



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

MEETING MINUTES

**Tuesday, May 25, 2021 at 7:30 p.m.
Virtual meeting via Zoom**

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

Members absent: Anthony Yorio (Alternate)

Others Present:

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

BOF: Wes Marsh

BOE: Rick Regan, Stephanie Strazza

Colliers Project Leaders: Scott Pellman, Mark Schweitzer

JCJ Architecture: Christine O'Hare, Bill Ayles, Peter Bachmann

Langan: Katy Gagnon

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

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 7:34 p.m.

Pledge of Allegiance

Opening Public Comment

Approval of Minutes – Meeting April 27th, May 6th, May 11th – George Martignetti made a motion to approve the minutes from the meetings on April 27th, May 6th, and May 11th, 2021. Mike DelMonaco seconded the motion. **Vote 5-0-0 (Motion approved)**

Architects Update

- CELA - JCJ stated they have been working closely with O&G to respond to RFI's and issue addendums on the CELA project. The bids for CELA are due on Thursday 5/27.
- High School – JCJ stated they are getting the documents ready go to bid. They met with the state twice to present the HS project. They are hopeful to receive state approval to go to bid next week. As expected, there are some items to follow up on.
- HS Generator – JCJ has redesigned the power and distribution systems to allow for a 650kw generator to be used during power outages. The changes have been incorporated as part of the base bid.

- Bus Lot – All teams, JCJ, Colliers, O&G, and Langan have been working hard on the bus lot plan and estimating to provide the PBC with comprehensive plans and cost analysis for all potential sites. George Martignetti stated that the PBC would not be making a motion on this item tonight. JCJ and Langan continued to present the four bus lot options that have all been previously discussed. The four options are:
 - Original plan that was part of the 90% CD set. This plan was the baseline for the cost estimating.
 - Same layout but with enhanced landscaping for better screening.
 - This plan moved the lot along the west property line, puts the buses at a higher elevation, maintains the existing road exit point on Gillotti Rd.
 - Bus lot at the High School

O&G continued the presentation with the detailed cost analysis for the bus lot options. Since moving the bus lot from the original site will result in a lower reimbursement rate from the state, all options were shown with an estimated reimbursement value. To further reduce budget impact all options were shown with a line item to stockpile fill at the High School. PBC members requested the detailed cost breakdowns for all bus lot options and continued discussing the various bus lot options.

- Paul Boniello asked what drove the cost for the upper elevation location at Consolidated. O&G provided main cost drivers of this option as enhanced landscaping, repairing the driveway, and more earth work than the original consolidated site.
- George Martignetti asked if the analysis incorporated all the PBC comments including those given in the working session. The design team confirmed that any feasible feedback was included in the plan.
- Mike DelMonaco confirmed with JCJ that there would be additional design costs for options three and four.
- Langan confirmed that option four would also require a new application to zoning.
- O&G expressed confidence in the cost estimates stating there was a great amount of collaboration and effort from the teams.

OPM Update

- Critical path schedule update – Colliers reviewed the project schedule and stated the macro schedule is on track and will continue to look for opportunities to accelerate the schedule.
- RFP Stormwater monitoring services New Fairfield HS – Three proposals were received for Stormwater inspection services. Weston & Sampson was low bid. Colliers recommended the PBC accept the bid from Weston & Sampson.
 - George Martignetti asked why the proposal came in above estimate. Colliers stated the area of disturbance was greater than what was assumed when the estimate took place.
- Colliers has been coordinating with the moving company and facilitating the early moves within MHHS. Colliers requested the PBC consider a motion at the next meeting on a not to exceed amount.

CM Update

George Martignetti stated that the bidding climate has changed. Material escalation and lead times are having an impact.

- CELA bidding update – O&G stated RFIs are still coming in for the CELA project and its right on schedule. The due date for bids was pushed out to May 27th. They are happy with the coverage they have received for confirmed bidders. Scope reviews will be pre-scheduled.
 - Paul Boniello asked if O&G is responsible for site fencing and the temporary controls on the site. O&G confirmed that the trades are responsible to install, maintain, and remove site controls.

O&G stated there is some concern from the steel contractors about meeting schedule because of long lead times.

