



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

MEETING MINUTES

**Tuesday, March 22, 2022, 7:30 p.m.
Virtual meeting via Zoom**

Members present: Don Kellogg (Chair), Mike DelMonaco (Vice-Chair), Paul Boniello, Maureen Clegg, Michael Handlmaier, Ed Sbordone (Alternate)

Members absent: Anthony Yorio (Alternate)

Others Present:

First Selectman: Patricia Del Monaco

Town Attorney: Neil Marcus

New Fairfield Public Schools Administrators: Dr. Richard Sanzo

New Fairfield Fire Marshal: Derrek Guertin

New Fairfield Fire Department: Mike Gill

Network Administrators: Paul Gouveia

Economic Development Commission: Gregory Manning

Zoning Commission: Steve Hanrahan

Colliers Project Leaders: Scott Pellman, Mark Schweitzer

JCJ Architecture: Christine O'Hare, Alison DiVenere, Peter Bachman

O&G Industries: Joe Vetro, Zach Rowley, Chris Miljovski

Langan: Katy Gagnon

Call to order:

Network administrator Paul Gouveia explained the rules and procedures for virtual meetings. Chairman Don Kellogg called the meeting to order at 7:32 p.m.

Pledge of Allegiance

Chairman Kellogg welcomed new member Michael Handlmaier.

Opening Public Comment

Greg Manning from the Economic Development Commission stated the EDC does not support locating the school bus parking lot at 302 Ball Pond Rd.

Amber Fidel spoke in favor of the school bus lot at 302 Ball Pond Rd.

Eileen Hacaj spoke in favor of the school bus lot at 302 Ball Pond Rd.

John McCartney stated he attended the EDC meeting where the bus lot was discussed. He noted the EDC members discussed the bus parking but did not vote that they are against bus parking at 302 Ball Pond Rd.

Erica Rome spoke in favor of the school bus lot at 302 Ball Pond Rd.

Kathleen DiTullio, a member of the EDC, stated there was a consensus against the bus lot at 302 Ball Pond Rd. and spoke in favor of preserving portions of the Consolidated building.

Steven Hanrahan, Zoning Commission, asked the PBC to clarify if the current location of the buses was ever considered for a permanent location. Chairman Kellogg stated that the current location of the buses was ruled out however there have been some discussions about having to leave it there.

Approval of minutes

Don Kellogg made a motion to approve minutes from 3/8/2022. Paul Boniello seconded the motion. **Vote: 4-0-1 (Motion approved, Michael Handlmaier abstained)**

CELA Bus Lot Update

First Selectman Del Monaco stated that under the advisement of town counsel the town withdrew the special permit zoning application for the bus lot. She advised the role of Cohen and Wolf was to support the town, not one commission or board over another. The town attorney is there to ensure that all the applicable rules and regulations are followed in the preparation and evaluation of an application.

Attorney Neil Marcus spoke at length about the analysis process for determining the legality of establishing a school bus lot at 302 Ball Pond Rd and what is required of the zoning commission relative to the proposal to put the school bus lot at 302 Ball Pond Rd. Mr. Marcus walked the PBC through the zoning regulation analysis which included a historical review of what permits have been approved (and not approved) for all school campuses in the area. Mr. Marcus pointed out that none of the town regulations specifically reference school bus parking. He continued that the most recent renovation project from 1998 through 2000 resulted in the present configuration of the building, parking lots, and fields. That project was given a zoning permit which was issued in 1999. The zoning permit from 1999 allowed 302 Ball Pond Rd. to be used for educational and municipal uses including parking lots and athletic fields. Section 8.5.1-A of the zoning regulations states a permit is required for a new or changed use. Since school bus parking falls under the state statute for both educational and municipal use, a school bus parking lot would not be considered a new use for the site, and therefore would not require a zoning permit. He concluded by saying any new building on the site would require a zoning permit since it is not in existence today. These conclusions were not determined in favor of any site over another.

