



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

**MEETING MINUTES - Revised
Tuesday, March 26, 2024, 7:30 p.m.
Virtual meeting via Zoom**

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

Members absent: Maureen Clegg, Rory Langguth (Alternate), Mark Havira (Alternate)

Others Present:

NF First Selectman: Melissa Lindsey

NF Selectman: Thomas Perkins

NF Engineer: Tony Iadarola P.E.

NF Fire Marshal: Derreck Guertin

NF Video Production Coordinator: Quintin Flower

Colliers Project Leaders: Scott Pellman, Mark Schweitzer

JCJ Architecture: Bill Ayles, Christine O'Hare

O&G Industries: Joe Vetro

Friar Architecture: Dan Dryzgula

Call to order:

Quintin Flower 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

Approval of minutes

Don Kellogg made a motion to approve the minutes from 3/12/2024. Mike DelMonaco seconded the motion. **Vote: 4-0-0 (Motion approved)**

Beach House Update

Tony Iadarola introduced Dan Dryzgula, the lead architect on the Beach House project from Friar Architecture. He stated he is working with Dan on strategies to bring the project within budget. Mr. Iadarola clarified that a previous project estimate of 2.8 million was a planning-level estimate done before any drawings or investigative work was completed. Project drawings are now 30% complete, and an independent estimator on the project team estimates the project to be 1.8 million. Tony also got an estimate from a contractor on the state bid list for 1.7 million. The

estimate includes construction contingency, owner contingency, escalation based on construction date, design work, environmental assessment, borings for new footing design, and perspective CA services. Tony stressed that the 1.7/ 1.6 million estimate was not a raw construction cost but an inclusive estimate for the end-to-end project.

- Don Kellogg asked if the estimate included furnishings. Tony stated there is \$7,500.00 in the estimate for FF&E.
- Don Kellogg noted that planning level estimates include a delta of +50% and -25%. Tony added that the 2.8 million planning estimate included a 30% design contingency.

Tony spoke about vetting the project with a modular company but found the estimates too high to continue.

Tony advised the group of three options to bring the project within budget:

Level one: Removal of architectural features.

Level two: Option 1 plus: Cold storage on the basement level, no community room, medical room, and concessions moved to space previously held by community room.

Level three: Complete redesign requiring all new land use permits. This option would not replace the building; it would look and be used similarly. However, significant foundation repairs would be required since the current foundation is crumbling.

Architect Dan Dryzgala showed level one and two renderings with a list of deduct alternates.

- Don Kellogg asked if some of the aesthetic features could be added back in the future. Dan stated the building could be framed appropriately so items that added character could be added back in the future.
- Nick Ciminello asked what the savings would be for level one. Tony Iadarola stated that level one would likely not be enough reduction to bring the project within budget.

Dan continued with a marked-up floor plan for the level two design. The footprint for level two will stay the same as the previously proposed floor plan and will safeguard approvals from the zoning board of appeals, zoning, and wetlands. The basement would follow the original building footprint, and the rest would remain unexcavated. This option removes the lower-level bathroom and concessions. Tony highlighted the excavation savings in this plan, as well as using the existing retaining wall.

- Don Kellogg asked if the Park and Rec department had vetted the new designs. Tony stated he had not reviewed it with them yet.
- David Zeh asked what other changes were made to the main level and what the building has now. Dan shared the current conditions and the original floor plan from the first design.
- Mike DelMonaco asked why the number of water closets decreased from five to two. Dan stated that the building occupant load only requires two, and the others were considered “nice to have.” Mike said that at least five bathrooms should be available.

Tony summarized the primary savings efforts as follows:

- Eliminating under-slab plumbing.
- Eliminating a large amount of excavation.
- Eliminating the large retaining wall.
- Utilizing some of the existing foundation structure.
- Reverting to a three-season building use.
- Eliminate cathedral ceilings and use premanufactured trusses.

Tony briefly outlined the minor scope of level three, which would include some new windows, doors, new siding, possibly some framing to replace rot, and fixing the rear foundation in the same footprint as the current building. Updating the building to be ADA-compliant still needs to be addressed. Members discussed the cost of indoor and outdoor lifts.

Don Kellogg made a motion to authorize the town engineer to have the estimator perform a level two deduct alternate estimate. Nick Ciminello seconded the motion.

Vote: 4-0-0 (Motion approved)

OPM Update

Mark Schweitzer updated the group that two PCOs would be up for approval tonight. April break will be a busy time for the subs on the site. They are preparing the next reimbursement request for the state. It was confirmed that the science room exhaust hoods are needed for air exchanges. They are now looking to install a return grill to take the airflow out of the fume hoods and into the ceiling. They brought the Consolidated Demolition plan to the state and are working through follow-up questions and documents requested. They are preparing for a third party to sample the propane for appropriate mercaptan levels.

- Mike DelMonaco stated that the mechanical engineer will provide some sketches to get pricing on modifying the ductwork. The modifications will eliminate the noise coming from the fume hoods when they are not in use while maintaining proper ventilation in the rooms. Christine O'Hare added that a letter was received from the acoustic engineer and would be circulated with the PBC.
- Nick Ciminello asked for an update on the playground at CELA. Mark Schweitzer stated that Kompan is scheduled to be on-site during April break, and they are closely monitoring the weather.

CM Update

Joe Vetro stated that the AVB punch list was completed this past week. The mason is mobilizing all their equipment and materials. The site and concrete contractors finished the last of the foundation work. The electrician is working on the rough-in above the ceiling.

- Nick Ciminello asked for an update on access to the ball fields. Joe stated that the site contractor rolled and compacted the material, but additional material is needed to finish the job. Right now, the site is too muddy due to all the rain.

Architects Update

Bill Ayles stated that OSCGR only had minor comments on the Consolidate demolition plans. CES is working on a balancing issue in the middle school locker rooms and is working with Phil Ross on some furniture warranty items.

Approvals

Proposed Change Orders

Don Kellogg made a motion to approve PCO 207 for the High School Project dated March 8, 2024, for PR 023 gate hardware in the amount of \$14,123.00. Mike DelMonaco seconded the motion. **Vote: 4-0-0 (Motion approved)**

Don Kellogg made a motion to approve PCO 210 for the High School Project dated March 18, 2024, for RFI 827 Middle School roof drain, in the amount of \$10,419.00. 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 March 26, 2024, in the amount of \$12,466.35. 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 March 26, 2024, in the amount of \$68,817.58. Nick Ciminello seconded the motion. **Vote: 4-0-0 (Motion approved)**

- Mike DelMonaco asked when the PBC would get the final commissioning report. Joe Vetro stated the commissioning agent is waiting for some paperwork to complete the report.

Closing Public Comment

Cynthia Ross Zweig, Chair of the Planning Commission, requested the building inspection report from the PBC. The status of town buildings is needed for the POCD update.

Elaine Hicks, resident and neighbor to the beach house for 35 years, stated the beach house and town park are not used. The park used to host swim meets and lessons, but attendance in recent years has been low.

Adjournment

Don Kellogg motioned to adjourn at 8:48 p.m. Nick Ciminello seconded the motion. **Vote: 4-0-0 (Motion approved)**