

**Permanent Building Committee Revised Meeting Minutes**

**New Fairfield, CT 06812**

**Tuesday, September 10, 2019**

**7:00 PM**

**Commissioners Present:**

Peter Viola

Ed Sbordone

Olga Nanocchio

Michael Delmonaco

**Alternates Present:**

None

**Commissioners Absent:**

Andree Lisee

George Martignetti

Dominic Ricci

**Guests Present:**

Dr. Richard Sanzo

Scot Pellman - Senior Project Manager

**Call to Order:**

7:00 PM

**Public Comment:**

**Approval of the August 27, 2019 Meeting minutes-**

Peter Viola made a motion to accept the August 27, 2019 minutes as amended. Seconded by Mike Delmonaco. All in favor. Vote- 4-0-0.

**Important Dates-**

September 16, 2019 there is a public hearing on the building projects at the high school auditorium at 7:00 PM. September 17, 2019 there is a special Board of Finance meeting for the bonding resolutions at 6:00PM, followed by a Board of Selectmen meeting at 7:30. Special town meeting is expected for 7:00 on September 26, 2019 in the community room.

A tax roll document has been created to be publicized, it shows for every single person in the town of New Fairfield, organized by street address, and what is going to happen to their taxes regarding the schools project. A few copies will be brought to the public hearing; the document will additionally be posted to the town website.

Peter Viola made a motion to make item #5a RFQ. Seconded by Ed Sbordone. All in favor.

Vote 4-0-0.

**Ed Spec-** is the official document containing the components of dimensions and what needs to be put into the building. The architect will then read through it, determining what educational functions and systems the facility needs to have. Many firms have expressed interest in the project, the RFQ will be revised and sent to PBC for final review. Once the projects referendum is approved on October 5th, the final RFQ will be issued, and will go on the CT state bidding site and the New Fairfield town official site.

Consolidated- The full grant was filed as Consolidated Early Learning Academy- PreK to 1st grade; likely to be changed upon approved referendum to an EA project, and extension and alteration project, with 37.6% reimbursement received. The project budget includes the construction of roughly 435 to 44000 square feet plus an additional square footage renovation of Meeting House Hill School, including 12600 feet of the butler wing. The demolition of Consolidated is included in the budget as reimbursable. The bond resolution contains language that states if we approve 29 million dollars with estimated state reimbursement of 11 million for the construction, renovation, and demolition of Consolidated Early Learning Academy and Meeting House Hill School.

#### **Budget-**

During the design process, the architect will determine what existing FF and E can be reused (furniture, fixtures, and equipment). The hard costs of Consolidated including demolition, construction, and site work is \$23,117,337. The soft costs, including contingency, fees and expenses, OPM, and FF and E is \$6,068,570. FF and E is approximately budgeted as \$3000 a student. The New Fairfield High School hard costs are \$69,574,700. Softs costs for the high school amount to \$14,640,208 with 716 students, including a \$3000 budget per student. The FF and E budget for the high school is roughly \$2,000,000.

-There will be language in the contracts that Colliers modifies that states if a key team member was to be changed it would need to be presented to the committee with written approval required.

**Firms-**

Dr. Richard Sanzo stated approximately 16 offer packages are expected to be received to the PBC with one week for review, with 4 to be shortlisted, following the approval of the referendum on October 5th.

**Peter Viola made a motion to adjourn the meeting at 8:01 PM. All in favor. Vote 4-0-0.**

**\*Revisions by Michael DelMonaco on 9/16/2019.**

Received for Record SEP 17 2019  
at 4:40 p M and recorded by Christina Buttenis A/C  
Pamela J. Dohan, Town Clerk, New Fairfield, CT