



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

**MEETING MINUTES**

**Tuesday, January 11, 2022 7:30 p.m.  
Virtual meeting via Zoom**

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

**Members absent:** Anthony Yorio (Alternate)

**Others Present:**

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

**New Fairfield Fire Marshal:** Derrek Guertin

**New Fairfield Fire Department:** Mike Gil

**New Fairfield Town Engineer:** Tony Iadarola

**New Fairfield BOF:** Wes Marsh

**New Fairfield BOE:** Rick Regan

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

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

**O&G Industries:** Joe Vetro, Zach Rowley

**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 7:32 p.m.

**Pledge of Allegiance**

**Opening Public Comment**

Kelly Zurzola, a Gillotti Rd resident, requested that the new driveway at the high school be closed or moved. She stated the headlights from vehicles exiting the driveway shine in all of the front windows of her home.

**Approval of Minutes –**

Don Kellogg made a motion to approve minutes from 12/14/2021. Mike DelMonaco seconded the motion. **Vote: 3-0-1 (Motion approved, Ann Brown abstained)**

Don Kellogg made a motion to approve minutes from 12/28/21. Ann Brown seconded the motion. **Vote: 4-0-0 (Motion approved)**

**OPM Update –** Mark Schweitzer from Colliers stated construction continues for both projects. Two areas at CELA are water tight. The steel at the High School is going up. Foundations are underway in areas A and B.

Scott Pellman added that they have been working with Dr. Sanzo to update the grant applications with the State. The state has indicated a preliminary approval and anticipates resolution by the end of the month.

### **CM Update**

- CELA Construction update – Zach Rowley from O&G shared pictures from the CELA site. Roofing is complete in areas F and D. AVB is finished and scaffolding is set up to begin the brickwork in area F. Interior framing and MEP roughs are underway in F building. E building is decked and will be roofed when materials are delivered at the end of the week. Wall layouts are done in E and D. D will be next for interior framing. Materials to begin the firewall against the existing gym are on site.
  - Mike DelMonaco stated he reviewed the control submittal and questioned why CES only reviewed submittals for thermostat coordination. Joe Vetro from O&G stated CES one of the comments was about thermostats, but it had been reviewed before that.
  - Mike DelMonaco questioned why the control valve schedule indicated there was no glycol in the hot water loop and asked if the hot water coils are sized for glycol? Joe Vetro noted he sent those questions to CES and would forward responses when received.
- Discussion of PCOs – Mark Schweitzer advised PCO 19 is for sanitary revisions due to the septic tank being moved from the west side to the north side. The new location of the tank required rerouting the force main and gravity feed. This change was vetted by Colliers, JCJ, CES, and Langan.
  - Mike DelMonaco asked what the reason was for the change order? Mark Schweitzer stated it is currently listed as an E&O involving two sanitary lines that were not picked up on the construction drawings.
- HS Construction update – Joe Vetro shared pictures of the progress at the high school construction site. Steel will be complete in area C and begin in area D before the end of the month.
  - Paul Boniello asked how the controlled inspections are going for concrete and subgrade. Joe reported the inspections are going well with Test-Con on-site daily. Soils, concrete, and rebar are all being tested.
  - Don Kellogg asked if there were any pour breaks in the concrete at the High School or CELA. Joe stated there were no breaks in the concrete at either site.

**Architects Update** – Christine O’Hare stated they would have an FF&E and Technology presentation at the next regular PBC meeting. Everything necessary and required will be purchased within the budget. There will be an additional wish list if any items come in under budget. Christine is confirming if the technology presentation will also be ready for the next PBC meeting. Christine noted the process for playground design has begun.

**Bus Lot Update** – Don Kellogg reminded everyone the special permit for the bus lot at Consolidated was not approved by zoning. Christine O’Hare shared they have been looking for ways to improve the design, location, and flow of traffic for the lot at the Consolidated site. She

shared a preliminary sketch that incorporates a new bus circulation pattern and the addition of an exit on Gillotti road. This allows bus traffic to keep a one-way pattern where they enter on Ball Pond Rd and exit on Gillotti. JCJ has also moved the bus lot back from Ball Pond Rd.

- Mike DelMonaco asked if the existing parking lot at the site would remain. Christine O'Hare said the plan was to keep as much of it as they can with as many parking spaces as they can.

O&G stated the estimate for the design changes is about \$25,000.00 but does not include escalation costs associated with the current economic climate. JCJ has given a proposal to Colliers that includes permit drawing work and the application to the zoning commission. If everything is approved, there will be an additional cost to prepare construction documents. If the PBC provides approval JCJ will submit to zoning at the end of February to get on the agenda for early March.

## **Approvals**

### **Proposed change orders**

Don Kellogg made a motion to approve PCO 019 for the CELA project dated 10/05/21, for the cost for sanitary revisions per PR008, in the amount of \$137,823.00. Paul Boniello seconded the motion. **Vote: 4-0-0 (Motion approved)**

### **Purchase Order Increases**

Don Kellogg made a motion that the Permanent Building Committee approve to increase JCJ Architecture PO 2000 0034 for the CELA project in the amount of \$10,462.50 for Geotechnical inspections. Paul Boniello seconded the motion.

Members discussed the reason for the geo-tech services and the hourly rate inspections through the end of November. Colliers confirmed there was no allowance in the contract for these services and the services are approximately 90% complete.

- Paul Boniello asked what the difference is between having Langan on-site and the third-party control testing lab doing the testing. Colliers explained Langan is the geotechnical engineer, and they are on the statement of special inspections for geo-tech.

**Vote: 4-0-0 (Motion approved)**

### **Requisitions and Invoices**

Don Kellogg made a motion that the Permanent Building Committee approve the invoice packet for the Consolidated Early Learning Academy project dated 12/28/21 in the amount of \$15,822.06. Ann Brown seconded the motion. **Vote: 4-0-0 (Motion approved)**

Don Kellogg made a motion that the Permanent Building Committee approve the invoice packet for the High School project dated 12/28/21 in the amount of \$22,906.66. Mike DelMonaco seconded the motion. **Vote: 4-0-0 (Motion approved)**

Don Kellogg made a motion that the Permanent Building Committee approve the invoice packet for the Consolidated Early Learning Academy project dated 01/11/22 in the amount of \$1,846,073.20. Paul Boniello seconded the motion. **Vote: 4-0-0 (Motion approved)**

Don Kellogg made a motion that the Permanent Building Committee approve the invoice packet for the High School project dated 01/11/22 in the amount of \$45,910.16. Ann Brown seconded the motion. **Vote: 4-0-0 (Motion approved)**

**Closing Public Comment** – Wes Marsh, BOF, stated there are new members on the BOF who are curious about what is going on with the PBC. He commended the PBC for keeping the projects on budget and on time. He encouraged the PBC to have open and transparent communication with New Fairfield residents on the status of the school projects.

Attorney Ray Lubus stated he represents several residents who live directly across from Consolidated school. He noted he and his clients are disappointed with the prospect of the PBC pursuing option one for the location of the bus lot. He requested the PBC publish the new plan in the Town Tribune and offer a public hearing on the issue.

### **Adjournment**

Don Kellogg made a motion to adjourn at 8:28 pm. Paul Boniello seconded the motion. **Vote: 4-0-0 (Motion approved)**

Received by email on 02/08/2022 @ 9:58 a.m.  
by Chrystie M. Bontempo, Asst. Town Clerk, New Fairfield