



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

**MEETING MINUTES
Tuesday, June 11, 2024, 7:30 p.m.
Virtual meeting via Zoom**

Members present: Don Kellogg (Chair), Maureen Clegg, Nick Ciminello, David Zeh, Ed Sbordone (Alternate)

Members absent: Mike DelMonaco (Vice-chair), Rory Langguth (Alternate), Mark Havira (Alternate)

Others Present:

NF Selectman: Thomas Perkins

NF Video Production Coordinator: Quintin Flower

Colliers Project Leaders: Scott Pellman, Mark Schweitzer

JCJ Architecture: Christine O'Hare, Bill Ayles

O&G Industries: Joe Vetro

NF Fire Marshall: Chris Alward

NF BOE: Amy Johnson

Call to order:

Quintin Flower explained the rules and procedures for virtual meetings. Chair Don Kellogg called the meeting to order at 7:30 p.m.

Pledge of Allegiance

Opening Public Comment

Approval of minutes

Don Kellogg made a motion to approve the minutes from May 14, 2024. Maureen Clegg seconded the motion. **Vote: 4-0-0 (Motion approved)**

Don Kellogg made a motion to approve the minutes from May 28, 2024. Nick Ciminello seconded the motion. **Vote: 3-0-1 (Motion approved, Don Kellogg abstained)**

Town Facility Assessment Update

Don Kellogg said that the files were sent to PBC members last week, but the link was broken, and members could not access them. He said he will try a different method to distribute the information to members in hopes that they can approve the file at the next meeting.

OPM Update

Mark Schweitzer said the following items were discussed at the working group meeting, OAC meeting, and will be presented to the PBC soon:

- The flooring for the middle school corridor
- The fire alarm in the maintenance garage needs to be reconnected to the middle school

Mark noted there are two proposals for the PBC to review. One from Amptech, the vapor distribution consultant includes:

- Mitchell Oil will remove the propane from the tanks and provide a credit to the town for that product
- Supply of double-stench propane
- Purging the double stench propane throughout the school
- Consultation for keeping the propane flowing over the summer to ensure the pipes are properly treated

The other proposal is from Hygenix for monitoring the demolition and abatement at the Consolidated site for the current construction schedule.

Other items Mark noted:

- They met with the Fire Marshall to discuss providing local control of the science fume hoods to the teachers. JCJ is working on the PR and procedures for the teachers.
- There will be one more PO increase for unsuitable soils at the north parking lot.
- There will be one more PO increase for Weston and Sampson for stormwater monitoring at CELA.
- There was a good turnout for the pre bid walk through for the Consolidated demolition project.
 - Nick Ciminello asked if the propane tanks at the High School should be filled less than 85% to allow room to adjust the mercaptan if needed. Mark said that had not been considered and he would follow up with Amtec.

CM Update

Joe Vetro shared that the topsoil, concrete sidewalks, and curbs are all installed. The site is ready for processed material for the parking lot. Construction work on the Middle School interior is complete. A final coat of paint will be done as the very last thing.

- Don Kellogg asked when the proposals are due. Joe confirmed they are due on the 25th.
- Don Kellogg asked if the civil engineer had reviewed the recycled aggregate. Joe said that Langan did a detailed review. He also added that the DOT is using the same material from the same quarry.

Architects Update

Christine O'Hare shared that Comnet was on-site to start training on the AV equipment. There are still a few FF&E pieces that are being wrapped up. Bill Ayles shared that a stretch of the third-floor corridor goes from 7'2" to 5'8" width due to the railing around the skylight opening and the storefront entrance to the teachers work room. Building code section 10-20.2 states that group E occupancies must have a minimum of 72" wide corridors where the corridors serve educational areas and have more than 100 occupancies egressing. Bill clarified that the 72" wide

requirement was based on the school that had double side loaded lockers with occupants standing at the lockers possibly with backpacks causing obstructions. In this area there are no lockers and no congregating. The approved egress plans that were given showed 143 occupants egressing through that section of the corridor which can support 360 occupants. Working with the state building inspectors over the last couple of weeks they were able to show secondary egress points that safely support proper egress when the building is at full capacity. Both the Fire Marshall and Building inspector accepted the as built condition.

- Don Kellogg asked if the egress plans had to be revised and if egress paths had to be reposted in any of the classrooms. Bill Ayles said he will send James more egress maps that call out secondary forms of egress.

Approvals

Proposals

Don Kellogg made a motion to conditionally approve Amptech proposal dated June 6, 2024, and requisition in the amount of \$16,268.00 to evacuate underground propane tanks and fill with double-stenched propane contingent upon approval from the AHJs, specifically the Fire Marshall and the building official. Maureen Clegg seconded the motion. **Vote: 4-0-0 (Motion approved)**

Purchase Order Increases

Don Kellogg made a motion that the Permanent Building Committee approve an increase to Weston & Sampson PO 2100 0702 for the CELA project in the amount of \$330.00, for additional stormwater monitoring services. 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 June 11, 2024, in the amount of \$2,625.26. David Zeh 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 June 11, 2024, in the amount of \$49,135.66. Maureen Clegg seconded the motion. **Vote: 4-0-0 (Motion approved)**

Closing Public Comment

Adjournment

Don Kellogg motioned to adjourn at 8:05 p.m. Nick Ciminello seconded the motion.

Vote: 4-0-0 (Motion approved)

Submitted by: Naomi Magoon

Received by email on 07/29/2024 @ 8:30 a.m.
by Christy M. Bontempo, Asst. Town Clerk, New Fairfield