



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

**MEETING MINUTES**

**Tuesday, March 28, 2023, 7:30 p.m.  
Virtual meeting via Zoom**

**Members present:** Don Kellogg (Chair), Mike DelMonaco (Vice-Chair), Paul Boniello, Nick Ciminello, Maureen Clegg

**Members absent:** Ed Sbordone (Alternate)

**Others Present:**

**New Fairfield Engineer:** Antonio Iadarola

**New Fairfield Fire Marshal:** Derrek Guertin

**New Fairfield Assistant Broadcast Coordinator:** Quintin Flower

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

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

**O&G Industries:** Joe Vetro

**Call to order:**

Quintin Flower explained the rules and procedures for virtual meetings. Chairman Don Kellogg called the meeting to order at 7:36 p.m.

**Pledge of Allegiance**

Don Kellogg made a motion to amend agenda item ten to add a bullet for High School Technology approvals. Maureen Clegg seconded the motion. **Vote: 4-0-0 (Motion approved)**

**Opening Public Comment**

**Beach House**

Town engineer Antonio Iadarola informed the PBC members about plans to replace the beach house building located at the town beach. Mr. Iadarola advised of proposals received for architectural services, civil engineering, and survey work and the costs associated with each. Mr. Iadarola stated that all groups will ensure compliance with First Light, New Fairfield Zoning requirements, and environmentally sensitive issues associated with the project. Lastly, Mr. Iadarola requested to be appointed the project administrator. There was a discussion about the project timeline, funding, septic, MEPs, stormwater management, and food service.

**Community Center**

Town engineer Antonio Iadarola stated that the First Selectman received several inquiries about a community center. There is money allocated to perform a high-level study for a new

community center building. The study will include several elements including opportunities for public engagement, conceptual plans, and site option analysis.

PBC members briefly discussed the method and frequency for Antonio to provide updates on these projects.

Don Kellogg made a motion to accept the Friar Architecture Interior Design Master Planning proposal for the Community Center study at a cost of \$25,000.00. Paul Boniello seconded the motion. **Vote: 5-0-0 (Motion approved)**

Don Kellogg made a motion to accept the proposals by Sydney A Rapp surveying, Friar Architectural, and Artel Engineering for civil services with values of \$4,500.00 for surveying, \$104,926.00 for architectural services, and \$15,000.00 for civil services. Maureen Clegg seconded the motion. **Vote: 5-0-0 (Motion approved)**

Don Kellogg made a motion that Tony Iadarola, the town engineer, will act as the day-to-day town representative on the beach house project and on the community center study project. Nick Ciminello seconded the motion. **Vote: 5-0-0 (Motion approved)**

### **Approval of minutes**

Don Kellogg made a motion to approve the meeting minutes from 3/14/2023. Mike DelMonaco seconded the motion. **Vote: 4-0-1 (Motion approved, Paul Boniello abstained)**

### **OPM Update**

Mark Schweitzer provided a brief update on the school projects. He noted there are three proposals for the committee's approval tonight. The two for the High School project include Crown Castle to relocate fiber from the existing high school hub, and IRN to donate the furniture at the current high school.

### **CM Update**

CELA Construction update – Jow Vetro provided an update on the CELA High School projects.

### **Architects Update**

Christine O'Hare provided an update on the CELA and High School projects.

### **Approvals**

#### **Proposed Change Orders**

Don Kellogg made a motion to approve the Crown Castle proposal for the High School Project dated March 7, 2023, to relocate the fiberoptic circuits from the existing high school to the new high school, in the amount of \$20,189.00. Nick Ciminello seconded the motion.

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

Don Kellogg made a motion to approve the IRN Network Proposal for the high school project dated February 14, 2023, to provide services to donate the existing high school furniture, in the amount of \$35,707.00. Mike DelMonaco seconded the motion.

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

Don Kellogg made a motion to approve PCO 125 for the CELA Project dated January 24, 2023, for PR 036 storefront door revisions, in the amount of \$28,671.00. Maureen Clegg seconded the motion. **Vote: 5-0-0 (Motion approved)**

### **Proposals**

Don Kellogg made a motion to award technology bid package #1 to RnB Enterprises in the total amount of \$312,793.89. Mike DelMonaco seconded the motion.

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

Don Kellogg made a motion to award a portion of the technology bid package #2 to Dell Technologies for design lab, language lab, and Mac monitors in the total amount of \$76,582.24. Maureen Clegg seconded the motion. **Vote: 5-0-0 (Motion approved)**

Don Kellogg made a motion to award technology bid package #4 to Technology Revealed, LLC in the total amount of \$22,400.00. Paul Boniello seconded the motion.

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

### **Purchase Order Increases**

Don Kellogg made a motion that the Permanent Building Committee approve an increase PO 2000 0060 to S&P Global for Bonding/Financing services for the high school project in the amount of \$21,000.00 and transfer funds from account 750.10 to 750.09. Nick Ciminello seconded the motion. **Vote: 5-0-0 (Motion approved)**

### **Requisitions and Invoices**

Don Kellogg made a motion that the Permanent Building Committee approve the invoice packet for the High School project dated March 28, 2023, in the amount of \$1,795,420.54. Mike DelMonaco seconded the motion. **Vote: 5-0-0 (Motion approved)**

Don Kellogg made a motion that the Permanent Building Committee approve the invoice packet for the Consolidated Early Learning Academy project dated March 28, 2023, in the amount of \$9,072.50. Maureen Clegg seconded the motion. **Vote: 5-0-0 (Motion approved)**

### **Closing Public Comment**

None

**Adjournment**

Don Kellogg made a motion to adjourn at 9:25 pm. Paul Boniello seconded the motion.

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

Received by email on 04/04/2023 @ 4:59 p.m.  
by Chrystie M. Bontempo, Asst. Town Clerk, New Fairfield