellman, Mark Schweitzer

JCJ Architecture: Christine O'Hare, Peter Bachmann

O&G Industries: Mark Sedensky, Jason Travelstead

Langan: Katy Gagnon

Call to order:

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

Vice Chairman Mike DelMonaco called the meeting to order at 7:31 p.m.

Pledge of Allegiance

Opening Public Comment: None

Correspondence and Announcements: None

Approval of Minutes – Meeting February 9, 2021 – Mike DelMonaco made a motion to approve the minutes from the regular meeting on February 9, 2021. Ann Brown seconded the motion. **Vote 4-0-0 (Motion approved)**

High School and CELA/MHHS Building Projects

Information Items

- **Architect Update**

- Update on Zoning and engineering reviews – JCJ team advised they have been working very closely with local officials to ensure all comments are addressed. There has been a change in schedule for Zoning reviews. The change was to allow for each project to be presented at its own meeting. The new schedule will allow time for final approval before bringing the project to the state on March 30th.
 - Paul Boniello, PBC, asked what caused the change in the zoning meeting dates. JCJ shared that the original schedule did not allow for enough public notice for the hearing.
 - Mike DelMonaco, PBC, asked if there was a discussion concerning the leach field at CELA. JCJ advised they are working closely with the fire marshal to determine how the fire access lane will work around the west side of the building by the leach field. They are also going to determine the exact location of the leaching field to ensure everyone is comfortable with the location of the building and the protection of the leaching field.
- JCJ shared renderings of the new bus lot at the existing Consolidated site. They noted an additional evergreen screen and screened fence to provide better coverage for the proposed bus lot.
- Update on HS site VE – Members from the project team presented a cost analysis for the VE item to use excess fill on site at the HS vs. paying to have it trucked off. Three scenarios were presented: 1. Use fill for berms, no work on the fields. 2. Regrade upper field only, use additional fill for berms. 3. Regrade both fields and no berms. PBC members and the project team thoroughly discussed each option carefully. Budget impact, regulatory complexities, and project schedule timeline for each option were considered. The town engineer provided comments on soil removal, maintenance of berms, and what is required for proper field construction.

Mike DelMonaco made a motion for the design team to use all excess spoils for berms at the HS site, so no excess spoils need to leave the site. Paul Boniello seconded the motion. **Vote: 4-0-0 (Motion approved)**

- Architect additional surveying services – JCJ stated that in working with the town engineer it was determined that additional areas of the site need to be surveyed.
 - Mike DelMonaco, PBC, asked why the additional areas were not part of the original scope. JCJ explained that they did not think they needed to do that area due to the location of the building. The town engineer

explained there is a detention pond in the expanded survey area that needs to be evaluated. He further explained that this was an unknown condition and should be included as an eligible cost of the project.

- **OPM Update**

- Updated schedule discussions – Colliers noted that the HS 100% documents are due on Monday and estimate reconciliation will be on March 11th.
 - Mike DelMonaco, PBC, stated he is waiting on a response to comments he made on the 90% documents. JCJ confirmed the comments were received and they are working on responses.
 - The town engineer asked JCJ about incorporating test work near the underground retention. Colliers stated they would reach out to Hygenix to determine if they can accommodate the request while they are on site.

- **CM Update**

- O&G stated they continue to focus on the HS estimate to ensure its ready for the reconciliation meeting.
 - Paul Boniello, PBC, inquired about the progress of the site logistics plan. O&G confirmed they are working with JCJ on egress issues, but the plan is not ready to be published yet. O&G will work on an update for the next meeting.

Action Items

- **Approval of Requisitions**

Mike DelMonaco made a motion that the PBC increase the architectural design services for the High School project PO 20000033 for additional surveying scope of \$11,500.00. Ann Brown seconded the motion. **Vote 4-0-0 (Motion approved)**

- **Approval of Invoices**

Mike DelMonaco made a motion that the Permanent Building Committee approve the invoice packet for the Consolidated Early Learning Academy project dated 2/23/2021 in the amount of \$16,468.80. Don Kellogg seconded the motion. **Vote 4-0-0 (Motion approved)**

Mike DelMonaco made a motion that the Permanent Building Committee approve the invoice packet for the High School project dated 2/23/2021 in the amount of \$16,052.28. Don Kellogg seconded the motion. **Vote 4-0-0 (Motion approved)**

- **Proposals**

Mike DelMonaco made a motion that the Permanent Building Committee approve the Hygenix Inc. proposals for hazardous materials consulting services for demolition of 74 and 78 Gillotti Road proposal dated 2/23/2021 for the High School project in the amount

not to exceed \$3,163.00. Don Kellogg seconded the motion. **Vote 4-0-0 (Motion approved)**

Closing Public Comment: None

Adjournment

Mike DelMonaco made a motion to adjourn at 9:27pm. Don Kellogg seconded the motion.

Vote 4-0-0 (Motion approved)

Received by Email on 3/8/2021 @ 9:21 am
by Pamela J. Dohan, Town Clerk, New Fairfield