



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

**MINUTES**

**Tuesday, March 23, 2021 at 7:30 p.m.**

**Virtual Venue/Meeting Access:**

**Web: <http://zoom.us/j/97695336367>**

**Dial-In: 312-626-6799 Meeting ID: 976 9533 6367**

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

**Others Present:**

**New Fairfield Public Schools Administrators:** Dr. Pat Cosentino, Dr. Richard Sanzo, James Mandracchia, Phil Ross, Rob Spino, Allyson Story, Karen Gruetzner

**BOE:** Peggy Katkocin, Rick Regan, Stephanie Strazza, Greg Flanagan, Dominic Cipollone, Kimberly LaTourette, Samantha Mannion

**New Fairfield Fire Marshal:** Derrek Guertin

**Colliers Project Leaders:** Scott Pellman, Mark Schweitzer

**JCJ Architecture:** Christine O'Hare, Peter Bachmann, Lauren Braren

**O&G Industries:** Mark Sedensky, Jason Travelstead, Lorel Purcell

**Call to order:** This was a joint meeting with the Board of Education. 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 March 9, 2021 –** George Martignetti made a motion to approve the minutes from the regular meeting on March 9, 2021. Mike DelMonaco seconded the motion. **Vote 5-0-0 (Motion approved)**

**ED042 Phase I discussions and approval**

Colliers outlined the five different phases for the CELA project and advised the audience that zoning approval for CELA was received at Monday's meeting. Phase I is all work associated with the new building addition at the MHHS site. Phase II is demolition of the existing Consolidated building and creation of a bus lot. Phase III will be furniture for the new addition. Phase IV is technology equipment needed for the project. Phase V will be the completion of the

new playground. The SCG042 document will need to be approved by the BOE and PBC for each phase of the project.

JCJ provided a general overview of the project and site plan design. The team highlighted a new raised bus and parent drop off, CELA entrance, and tiered play area with a walking path. The classrooms in the new addition were built to be flexible to accommodate the ebbs and flows of enrollment. They reviewed the SCG042 form, the construction documents and specifications that will be brought to the state on March 30<sup>th</sup>.

- Mike DelMonaco noted he was never told there was new set of drawings to review that addressed his comments.

Colliers shared a high-level review of the project budget that includes all five phases. The project is on budget and will be brought to the state site for their review.

### **Motion – SCG-042 Approval:**

George Martignetti made a motion that the Permanent Building Committee certify that the Consolidated Early Learning Academy Phase 1 final plans and project manuals as prepared for bidding and dated 1-15-2021, and the professional cost estimate, completed in accordance with Level 3 of ASTM International Standard E1557, Standard Classification of Building Elements and Related Sitework-UNIFORMAT II for this project, dated 3-19-2021, have been reviewed and approved for this project on the dates shown above. Paul Boniello seconded the motion.

**Vote 4-1-0 (Motion approved. Voting yes: George Martignetti, Paul Boniello, Ann Brown, Don Kellogg; Voting no: Mike DelMonaco)**

### **High School and CELA/MHHS Building Projects**

#### **Information Items**

- **Architect Update**

- Update on Zoning and engineering reviews – JCJ advised zoning approved the MHHS site. A continuance was provided for the Consolidated site.
  - Ann Brown asked what the plan is for the trailers up at the High School September 1<sup>st</sup>. Rich Sanzo stated they are looking into a couple different options for the trailers.
- HS emergency generator size update - JCJ explained that there was a request to upgrade the generator to enable the High School to be used as a heating/ cooling center in the event of major storms.
  - Mike DelMonaco asked if the intent was to run cooling. JCJ stated yes, the request was to provide cooling.
  - Don Kellogg noted that a cooling center is not core to the school construction and would be new scope.
- Water service to MHHS/CELA – Colliers noted that two new steel water tanks would be incorporated in the storage room that houses the current pumps. This will be an overall project savings.

- **OPM Update**
  - Updated schedule discussions – Colliers reviewed the critical path schedule summary for CELA Phase I, CELA Phase II, and the High School projects. They will continue to track these dates closely.
  - CELA sole source specification discussion – Colliers reviewed a sole source letter identifying eight systems for CELA that the design team is matching to MHHS systems in their specifications. Colliers indicated this is standard for this type of project.
  - Update on High School Estimate – Colliers reviewed a preliminary estimate on for the High School project. The project is close to being within budget. Colliers stated they have identified a need for additional survey work in the amount of \$3,200.00.
    - PBC members stated this should have been included in the design cost. JCJ noted they do not typically do underground investigative work for construction logistics and would follow up with their attorney.
  - Storm water monitoring RFP review – A draft of an RFP for storm water monitoring was provided for the PBC to review. This request follows the new CT DEP new standard as of December 31, 2020.
  
- **CM Update**
  - Site Logistics for MHHS/CELA and High School - O&G shared an updated draft of the site logistics plan. They specified they have been working closely with the town officials. There are additional controls that will be added to the document based on feedback.
  - Update on the cut/fill analysis for the High School – This item will be reported on at the next PBC meeting.

## Action Items

- **Approval of Requisitions & Invoices**

George Martignetti made a motion that the Permanent Building Committee approve a requisition for Macchi Engineers, LLC dated 3/23/21 in the amount of \$4,500 for Independent Structural Engineer Review associated with the Consolidated Early Learning Academy project. Mike DelMonaco seconded the motion.

**Vote 5-0-0 (Motion approved)**

George Martignetti made a Motion that the Permanent Building Committee approve a requisition for Macchi Engineers, LLC dated 3/23/21 in the amount of \$10,000 for Independent Structural Engineer Review associated with the High School project. 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 Consolidated Early Learning Academy project dated 3/23/21 in the amount of \$16,072.60. 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 3/23/21 in the amount of \$12,910.10. Mike DelMonaco seconded the motion. **Vote 5-0-0 (Motion approved)**

- **CELA Sole Source Items**

George Martignetti made a motion to that the Permanent Building Committee approve the sole source letter dated March 22, 2021 as recommended by New Fairfield Public Schools for the following systems and materials:

1. Master Clock System
2. Fire Alarm
3. Public Address System
4. Direct Digital Controls
5. Door Hardware and Master Keying System
6. Intrusion Detection
7. Surveillance Cameras and Security Monitoring

Paul Boniello seconded the motion. **Vote 5-0-0 (Motion Approved)**

**Closing Public Comment:** None

### **Adjournment**

George Martignetti made a motion to adjourn at 9:58pm. Mike DelMonaco seconded the motion.

**Vote 5-0-0 (Motion approved)**

Received by Email on 4/12/2021 @ 12:32 pm  
by Holly Z Smith, Asst. Town Clerk, New Fairfield