



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

**MEETING MINUTES**

**Tuesday, September 24, 2024, 7:30 p.m.  
Virtual meeting via Zoom**

**Members present:** Don Kellogg (Chair), Mike DelMonaco (Vice-chair), Maureen Clegg, Nick Ciminello, Michael Coates (Alternate)

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

**Others Present:**

**NFPS Director of Business and Operations:** Carrie Depuy

**NFPS Director of Facilities:** Phil Ross

**NFPS BOE:** Amy Johnson

**NF Video Production Coordinator:** Quintin Flowers

**NF Planning:** Cynthia Ross-Zweig

**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 add item 5a Beach House Update. Nick Ciminello seconded the motion. **Vote: 4-0-0 (motion approved)**

**Opening Public Comment**

**Approval of minutes**

Don Kellogg made a motion to approve the meeting minutes from 9/10/2024. Maureen Clegg seconded the motion. **Vote: 3-0-1 (motion approved, Mike DelMonaco abstained)**

**Beach House Update:** Don Kellogg read in to record a letter from NF Town Engineer Antonio Iadarola to the PBC dated September 22, 2024. The letter served as a Beach House project updated on moving the project to the construction phase.

**Under Ground Storage Tank Removal Project:** Carrie DePuy explained the current tank was installed in 1994 and began service in 1995. It is a 30-year tank and state regulations require it to be removed and replaced by the end of the term. They have one estimate to remove and replace the tank for \$650,000.00. Carrie noted she will be applying to DAS in October to see if any portion of the project is reimbursable.

Phil Ross shared pictures of the current location and proposed two new locations for an above ground tank replacement. Phil stated there is less maintenance required on above ground tanks.

- Don Kellogg asked if there are as builts that show that there are no existing utilities crossing below the proposed above ground location. Phil stated some testing and surveying would be needed to get that information.
- Mike DelMonaco added that there may be a distance requirement for an above ground tank.

Members discussed the above ground tanks located at NFES and NFHS as a reference for the proposed above ground tank at NFMS.

Don Kellogg made a motion to accept the removal and replacement of the existing underground oil storage tank for the New Fairfield Public Schools. Mike DelMonaco seconded the motion.

**Vote: 4-0-0 (motion approved)**

### **OPM Update**

Mark Schweitzer provided these updates:

- PCO 228 for a clock in the reception area is up for approval
- PCO 229 signage for the fume hoods at the High School required by the AHJ
- Temporary fence is up at the Consolidated demolition site
- DEP permit for the Cons demolition was approved
- Collier is working with the new Finance Director to get the general ledger so they can submit the next round of state reimbursements
- East Lake Crosswalk – Colliers will set up a meeting with the First Selectman to sign the zoning application that requests moving the crosswalk from East Lake to the exit drive of the High School campus. The zoning meeting is scheduled for October 9<sup>th</sup>.
- O&G and the design team are working on a way to control the air sensor when the exhaust fans are off in the science lab.
- Mark advised they are still working to resolve the playground issues at CELA. Kompan alleges there is an issue with the drainage. Langan states the drainage was installed properly and is sufficient.
- Hot water samples from the High School indicate a high iron content. They are working on solutions for this issue.
- The proposal for temporary propane to the kitchens is in the PBC packet for review.
- The proposal to fix the existing piping will be provided at the next PBC meeting.
  - Mike DelMonaco asked for the high school commissioning report. Joe Vetro stated he spoke with the contractor and who said the report will be provided this week.

## CM Update

Joe Vetro stated landscaping at the high school site is complete. The Consolidated fence has been installed and tree clearing work has started and will be done before the end of the week. The abatement contractor is starting on Monday.

- Maureen Clegg asked if the CELA playground drawings said the surface should be crowned. Mark Schweitzer stated the Langan letter stated the surface should be crowned.
- Nick Ciminello asked if Kompan was responsible for the final grading to establish the crown. Members discussed that when Kompan began work that was their acceptance of the playground surface.

## Architects Update

Christin O'Hare stated they are working with O&G and Colliers on the playground and propane issues.

## Approvals

### Proposed Change Orders

Don Kellogg made a motion to approve PCO 228 for the High School Project dated September 20, 2024, for PR 039 power for clock in reception, in the amount of \$733.00. Maureen Clegg seconded the motion. **Vote: 4-0-0 (motion approved)**

Don Kellogg made a motion to approve PCO 229 for the High School Project dated September 24, 2024, for PR 050 lab hood switch controls signage, in the amount of \$1,265.00. Nick Ciminello seconded the motion. **Vote: 4-0-0 (motion approved)**

## Proposal

### Amptech Proposal

- Maureen Clegg asked how we know the mercaptan will not be absorbed into the new piping. Mark Schweitzer stated Amptech will have construction oversight and confirmed it will be black iron pipe. Mark added it will be under higher pressure to the kitchens and then step down.
- Maureen Clegg asked if the temporary piping could be permanent if it works. Mark stated it could be the permanent solution for the kitchen and culinary if it works.
- Maureen Clegg asked if \$33,770.00 included everything. Mark confirmed it was an all-encompassing number.
- Don Kellogg asked if the amount included the roofing work required for the installation. Mark confirmed there will be additional cost for the roof work.
- Mike DelMonaco asked if the engineer approved the increase in pressure. Mark stated Amptech approved the pressure, and he would also get CES approval.
- Mike DelMonaco stated he would like to review the design flow if all the equipment is running and have the engineer review it.
- Maureen Clegg asked if this was being tracked as E/O right now. Mark stated it was being tracked as part of the propane. Scott Pellman added that all costs are being tracked

as propane and once Amptech issues a final report with a final reason for the challenges then the costs can be applied to the identified party for these errors.

Members briefly discussed approving the proposal before reviewing the flow documents. It was noted the engineer and fire Marshal should also review the proposal before the PBC approves it.

- Nick Ciminello asked for the results of the metal filings that were sent for analysis a month ago. Mark stated they do not have the results yet.
- Maureen Clegg asked what is holding up Amtech's final report. Mark stated they need to provide a proposal for the scoping, cleaning, and purging of the piping. Mark stated the final report is expected from Amptech at the first meeting in October.

Members discussed the possibility of getting hot plates for the science lab.

### **Requisitions and Invoices**

Don Kellogg made a motion that the Permanent Building Committee approve a budget transfer from account 750.10 Contingency to account 750.09 Other Fees & Expenses for the High School Project, to balance account, in the amount of \$47,652.32. 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 10, 2024, in the amount of \$24,474.00. Nick Ciminello seconded the motion. **Vote: 4-0-0 (motion approved)**

### **Closing Public Comment**

### **Adjournment**

Don Kellogg motioned to adjourn at 8:37 p.m. Maureen Clegg seconded the motion.

**Vote: 4-0-0 (motion approved)**

**Submitted by:** Naomi Magoon

Received by email on 10/07/2024 @ 1:34 p.m.  
by Chrystie M. Bontempo, Asst. Town Clerk, New Fairfield