Chairman Kellogg added that the PBC did an exhaustive study on other sites in town for the school bus parking lot. All the other sites had challenges including but not limited to budgetary

impacts on the CELA project. He stated the PBC continues to look for ways to mitigate the impact on the neighbors including an exit onto Gillotti Rd. Christine O'Hare shared a rendering of a school bus lot 302 Ball Pond Rd.

Dr. Rich Sanzo confirmed the parking lot would accommodate 24 full-size buses and 10 vans.

Chairman Kellogg stated the PBC would be moving forward with this location for the buses.

CELA Playground Presentation

JCJ presented the Consolidated School Playground proposal for PBC review. The plans included maximizing the number of swings, ropes and obstacle courses, and a climbing tower. Outdoor musical instruments and benches are provided throughout the area. Some backless benches have been added to provide more separation between the age ranges. JCJ confirmed the benches are sealed wood that does not require maintenance. They also confirmed there are three backed benches and two backless benches.

Dr. Rich Sanzon stated school administrators support the playground plans and have asked for some additional benches around the walking path and play area.

Paul Boniello asked what the playground offers for older kids. JCJ stated along with the basketball courts and painted games there be a Gaga pit.

Don Kellogg asked what the boundary is between the basketball area and the swings. JCJ confirmed there are some grass plantings and trees that formed the boundary.

OPM Update

Scott Pellman thanked JCJ for the playground presentation and advised the PBC that they will be asking for approval at the April 12th meeting.

Mark Schweitzer stated the PCR for FF&E was sent out this afternoon. They are working to get PO's out to the corporations before the April 1st price increase. Phase IV Technology did receive approval to go to bid. There are three value engineering PCOs for the High School up for approval tonight, and one PCO for CELA. The OSCG&R reimbursement check for CELA was received. The second reimbursement should be received by the end of the month. Two members of the PBC took a walk through the CELA site. Last week members from the team located the closest leaching field pipe to the building and they will be adding reinforcement over the area that is affected by the roadway. Don Kellogg asked the extent of the encroachment on the leaching field. Mark Schweitzer confirmed it was less than 50 square feet.

PCO Discussion

PCO 39 – This is a CELA PCO to demolish an existing canopy at the gym door for \$1,614.00.

PCO 46 – This is for a trucking fee to move the temporary water tanker next to the treatment plant and to heat trace the lines for use over the winter for a total of \$2,654.00.

PCO 23 – To provide and install a 6” HDPE underdrain pipe per RFI-134 for \$3,527.00. This was for materials only.

PCO 24 – VE #36 – Cost savings credit for providing PVC condensate piping instead of copper piping (\$103,000.00). VE#47b – Cost savings credit for change of vent piping from cast iron to PVC (\$17,695.00).

PCO 25 – Mechanically fasten all layers of insulation including the cover board instead of using adhesive for a savings of (\$40,000.00).

CM Update

CELA Construction update - Zach Rowley provided the following update for CELA:

- Brickwork is complete in areas F, E, and D
- The connector corridor roof will be completed over spring break
- Area F has its first coat of paint, MEP rough-ins, and ceiling grid
- Wall tiling in bathrooms and drinking fountains in areas F & D will begin next week
- Area D is sheet rocked with a coat of paint

Mike DelMonaco asked if the commissioning agent had begun the pre-functional testing for the mechanical equipment that’s been installed above the ceiling? Zach confirmed that the inspector has been on-site and there are no issues. Mike DelMonaco mentioned seeing a lot of piping that wasn’t labeled yet. Zach confirmed they are on top of all the labeling.

