



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

MEETING MINUTES

**Tuesday, September 12, 2023, 7:30 p.m.
Virtual meeting via Zoom**

Members present: Don Kellogg (Chair), Mike DelMonaco (Vice-chair), Nick Ciminello, Maureen Clegg, Ed Sbordone (Alternate)

Members absent: Paul Boniello

Others Present:

New Fairfield Assistant Broadcast Coordinator: Rebecca Bittner

New Fairfield Engineer: Tony Iadarola

Fryer Architecture: Brice Sens

New Fairfield Fire Marshal: Derrek Guertin

Colliers Project Leaders: Scott Pellman, Mark Schweitzer

JCJ Architecture: Bill Ayles, Christine O'Hare

O&G Industries: Joe Vetro

Call to order:

Rebecca Bittner explained the rules and procedures for virtual meetings. Chairman Don Kellogg called the meeting to order at 7:32 p.m.

Pledge of Allegiance

Opening Public Comment

Sean Lochran, chairman of the Park and Rec Commission, spoke in support of the beach house renovation project at the town park.

Terra Volpe, a member of the Park and Rec Commission, stated that she fully supports the beach house renovation project at the town park.

Approval of minutes

Don Kellogg made a motion to approve the minutes from 8/8/2023. Maureen Clegg seconded the motion. **Vote: 3-0-0 (Motion approved)**

Beach House Design update

Tony Iadarola provided an update on the Beach House renovation project. Brice Sens from Fryer Architecture showed the current design of the Beach House building including a 3D rendering. Brice highlighted the new design will be in the exact footprint as the existing building. Other building features include a community room, an expansive deck, a medical

office, and a concession room. Preliminary exterior materials will include asphalt shingles, cedar shake vinyl siding, white trim windows, and some decorative wood trim.

Tony informed the group the project would require a special permit. If the special permit isn't approved by January 2024, the project will likely be delayed until the following year. The anticipated time for construction is about four to five months once the project has been approved by town officials including the Wetlands Commission.

PBC members agreed the project should move forward with submitting the ZBA application.

OPM Update

Mark Schweitzer informed the group there are eight PCOs up for approval. PCO 153 was approved at the June 13 meeting to proceed on time and materials voiding PCO 130

- Don Kellogg called out that the High School was successfully opened on September 5th. Reimbursement requests to the state now need to include all invoices. The most recent reimbursement request was sent to the BOE and then filed with the state. A portion of the playground surface at CELA was replaced over Labor Day weekend. Portions of the playing surface did not pass inspection when retested. There will be a PO increase request for Myers who submitted their last bill. The bid package for the Consolidated demolition is being prepared and will go out to bid soon. The ribbon-cutting ceremony for the High School is set for September 23rd at 10:00 a.m. The abatement of the old High School was completed over Labor Day weekend. The demolition team is a little behind schedule. Colliers is working closely with the demo team to get the building turned over to O&G in October.
- Mike DelMonaco asked for the timetable for close-out packages and as-builts. Joe Vetro stated that just about all the as-builts have been submitted to JCJ and close-out documents are being pulled together.
- Nick Ciminello asked about the use of the CELA playground given the new surface failures. Mark confirmed the fireman's pole and tower were closed. Nick expressed concern about the number of repairs on the playing surface as well as ongoing delays for the school to use the equipment as planned.
- Don Kellogg asked if the new roof drains were tested. Joe Stated they have not been tested yet.

CM Update

CELA Construction update – Joe Vetro stated the teams did a one-year review and punch list. They will be working through those remaining items.

High School Construction update – Joe Vetro stated the High School opened with no issues.

- Mike DelMonaco asked if there are any open commissioning items. Joe confirmed there are currently no commissioning issues.
- Mike DelMonaco asked about a water leak. Joe stated the condensate drain had a soft connection and needed to be tightened. It was fixed right away.

There was a discussion about water pooling and the length of time pooling is allowable by the manufacturer. Don Kellogg asked Mark to review the contract documents and confirm the tolerances for the slope and any other permissible variations.

Joe Vetro shared pictures of the school grounds. He noted that some of the hydro seed was washed away so they were working to reseed it.

Don Kellogg congratulated the team for their efforts on the project. Joe Vetro concurred.

Architects Update

Christine O'Hare stated they are finishing up the FF&E and technology punch lists. They are working closely with the administration to address items they have noticed since the opening.

Approvals

Proposed Change Orders

Don Kellogg made a motion to PCO 152 for the High School project dated September 8, 2023, for the BMS controls at the middle school, in the amount of \$4,164.00. Nick Ciminello seconded the motion. **Vote: 4-0-0 (Motion approved)**

Don Kellogg made a motion to approve PCO 153 for the High School project dated September 8, 2023, for the middle school fire standpipe, in the amount of \$3,021.00. Mike DelMonaco seconded the motion. **Vote: 4-0-0 (Motion approved)**

Don Kellogg made a motion to approve PCO 154 for the High School project dated September 8, 2023, to lower the middle school fire tank access hatch, in the amount of \$811.00. Maureen Clegg seconded the motion. **Vote: 4-0-0 (Motion approved)**

Don Kellogg made a motion to approve PCO 155 for the High School Project dated September 8, 2023, for the underdrain in the exit driveway, in the amount of \$10,176.00. Nick Ciminello seconded the motion. **Vote: 4-0-0 (Motion approved)**

Don Kellogg made a motion to approve PCO 156 for the High School Project dated September 8, 2023, for the underdrain at the middle school loading dock, in the amount of \$3,728.00. Mike DelMonaco seconded the motion. **Vote: 4-0-0 (Motion approved)**

Don Kellogg made a motion to approve PCO 157 for the High School Project dated September 8, 2023, for RFI 760 stone strip at the greenhouse, in the amount of \$1,891.00. Maureen Clegg seconded the motion. **Vote: 4-0-0 (Motion approved)**

Don Kellogg made a motion to approve PCO 158 for the High School Project dated September 8, 2023, for water deliveries to middle school, in the amount of \$3,953.00. Nick Ciminello seconded the motion. **Vote: 4-0-0 (Motion approved)**

Don Kellogg made a motion to approve PCO 159 for the High School Project dated September 8, 2023, for sightline on Gillotti Road, in the amount of \$2,813.00. Mike DelMonaco seconded the motion. **Vote: 4-0-0 (Motion approved)**

PO Increase

Don Kellogg made a motion that the Permanent Building Committee approve an increase to JCJ Architecture PO 2000 0033 for the high school project in the amount of \$375.00, for hourly special inspection services. Maureen Clegg seconded the motion.

Vote: 4-0-0 (Motion approved)

Don Kellogg made a motion that the Permanent Building Committee approve an increase to Meyer PO 2200 0541 for the high school project for moving services, in the amount of \$50,830.40. Nick Ciminello seconded the motion. **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 September 12, 2023, in the amount of \$2,937.04. 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 High School project dated September 12, 2023, in the amount of \$1,739,762.50. Nick Ciminello seconded the motion. **Vote: 4-0-0 (Motion approved)**

Closing Public Comment

Sean Lochran commented that the building committee might want to communicate that public works projects funded through the government must pay the prevailing rate.

Adjournment

Don Kellogg made a motion to adjourn at 9:08 p.m. Maureen Clegg seconded the motion.

Vote: 4-0-0 (Motion approved)

Received by email on 9/27/2023 @ 8:30 a.m.
By Tricia Quinn, Asst. Town Clerk, New Fairfield