



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

MINUTES

Tuesday, March 9, 2021 at 7:30 p.m.

Virtual Venue/Meeting Access:

Web: <http://zoom.us/j/97538118454>

Dial-In: 312-626-6799 Meeting ID: 975 3811 8454

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

Members not Present:

Others Present:

New Fairfield Public Schools Administrators: Dr. Richard Sanzo, James D'Amico, Phil Ross

BOE: Rick Regan

BOF: Wes Marsh

New Fairfield Fire Marshal: Derrek Guertin

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. Chairman George Martignetti 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 16, 2021 – George Martignetti made a motion to approve the minutes from the special meeting on February 16, 2021. Don Kellogg seconded the motion. **Vote 5-0-0 (Motion approved)**

Meeting February 23, 2021 – Mike DelMonaco made a motion to approve the minutes from the regular meeting on February 23, 2021. Don Kellogg seconded the motion. **Vote 4-0-1 (Motion approved, George Martignetti abstained)**

High School and CELA/MHHS Building Projects

George Martignetti stated there was a zoning meeting where residents voiced their concerns about the location of the proposed bus lot. He noted they will continue working on those issues and hope to have some resolution for the March 22nd meeting.

Information Items

- **Architect Update**

- Update on Zoning and engineering reviews – JCJ team advised they are in the middle of the zoning process for all three project sites. Having two public hearings is standard and gives them an opportunity to incorporate input. March 22nd will be the next MHHS/CELA meeting and April 7th will be the High School meeting. Revised drawings will be submitted in advance of each of these meetings.
- CELA building and septic coordination – Exploration was done at the CELA site to determine the exact location of the septic leeching field location. The building as designed does provide the 10ft minimum required distance to the leeching fields.
 - Mike DelMonaco asked how will they ensure the leeching field is not damaged with a construction vehicle? O&G stated a zone of exclusion will be created in that area.
 - Mike DelMonaco asked who would be responsible for setting up the barriers? O&G stated that it would be included as part of their site logistics plan. JCJ added they are considering carrying an allowance in the event there is damage.
- Water service to MHHS/CELA – JCJ advised they are moving forward with putting two new water tanks in the basement. Colliers added moving in this direction is a budget savings.
 - Don Kellogg asked if there were floor drains in the event of a leak. JCJ commented that there will be some work needed to support the tanks and that proper drainage will be part of that. Colliers added that the new tanks would be placed directly adjacent to the old tanks.
- Existing storm water system inspection MHHS – Langan stated that a video inspection of the underground detention system within the bus lot was performed. There were no concerns on the condition or existing sediment build up and was determined to be in good condition.
- CELA Kitchen – JCJ shared the most recent drawings for the kitchen at MHHS. The serving line will be extending, new equipment installed, and additional storage will be added. With the addition of storage and freezer/ cooler MHHS will be able to do direct deliveries.
 - Mike DelMonaco asked where the condensers would be placed. JCJ noted they would get the answer from CES and follow up.

- **OPM Update**

- Updated schedule discussions – Colliers noted a big milestone this week would be the full day estimate reconciliation for the HS on Thursday. The next critical milestone for the CELA project will be the Zoning meeting on March 22nd.
- Initial update on High School Budget - The initial estimates for the HS look good and close to budget.
- Storm water monitoring RFP review – Colliers referred to a draft RFP for storm water monitoring in the packet. Colliers explained that when there is disruption on a site a consultant must be hired to visit the site after every major storm. The consultant files a report to ensure all storm water management practices and installations are being maintained properly. There will also be an RFP for the HS at a meeting in the future. This expense was included in the budget and is not adding additional cost.
 - Mike DelMonaco asked when the PBC can expect to see the different options for the bus lot. Colliers advised that the entire team is focused and working together on this. They are hoping to have something to share with the PBC prior to the next meeting.

- **CM Update**

- Site Logistics for MHHS/CELA and High School - O&G shared a draft of the preliminary site logistics plan. The plan includes a proposed bus turnaround loop, location of fencing, O&G field office, possible location for an alternate bus office, toilet & wash station, storage areas, masonry staging area, and a possible play area for the students.
 - Mike DelMonaco asked where staff and contactors would park. O&G stated possibly the church next door, inside the fence, and it was ultimately up to the contractors to ensure the workers get to and from the site.
 - Mike DelMonaco asked what the approximate number of workers on site would be. O&G stated this project would max out at 40 to 50 workers.
 - Paul Boniello stated that the construction work hours need to consider the school operation hours including bus drop off and pick up. O&G agreed and noted that the site facilities specification section would include appropriate times for deliveries.
- Cut/Fill analysis for the High School Project – O&G shared that they still need to work with Langan to clarify quantities from the High School cut and fill. They continued that the addition of berms on the High School site would not eliminate the need to export material. O&G estimated about 25,000 cubic yard of export will be needed even with the berms.
 - Paul Boniello asked how there could be such a big discrepancy in the amount of export? Langan commented that they are still working though their earth work analysis vs. O&G's and have identified the biggest areas of discrepancy between Design Documents and Construction Documents.

- Don Kellogg stated that the PBC made decisions on the fields at the High School based on the information that the site would be balanced. He continued that O&G did not contradict the information during the meeting where the decision was made. O&G stated that the information was in the estimate when the PBC made their decision on the fields.
- Paul Boniello stated that the PBC made a financial decision based on information provided and that it was never disclosed that the site would not be balanced. O&G stated that the export required is figured in the budget.
- Mike DelMonaco asked what the specific cost would be for exporting 25,000 cubic yards of material. JCJ stated the project team would be reconciling the discrepancy of the fill first, and then determining the cost associated with it. Colliers added that this item would be a focus during the reconciliation meeting on Thursday.

Action Items

- **Approval of Invoices**

George Martignetti made a motion that the Permanent Building Committee approve the invoice packet for the Consolidated Early Learning Academy project dated 3/9/2021 in the amount of \$81,152.40. Mike DelMonaco seconded the motion. **Vote 5-0-0 (Motion approved)**

George Martignetti made a motion that the Permanent Building Committee approve the invoice packet for the High School project dated 3/9/2021 in the amount of \$371,925.75. Mike DelMonaco seconded the motion. **Vote 5-0-0 (Motion approved)**

Closing Public Comment: None

Adjournment

George Martignetti made a motion to adjourn at 8:48pm. Don Kellogg seconded the motion. **Vote 5-0-0 (Motion approved)**

Received by Email on 3/22/2021 @ 7:42 pm
by Pamela J. Dohan, Town Clerk, New Fairfield