Paul Boniello commented that a further refined build-out of the schedule for the site work for all aspects of the project including playground equipment and to get started on the tanks in May. Getting the logistics plan approved by the administration, implementing the plan, and getting the tanks in on time is paramount to ensuring the school can open on time. Zach agreed that the walkthrough on Friday was beneficial, and O&G will be working closely with everyone. Paul Boniello continued to stress the importance of discovering all existing conditions before the kids get out of school, at which point it will be too late to go back to the design team. Don Kellogg agreed that there can’t be any unknowns heading into the summer. Joe Vetro added that Zach and Mark have set up a meeting next week to go over the various aspects of the summer schedule.

High School Construction update – Joe Vetro provided the following update for the High School:

- Spray fireproofing will be complete this week in the first-floor area C and D
- The mason is setting up and getting ready to start
- The framer has started work on the outside of the building
- Steel is going up in the auditorium

Joe ended by stating the project remains on schedule.

Architects Update – Christine O’Hare stated they are asking for approval of the bidders for the FF&E DASCT contracts. They received the exact pricing and would like PBC approval tonight

before the expected price increase on April 1st. Although the bids came in under budget, they are not recommending purchasing any administration wish list items at this time.

Scott Pellman added the technology equipment was approved to go to bid. JCJ's consultant is coordinating with Patty Mota to put an advertisement in the paper. Those bids will be brought to the PBC for approval.

Mike DelMonaco asked what happens to the furniture that isn't being brought to the new school? Scott Pellman confirmed they are working with a furniture donation company to donate and recycle what won't be brought to the new school.

Don Kellogg asked what the original estimate was for FF&E? JCJ confirmed the original estimate was approximately 613k. They received favorable actual bid numbers from the vendors which allowed them to be under the 582k budget.

Approvals

Proposed change orders

Don Kellogg made a motion to approve PCO 039 for the CELA project dated 01/31/22, to Demo the canopy at the gym door, in the amount of \$1,614.00. Mike DelMonaco seconded the motion.

Vote: 4-0-1 (Motion approved, Michael Handlmaier abstained)

Don Kellogg made a motion to approve PCO 046 for the CELA project dated 3/07/22, for December 2021 temporary water, in the amount of \$2,654.00. Paul Boniello seconded the motion. **Vote: 4-0-1 (Motion approved, Michael Handlmaier abstained)**

Don Kellogg made a motion to approve PCO 023 for the High School project dated 3/04/22, for RFI 134 6" underdrain pipe at the soccer field, in the amount of \$3,527.00. Mike DelMonaco seconded the motion. **Vote: 4-0-1 (Motion approved, Michael Handlmaier abstained)**

Don Kellogg made a to approve PCO 024 for the High School project dated 3/16/22, for cost savings items #36, & 47b provide PVC vent piping and condensate pipe in lieu of cast iron and copper, respectively, in the amount of (\$120,695.00). Paul Boniello seconded the motion.

Vote: 4-0-1 (Motion approved, Michael Handlmaier abstained)

Don Kellogg made a motion to approve PCO 025 for the High School project dated 3/16/22, for cost savings items #34, & 34b Mechanically fasten roof insulation, in the amount of (\$40,000.00). Mike DelMonaco seconded the motion.

Vote: 4-0-1 (Motion approved, Michael Handlmaier abstained)

Purchase Order Increases

Mark Schweitzer stated that Phoenix Advisors and Robinson & Cole are for services rendered for the bonding and financing of the projects.

Don Kellogg made a motion that the Permanent Building Committee approve an increase to Phoenix Advisors PO 2000 0076 for the CELA project in the amount of \$3,527.00. Paul Boniello seconded the motion.

Paul Boniello asked Ed Sbordone if he had reviewed the items for Phoenix Advisors and Robinson & Cole? Ed confirmed the items for these companies were for the bonding made last month.

Vote: 4-0-1 (Motion approved, Michael Handlmaier abstained)

Don Kellogg made a motion that the Permanent Building Committee approve an increase to Phoenix Advisors PO 2000 0075 for the High School project in the amount of \$17,223.00. Mike DelMonaco seconded the motion.