- HS Site Utilities and MEP phasing update – O&G stated they have been meeting on a weekly basis to complete the MEP phasing. The kitchen waste has been identified as an issue. Langan will work on a solution.
- Site Logistics plans and coordination – O&G presented the site logistics plan to the High School and Middle School principals. They will return for a follow up meeting to address concerns.

Creation of a Financial Working Group/ Committee Chair threshold for Change Order Approvals –

George Martignetti made a motion that the Permanent Building Committee authorize the committee chairman to approve/authorize expenditures up to a \$10,000.00 limit. If the chairman is unable to do so in 24 hours Paul Boniello shall be authorized to make the approval. Mike DelMonaco seconded the motion. **Vote: 5-0-0 (Motion approved)**

Proposals

George Martignetti made a motion that the Permanent Building Committee accept the proposal from Weston & Sampson dated May 19, 2021 in the amount of \$69,450.00 to provide storm water monitoring services for the High School project. Ann Brown seconded the motion.

Vote: 5-0-0 (Motion approved)

Purchase Order Increases

George Martignetti made a motion that the Permanent Building Committee increase PO 2000 0093 for US Bank (bonding) in the amount of \$3,255.00 for 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 increase PO 2000 0092 for US Bank (bonding) in the amount of \$1,995.00 for the Consolidated Early Learning Academy project. Don Kellogg seconded the motion. **Vote: 5-0-0 (Motion approved)**

George Martignetti made a motion that the Permanent Building Committee increase PO 2000 0084 for Robinson & Cole (bonding) in the amount of \$26,107.19 for the High School Project. Don Kellogg seconded the motion. **Vote: 5-0-0 (Motion approved)**

George Martignetti made a motion that the Permanent Building Committee increase PO 2000 0083 for Robinson & Cole (bonding) in the amount of \$16,001.18 for the Consolidated Early Learning Academy project. Don Kellogg seconded the motion. **Vote: 5-0-0 (Motion approved)**

Requisitions & Invoices

George Martignetti made a motion that the Permanent Building Committee approve the requisition for Weston & Sampson for Stormwater monitoring services in the amount of \$69,450.00 for 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 5/25/21 in the amount of \$31,815.40. Paul Boniello 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 5/25/21 in the amount of \$40,233.87. Don Kellogg seconded the motion. **Vote: 5-0-0 (Motion Approved)**

Closing public comment:

Wes Marsh, speaking as a resident, commented that he is against parking the buses at the high school for the following reasons: 1. Additional cost to the project 2. The Consolidated property cannot be utilized for anything else since there is no septic, and it is already a parking lot for the baseball fields. 3. The PBC became the authority to manage the project when New Fairfield residents voted to approve the project in 2019.

Colleen Cox, a Ball Pond Rd resident, spoke against parking the busses at the Consolidated site. She sited concern about noise, traffic, and aesthetics for the town.

Peggy Katkocin, Chairman of the BOE, stated this project is one of the biggest in the state. She thanked PBC members for lending their time and expertise to the project. She stated the Consolidated site is municipal property. She spoke to the head of the Bus Company and confirmed the parking lot would not be considered a depot. The buses are removed from the parking lot for service. She continued that there is a possibility of combining the bell schedule to allow for a later start time for the buses. She concluded by saying she is in favor of the bus lot at the Consolidated site and does not want to see money taken away from the buildings to relocate the bus parking lot.

Colin Stang, a Ball Pond Rd resident, spoke against parking the buses at the Consolidated site. He believes a bus depot and a stockpile of fill will be eye sores for the town. He would rather the town use the Consolidate area for recreational purposes. He suggested property on Dunham Dr be used for the bus parking lot.

Deb Mangini, a Ball Pond Rd resident, spoke against parking the buses at the Consolidated site. She stated she voted in support of the school building project but was not told that a bus parking lot was part of the project. She concluded by thanking the PBC for their attention and effort to resolve the bus parking lot issue.

Adjournment

George Martignetti made a motion to adjourn at 9:13pm. Mike DelMonaco seconded the motion. **Vote 5-0-0 (Motion approved)**

Received by Email on 6/2/2021 @ 2:32 pm
by Pamela J. Dohan, Town Clerk, New Fairfield