



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

**MEETING MINUTES
Tuesday, June 22, 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:

First Selectman: Pat DelMonaco

New Fairfield Public Schools Administrators: Dr. Richard Sanzo

New Fairfield Fire Department: Mike Gill

New Fairfield Engineer: Tony Iadarola

BOF: Wes Marsh

BOE: Peggy Katkocin, Rick Regan, Kimberly LaTourette

Colliers Project Leaders: Scott Pellman, Mark Schweitzer

JCJ Architecture: 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 meeting to order at 7:31 p.m.

Pledge of Allegiance

Opening Public Comment

Wes Marsh, speaking as a resident, stated he spoke in favor of the bus parking lot at 302 Ball Pond Rd at the Zoning meeting on 6/21. He noted he was discouraged at the prospect of an approval from Zoning on the special permit request for 302 Ball Pond Rd.

PBC Chairman George Martignetti addressed the group and provided a summary on the Zoning meeting from 6/21/21 including the postponement of a Zoning vote on the special permit for 302 Ball Pond Rd to 7/15/21.

Peggy Katkocin, BOE, thanked the PBC for their effort on the bus lot and their dedication to the educational programs the new schools could offer. She noted if budget money is diverted to other things the educational prospects will be negatively impacted on the projects.

Mike Gill from the NF Fire Department expressed satisfaction with the path forward on the fire tank issues.

PBC Meeting Minutes 6/22/21

Page 1 of 4

PBC Chairman George Martignetti thanked PBC members and the larger audience for their support.

Approval of Minutes – Meeting June 8th – George Martignetti made a motion to approve the minutes from the meetings on June 8th, 2021. Don Kellogg seconded the motion.

Vote 5-0-0 (Motion approved)

Architects Update

- Update on Fire Tanks – JCJ advised team members and NF town officials met to work through the fire tank issues at the High School and CELA. There is a clear path forward to resolve the issues brought forth by the Fire Department. An addendum that incorporates all changes upon final approval.
 - Don Kellogg offered that the Fire Department may want to develop a document that more clearly outlines their requirements. The current ordinance does not include fire tank specifications beyond that it needs to be steel and fireproof.
 - George Martignetti asked if the items brought forth by town engineer Tony Iadarola had all been addressed and resolved. Mr. Iadarola commented that he worked through the issues on all three projects with the teams and was able to resolve all outstanding items. A letter documenting the final settlement of issues will be provided to the PBC.
 - Paul Boniello asked what tank was specified in the documents? JCJ stated a precast concrete tank was specified.
 - Don Kellogg asked that the spec for the precast tank be sent to him. JCJ confirmed they would send the spec for both projects.
- Discussion of additional services for Langan – JCJ stated additional services are related to a change in long span high bay steel. The industry is experiencing scheduling challenges and delivery delays for bar joist manufacturing. Based on the current state of the market using bar joist would impact construction sequencing. The suggestion is to use steel trusses. The additional services are for a structural engineer and RAM.
 - George Martignetti asked O&G for an order of magnitude for the suggested changes. O&G stated they would provide it in the next day or two.
 - Don Kellogg stated the budget impact needs to be known before a PBC decision can be made.

The team continued to discuss the scheduling delays and budget impact of staying with bar joist.

OPM Update

- Critical path schedule update – Colliers requested a special meeting for 6/29/21 to possibly award roofing and window packages. Colliers continued to review milestone dates on the critical path summary.
- Testing lab – Colliers reported receiving two proposals from the list of state contractors for testing labs. Colliers recommended using TESTCON and stated a formal motion can take place at the special meeting on 6/29/21.

- Don Kellogg inquired about Langan's additional services. Colliers clarified that Chairman George Martignetti approved perc testing and off-site survey work as part of the zoning approval conditions in the amount of \$7,750.00.

George Martignetti made a motion that the Permanent Building Committee increase PO 21000033 for JCJ Architecture in the amount of \$7,750.00. Paul Boniello seconded the motion.

Vote: 5-0-0 (Motion Approved)

CM Update

- CELA bidding update – George Martignetti reported attending O&G's bid walk with Colliers and Dr. Sanzo. He reported it was a good turnout and well organized. O&G stated they continue to do scope reviews after early packages were awarded last week. There are seven scope reviews left to complete.
- High School bidding update – O&G reported there was a pre bid meeting last Thursday. They will be issuing addendum one tomorrow afternoon. They are processing all incoming RFIs. They noted the food service vendors are stating there will be escalation costs in the bids. All bids are due July 8 but may be delayed up to a week.
 - Paul Boniello asked if there was an order of magnitude for the fire tank design. O&G stated the estimate is not ready yet. O&G agreed to have something prepared for the special meeting on 6/29.
 - Paul Boniello asked if the NF Fire Department signed off on the drawings and specifications for these fire tanks for CELA and the HS. Colliers stated the Fire Department signed off from a code standpoint but did not have shop drawings of the tanks available. JCJ will confirm what was reviewed.

Approvals

George Martignetti made a motion that the Permanent Building Committee approve the JCJ proposal for design services for an alternate truss design dated June 22, 2021, in the amount of \$3,500 for the High School Project. George amended the motion to include a corresponding increase to JCJ PO 21000033. Mike DelMonaco 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 0043 for Connecticut Media Group in the amount of \$282.14 for the High School Project. Paul Boniello 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 increase PO 2100 0506 for O&G Industries in the amount of \$109,500.00 for the CELA Project. Paul Boniello seconded the motion. **Vote: 5-0-0 (Motion Approved)**

George Martignetti made a motion that the Permanent Building Committee increase PO 2100 0507 for O&G Industries in the amount of \$143,645.00 for the High School Project. Mike DelMonaco seconded the motion. **Vote: 5-0-0 (Motion Approved)**

Requisitions and Invoices

George Martignetti made a motion that the Permanent Building Committee approve the Invoice packet for the Consolidated Early Learning Academy project dated 6/22/21 in the amount of \$95,596.11. 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 High School project dated 6/22/21 in the amount of \$128,948.22. Mike DelMonaco seconded the motion. **Vote: 5-0-0 (Motion Approved)**

Closing public comment:

Adjournment

George Martignetti made a motion to adjourn at 9:12pm. Mike DelMonaco seconded the motion. **Vote 5-0-0 (Motion approved)**

Received by Email on 7/14/2021 @ 10:08 am
by Holly Z Smith, Asst. Town Clerk, New Fairfield