Vote: 4-0-1 (Motion approved, Michael Handlmaier abstained)

Don Kellogg made a motion that the Permanent Building Committee approve an increase to Robinson & Cole PO 2000 0083 for the CELA project in the amount of \$7,710.00. Paul Boniello seconded the motion.

Vote: 4-0-1 (Motion approved, Michael Handlmaier abstained)

Don Kellogg made a motion that the Permanent Building Committee approve an increase to Robinson & Cole PO 2000 0084 for the High School project in the amount of \$37,647.70. Mike DelMonaco seconded the motion.

Vote: 4-0-1 (Motion approved, Michael Handlmaier abstained)

Don Kellogg made a motion that the Permanent Building Committee approve an increase to Cohen & Wolf PO 2000 0041 for the CELA project in the amount of \$297.50. Paul Boniello seconded the motion. **Vote: 4-0-1 (Motion approved, Michael Handlmaier abstained)**

Requisitions and Invoices

Mike DelMonaco asked who is responsible for ensuring the right items are purchased? Scott Pellman stated the design team and Colliers will have a checklist to verify the items delivered are the items ordered. Rich Sanzo verified that the administration had reviewed the items yesterday and approves the list.

Don Kellogg made a motion that the Permanent Building Committee approve Insalco Corporation for FF&E categories G, H, I, J, & M for the Consolidated Early Learning Academy project phase 3 and the requisition in the amount of \$63,282.40. Paul Boniello seconded the motion. **Vote: 4-0-1 (Motion approved, Michael Handlmaier abstained)**

Don Kellogg made a motion that the Permanent Building Committee approve Lakeshore for FF&E category F for the Consolidated Early Learning Academy project phase 3 and the requisition in the amount of \$100,824.35. Mike DelMonaco seconded the motion.

Vote: 4-0-1 (Motion approved, Michael Handlmaier abstained)

Don Kellogg made a motion that the Permanent Building Committee approve Red Thread for FF&E categories K, L, & O for the Consolidated Early Learning Academy project phase 3 and the requisition in the amount of \$28,289.56. Paul Boniello seconded the motion.

Vote: 4-0-1 (Motion approved, Michael Handlmaier abstained)

Don Kellogg made a motion that the Permanent Building Committee approve Robert H. Lord for FF&E categories A, B, & C for the Consolidated Early Learning Academy project phase 3 and the requisition in the amount of \$302,561.46. Mike DelMonaco seconded the motion.

Vote: 4-0-1 (Motion approved, Michael Handlmaier abstained)

Don Kellogg made a motion that the Permanent Building Committee approve School Specialty for FF&E category N for the Consolidated Early Learning Academy project phase 3 and the requisition in the amount of \$3,572.60. Paul Boniello seconded the motion.

Vote: 4-0-1 (Motion approved, Michael Handlmaier abstained)

Don Kellogg made a motion that the Permanent Building Committee approve Strategic Spaces for FF&E category D, & E for the Consolidated Early Learning Academy project phase 3 and the requisition in the amount of \$68,193.50. Mike DelMonaco seconded the motion.

Vote: 4-0-1 (Motion approved, Michael Handlmaier abstained)

Don Kellogg made a motion that the Permanent Building Committee approve the invoice packet for the Consolidated Early Learning Academy project dated 3/22/22 in the amount of \$12,704.50. Paul Boniello seconded the motion.

Vote: 4-0-1 (Motion approved, Michael Handlmaier abstained)

Don Kellogg made a motion that the Permanent Building Committee approve the invoice packet for the High School project dated 3/22/22 in the amount of \$4,137,563.15. Mike DelMonaco seconded the motion. **Vote: 4-0-1 (Motion approved, Michael Handlmaier abstained)**

Closing Public Comment

Adjournment

Don Kellogg made a motion to adjourn at 9:27 pm. Paul Boniello seconded the motion.

Vote: 5-0-0 (Motion approved)