



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

**SPECIAL MEETING MINUTES**

**Monday, April 19, 2021 at 7:30 p.m.**

**Virtual Venue/Meeting Access:**

**Web:** <https://zoom.us/j/98437442143>

**Dial-In:** [+1312 626 6799](tel:+13126266799) **Meeting ID:** 984 3744 2143

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

**Members not present:** Anthony Yorio (Alternate)

**Others Present:**

**New Fairfield Public Schools Administrators:** Dr. Richard Sanzo

**BOF:** Wes Marsh

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

**JCJ Architecture:** Christine O'Hare, Emily Czarnecki

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

**Langan:** Katy Gagnon, Jeff Elliot

**Call to order:**

Director of Business Operations Dr. Richard Sanzo explained the rules and procedures for virtual meetings. Chairman George Martignetti called the special meeting to order at 7:32 p.m.

**Pledge of Allegiance**

**Opening Public Comment:** Attorney Raymond Lubus commented that he represents 8 to 9 families on Ball Pond Rd. His client's preference is to have the bus lot at the High School site.

**Bus Lot updated design presentation by the design team**

- Updated HS bus concept review – The JCJ team stated they continued with exploratory work that was needed to prepare the estimate.
- Discussion of estimated costs of alternative bus lot design - The O&G team presented the cost estimate for relocating the bus lot to the HS site. The estimated cost of the bus lot at the HS is \$1,426,954.00. That cost would be offset by items that would not be needed at the Consolidated school site. The total for those items is \$561,008.00. The total upcharge to move the bus lot to the HS is \$865,946.00. The main drivers of the price difference included how storm water is handled at the HS site vs the Consolidated site, a larger paved surface is needed at the HS site to accommodate personal vehicles of the bus drivers, materials required for a subbase under the paved surface, site utilities at the HS

would require longer lengths and diameter of copper, and septic at the HS site would need to be forced up to a pump station.

- Mike DelMonaco noted that the design at the HS seemed to have a lot of wasted space. He observed that a different layout may decrease pavement by 20%.
- Mike DelMonaco asked if using pervious pavers would avoid under ground detention? Langan stated the underground detention might be reduced but other costs including additional maintenance would be required.

O&G and Langan spoke about the reuse of soils at the HS. O&G confirmed that the soils at the HS contained 30% to 50% silts. For use as a structure grade fill soils should be at about 15% silts.

- Paul Boniello noted that there was going to be a meeting with the State to review the reimbursement % for moving the bus lot up to the HS.
- Mike DelMonaco requested that the drawing be reviewed by the town engineer. Langan confirmed it would be shared with the town engineer later in the week.

Chairman George Martignetti noted Atty Lubus requested to make comments after the estimate presentation. Dr. Rich Sanzo stated that the reimbursement rate for the bus lot at Consolidated is 38%. There is meeting on 4/22 to review what the reimbursement rate would be if the bus lot is moved to the HS site. Residents from Ball Pond Rd were given time to ask questions and make comments. Ball Pond Rd residents spoke in favor of moving the bus lot to the HS.

## Architects Update

- Update on CELA State Meeting – JCJ stated that they met with OSCGR and provided PCR2 on CELA phase 1. JCJ received an indication that approval to proceed to bid may be provided within the week. Bid documents are ready to go when state approval is received.
- DEEP and DPH approvals – DEEP septic permit has been submitted. DPH approvals came in this afternoon.
- Update on interior finishes for the HS – JCJ presented an update on exterior, and interior finished for the HS project. The updates were made based on a meeting that was held with the group in March.
  - Mike DelMonaco noted two areas of concern:
    - The wood on the outside entrance would require a lot of maintenance to keep it from turning gray. JCJ confirmed it was a wood composite material designed for an exterior application.
    - There is an upcharge in cost for the irregularly shaped ceiling tiles in the learning commons and will also cost more to keep different tile shapes in stock if one gets damaged. JCJ noted that tile stock would be provided to the custodial staff in the event a tile needs to be replaced.
- High School generator discussions – Colliers reviewed an email from CES regarding the size of the generator for the HS project that provided 3 options with construction cost:
  - Portable generator - \$28,000
  - Upsize to 650kw - \$68,500
  - Upsize to 750kw – \$100,000

JCJ will put together an ad service with all the costs for the portable generator option.

### **OPM Update**

- Recommendation of Storm Water Inspection Consultant – Two proposals have been received. The PBC requested this item be put on the next regular meeting.
  - Paul Boniello asked if there would be savings to combine services for all the areas? Colliers stated that until the bus lot location is determined it would be preferable to not hold up the CELA site.
- Critical path schedule update – Colliers stated that the goal is to maintain the critical path schedule for both the HS and CELA. They shared a high-level summary for both projects. Colliers suggested having a special joint meeting with the BOE on 5/6 to approve the SCG042. JCJ will post a draft bid set for the PBC to review.

### **CM Update**

- CELA bidding update – O&G stated the CELA bid site is up and ready to go as soon as state approval is received.
- Site logistics plans and coordination – O&G met with the MHHS administration and some town officials to walk the site and review the plan. The play area will now be fenced in. O&G presented a site logistics, utility plan, and power source plan for the High School site.
  - Paul Boniello asked if a clash detection had been done? O&G stated that clash review had been done on both sites.
- HS foundation investigation update – O&G stated they did a test pit under the main HS structure and found there is no wall between the supportive columns. This will likely result in the need to build a temporary wall during demolition.

**Creation of a Financial Working Group/ Committee Chair threshold for Change Order Approvals** – Colliers requested a small group that was authorized to approve expenditures up to an agreed limit. George Martignetti agreed and requested a formal motion be postponed to the meeting on the 27<sup>th</sup>.

### **Approvals**

- Approvals of Requisitions and invoices – Members agreed to move this item to the 4/27 meeting.

### **Adjournment**

George Martignetti made a motion to adjourn at 9:32pm. Mike DelMonaco seconded the motion. **Vote 3-0-0 (Motion approved)**