



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

**MEETING MINUTES  
Tuesday, July 9, 2024, 7:30 p.m.  
Virtual meeting via Zoom**

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

**Members absent:** Nick Ciminello, David Zeh, Rory Langguth (Alternate), Mark Havira (Alternate)

**Others Present:**

**NF First Selectman:** Melissa Lindsey

**NF Selectman:** Tom Perkins

**NF Engineer:** Antonio Iadarola

**Fryer Architecture:** Dan Dryzgula

**NF Video Production Coordinator:** Eric M.

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

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

**O&G Industries:** Joe Vetro

**Call to order:**

The video production coordinator explained the rules and procedures for virtual meetings. Chair Don Kellogg called the meeting to order at 7:31 p.m.

**Pledge of Allegiance**

Don Kellogg made a motion to amend the agenda and move Beach house project to item 5 and JCJ add services to item 6. Maureen Clegg seconded the motion.

**Vote: 3-0-0 (Motion approved)**

**Opening Public Comment**

Sean Loughran, Chairperson of the Parks and Recreation Commission, spoke in favor of the beach house renovation project.

Elaine Hicks, New Fairfield resident, and neighbor to the beach house, expressed concern over not having an estimate to renovate the existing beach house. She added that the driveway needed repair and wondered if the cost was included in the pricing. Mrs. Hicks concluded by stating no one uses the town beach and she hopes more people will use the beach after the renovations.

### **Approval of minutes**

Don Kellogg motioned to approve the minutes from June 11, 2024. Maureen Clegg seconded the motion. **Vote: 2-0-1 (Motion approved, Mike DelMonaco abstained)**

Don Kellogg motioned to approve the minutes from June 25, 2024. Maureen Clegg seconded the motion. **Vote: 2-0-1 (Motion approved, Mike DelMonaco abstained)**

### **Beach House Project Update**

Antonio Iadarola explained that after three scope revisions and downsizing the project, they are close to being on budget. The plans were presented to Parks and Recreation, and they approved the plans. Antonio stated the revised plans include demolishing the existing building and building back on the same footprint except for an area where the foundation will need new block and slab.

Dan Dryzgula presented the new plans to the group. The building will be built on the same footprint as the current building. Retaining wall will stay, the stairs down to the main entrance will stay, the ramp will be widened, three changing stalls, a medical office, two larger restrooms, exterior grade lift,

- Mike DelMonaco asked if the building will be heated. Dan confirmed that the building will not be cooled or heated.

Antonio described the deterioration of the existing building including a portion of collapsed roof and staircase rail.

- Don Kellogg asked if the segmental retaining wall being removed and the addition of a concrete landing.

Dan stated that drainage will be added to divert water away from the building.

- Mike DelMonaco asked if the building would be tied into the existing septic system. Mr. Iadarola confirmed the existing septic, and the well will be reused.
- Maureen Clegg asked what the occupancy of the building is. Antonio stated the building is not intended for public use for birthday parties, but it will be up to the Park & Rec Commission.

Dan showed the group 3D renderings of the building.

- Mike DelMonaco asked if the medical office should have cooling. Antonio stated there is no provision for cooling in the medical office. The park and rec have a portable unit that may be used for that room.

Antonio stated the cupola is not included in the budget. Antonio stated he would like permission to proceed to design a permit set. The goal would be to obtain permits, demolish the building, and start construction and have the building ready for use for the next beach season.

- Maureen clarified that this project would not go out to an open bid, and they would continue to work with the contractor who previously provided the low bid. Antonio stated there is a bid list published every three years, providing line-item guidance for projects like this.

- Mike DelMonaco asked who manages the project. Antonio stated he would be taking on the construction management role with some assistance from Fryer architect.

Don Kellogg made a motion to approve the planning and zoning drawing set for the beach house renovation and move to the permit set and advancement of the beach house project with construction performed by the Gordian Group, part of CRCOR. Mike DelMonaco seconded the motion. **Vote: 3-0-0 (Motion approved)**

### **JCJ Add services**

Scott Pellman advised the group that the engineers will explore moving the crosswalk to the new exit road. Don Kellogg added that the reason for the change in location for the crosswalk was observation of student behavior.

- Maureen Clegg asked if the construction cost was included in the current contract. Scott stated that there will be some additional cost associated with the move since the contractor is now demobilized.

There was continued discussion about the location of the crosswalk.

Don Kellogg motioned that the permanent building committee approve JCJ Architecture proposal dated July 3, 2024, and increase PO 2000 0033 for the crosswalk redesign to be performed hourly in the amount not to exceed, \$14,840.00. Maureen Clegg seconded the motion. **Vote: 3-0-0 (Motion approved)**

### **OPM Update**

Mark Schweitzer advised there was no working group meeting due to no change orders to discuss. The AHJs are reviewing information and signage for the science room exhaust hoods. Once the AHJs approve it, the information will be sent to the school for review. The north lot has been paved so the unsuitable soil is complete. There is one PO increase for Testcon. The propane plan is underway at the high school. They are still researching what the 3,500 gallons of propane was used for. IES is working on the final report, and it will be provided to the PBC once received.

### **CM Update**

Joe Vetro stated the binder asphalt, curbing, topsoil placement, and final paving are complete. Items remaining are signage, line striping, and general landscaping. There is one light pole that was damaged, a new one has been ordered. The final painting has been held off to see if the flooring can be installed first.

### **Architects Update**

Bill Ayles stated Emily was on site to work through FF&E warranty items. She also worked with Paul Gouveia on some wire management options. They continue to work with O&G and Colliers on close out items.

- Don Kellogg asked if the wiring cleanup is contract work. Bill stated some of it is contract work and depends on what options Paul chooses to look at.

- Maureen Clegg told Bill that to decide about the flooring in the middle school it would be helpful to know if the classrooms off the hallway will be used in September. Bill stated he would find out.

## **Approvals**

### **Purchase Order Increases**

Don Kellogg made a motion that the Permanent Building Committee approve an increase to Testcon PO 2200 0542 for the high school project for materials testing services, in the amount of \$2,308.00. Mike DelMonaco seconded the motion. **Vote: 3-0-0 (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 July 9, 2024, in the amount of \$2,808.00. Maureen Clegg seconded the motion. **Vote: 3-0-0 (Motion approved)**

### **Closing Public Comment**

Jennifer Pappas, New Fairfield resident, asked if there was a plan for maintaining the beach house. Don Kellogg noted that public comment is not for questions and that the PBCs role is for construction oversight not maintenance.

### **Adjournment**

Don Kellogg motioned to adjourn at 8:35 p.m. Mike DelMonaco seconded the motion.

**Vote: 3-0-0 (Motion approved)**

**Submitted by:** Naomi Magoon

Received by email on 08/26/2024 @ 10:28 a.m.  
by Chrystie M. Bontempo, Asst. Town Clerk, New Fairfield