



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

**MEETING MINUTES**

**Tuesday, June 8, 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

**BOF:** Wes Marsh

**BOE:** Peggy Katkocin, Rick Regan, Stephanie Strazza, Greg Flanagan

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

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

**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**

Wes Marsh, speaking as a resident, spoke in favor of the bus parking lot at the Consolidated site. He commented that Consolidated is a better space for the bus parking lot and the unplanned higher cost of moving the bus lot will take away money from the building project.

Julie Stange, a Ball Pond Rd resident, spoke against the bus lot at the Consolidated site. She commented a bus lot would lower the value of her home and ruin the charm of the town.

Larry Seim, a Ball Pond Rd resident, spoke against the bus lot at the Consolidated site. He commented 120 vehicles coming in and out of one entrance would have a negative impact on traffic.

Tom Ifkovits, a Ball Pond Rd resident, spoke against the bus lot at the Consolidated site. He commented residents never voted on a bus lot location and a bus lot at Consolidated would have a negative impact on his property value.

Stephanie Strazza, BOE, spoke in favor of the bus lot at the Consolidated site. She commented moving the bus lot would negatively impact the residents and taxpayers as well as negatively impact the budget allotted for the new Early Learning Academy.

Deb Mangini, a Ball Pond Rd resident, spoke against the bus lot at the Consolidated site. She commented a bus lot at Consolidated would take away from the charm of the town and her property value would be negatively impacted.

Colleen Cox, a Ball Pond Rd resident, spoke against the bus lot at the Consolidated site. She commented a bus lot at Consolidated would have a negative impact on the traffic on Ball Pond Rd and take away from the aesthetic of the town.

Attorney Raymond Lubus spoke against the bus lot at the Consolidated site. He commented he represents several residents of Ball Pond Rd who remain against placing the lot at Consolidated.

Peggy Katkocin, BOE, spoke in favor of the bus lot at the Consolidated site. She commented that the buses will not be in plain sight if the bus schedules are combined the start time will be later in the morning.

John Mangini, a Ball Pond Rd resident, spoke against the bus lot at the Consolidated site. He commented that he feels misled about the location of the bus lot.

Colin Stange, a Ball Pond Rd resident, spoke against the bus lot at the Consolidated site.

**Approval of Minutes – Meeting May 25<sup>th</sup>** – George Martignetti made a motion to approve the minutes from the meetings on May 25<sup>th</sup>, 2021. Mike DelMonaco seconded the motion.

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

### **Architects Update**

- CELA - JCJ stated they have been busy scoping out bids.
- High School – JCJ stated the High School went out to bid today.
- Bus Lot – JCJ reviewed the documents that were presented the 25<sup>th</sup>. They reviewed all four options for the bus lot location in detail with the cost estimates.

### **OPM Update**

- Critical path schedule update – Colliers reported achieving approval to bid the High School project ahead of schedule. Scope reviews for CELA are underway. They are requesting a special meeting to do an early package award next week.

## CM Update

- CELA bidding update – O&G reported having good coverage of bids and presented a detailed spreadsheet of all bid results. They are proposing to award approximately 69% of the project budget to ensure enough time for summer work to be completed.
  - George Martignetti advised that the PBC would like time to review the bid information and make awards next week at a special meeting. He requested the delta per trade be included in the bid results going forward.
  - Mike DelMonaco asked when the rest of the major trades would be scoped out? O&G stated that they want to prioritize packages where there are spreads between apparent low bidder and second bidder balanced with maintaining the tight schedule.
  - Paul Boniello asked how long bidders will hold their price? O&G confirmed that typically prices are held for 90 days but due to market volatility it was decided these bids would be held for 45 days.
- High School bidding update – The High School project is out to bid. There will be a non-mandatory pre bid meeting next Thursday at 10am.

## Requisitions & Invoices

Paul Boniello requested to pend the approval of the WB Meyer requisition until the special meeting next week. Colliers stated they sent some additional detail about moving costs.

George Martignetti made a motion that the Permanent Building Committee approve the CT DEEP Stormwater General Permit Application fee and requisition in the amount of \$1,500 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 approve the Invoice packet for the Consolidated Early Learning Academy project dated 6/8/21 in the amount of \$58,272.96. Don Kellogg seconded the motion. George Martignetti amended the motion to \$54,919.96. Ann Brown 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 6/8/21 in the amount of \$39,472.68. Paul Boniello seconded the motion. **Vote: 5-0-0 (Motion Approved)**

## Bus Lot Direction

George Martignetti thanked everyone for their participation, care, and concern over the proposed bus lot. He stated that the PBC has authorized over \$26,000 to date exhausting all potential avenues for the proposed bus lot.

George Martignetti made a motion that the Permanent Building Committee direct the team to proceed with the submission of the original design of the bus lot with the added screening at the existing Consolidated School site at 302 Ball Pond Road. Don Kellogg seconded the motion.

Members discussed the alternate locations that were scoped for a potential bus lot. They discussed assessments that were made and how the locations were determined to not be suitable for a bus lot location. **Vote: 5-0-0 (Motion Approved)**

George Martignetti mentioned that a memo would be provided to zoning outlining the alternate locations and efforts made to vet them for a bus lot.

**Closing public comment:**

Julie Stange thanked the PBC for their consideration and follow up on the Dunham Dr location.

**Adjournment**

George Martignetti made a motion to adjourn at 9:22pm. Don Kellogg seconded the motion.

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

Received by Email on 6/23/21 @ 7:47 pm  
by Pamela J. Dohan, Town Clerk, New Fairfield