

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

**MINUTES
Regular Meeting
Tuesday, March 24, 2020 at 7:30 p.m.**

Venue/Meeting Access:

Web: <https://us04web.zoom.us/j/708277354>

Dial-In: 929 205 6099 Meeting ID: 708277354#

Members Present: George Martignetti (Chair), Paul Boniello, Ann Brown, Mike Del Monaco, Donald Kellogg, Ed Sbordone (Alternate), Anthony Yorio (Alternate)

Members Absent: None

Others Present: Pat Del Monaco (First Selectman/ex-officio), Christine O'Hare (JCJ Architecture), Peter Bachmann (JCJ Architecture), Jeff Elliot (JCJ Architecture), James LaPosta (JCJ Architecture), Charles Warrington (Colliers Project Leaders), Scott Pellman (Colliers Project Leaders), Phil Ross (BOE Director of Buildings and Grounds), Antonio Iadarola (Town Engineer), Rich Sanzo (BOE Director of Business and Operations), Pat Cosentino (Superintendent of Schools), James D'Amico (High School Principal), James Mandracchia (Principal, MHHS), Michael Bouchard (CES), Katy Gagnon (Langan), Michael Hunton (Langan)

Call to order

A quorum being present, Chairperson Martignetti called the meeting to order at 7:30 p.m.

Pledge of Allegiance

Opening Public Comment and Participation

None.

Approval of Minutes:

- **Regular Meeting March 10 2020**

Mr. Warrington noted that comments attributed to James LaPosta were actually made by James Hoagland, and that Mr. LaPosta had not attended the meeting.

Mr. Kellogg and Mr. Del Monaco observed that comments they had made in response to public comment about the sites being considered for the new high school had been omitted.

Mr. Martignetti moved that approval of the March 10 minutes be tabled until the next regular meeting of the Committee, contingent upon the foregoing corrections being made. Mr. Del Monaco seconded the motion. The motion was approved unanimously (5-0-0).

- **Special Meeting March 18 2020**

Mr. Martignetti moved that the minutes of the special meeting of March 18 be approved as circulated; Ms. Brown seconded. The motion was approved unanimously.

High School and CELA/MHHS Building Projects

- **Architect Update**

- **High School** – Mr. Bachmann prefaced a report by Mr. Elliott (JCJ) and Mr. Hunton (Langan) by stating that the team’s current main objective is to understand the Committee’s preferred site location. Mr. Elliott reiterated the guiding principles informing the design for the High School project are building community, fostering collaboration, and putting learning on display. He presented a graphic of program adjacencies. He stated the four initial site diagrams presented at the last regular meeting have been distilled to two realistic scenarios, namely sites A (current playing fields) and C (74 Gillotti Road), and observed that JCJ’s design charge now includes the availability of 78 Gillotti Road. They presented potential building footprints, landscaping, and site circulations for those two sites, and delineated the relative merits and disadvantages of each. They noted that their principal considerations in the updated site diagrams were cost efficiencies, minimization of neighborhood intrusiveness, and access for students and the community.

Mr. Martignetti and Dr. Sanzo suggested that although Committee consensus appears to be converging on site C, it would be advisable for the design team to develop high level cost estimates for both sites. Mr. Bachmann observed that any meaningful delay in site selection would impact the design schedule. However, the Committee also recognized that proceeding too far with a design development for site C that is predicated upon a Town approval of the purchase of 78 Gillotti Road would result in even greater schedule delays, should the purchase of that property not be approved. In that event, the footprint of the building would need to be redesigned, and would yield an operationally less satisfactory building.

Mr. Warrington asked the Committee to allow the project team to meet and assess how soon they could develop cost differentials between options A and C, as well as schedule and cost impacts of any redesign of option C that may be necessitated by a failure to approve purchase of 78 Gillotti Road. He further asked the Committee to appreciate that postponing site selection would delay schematic design completion by a commensurate amount of time. The Committee agreed with this plan, and will take up the issue at either the April 7th meeting, or at a special meeting before that date.

- **CELA** – Mr. Hoagland presented a site overview that included a building massing study, an existing site analysis, an existing site survey, a site engineering overview (provided by Langan), and a bus loop engineering study. He moved on to a detailed site development study based on the following considerations: safety and security, space enjoyment, reduction of travel time to special spaces, enhanced vehicular circulation, and expanded parking. Finally, he presented a detailed delineation of existing program spaces.

- **MEP/Energy Report** – Mr. Bouchard presented a review of the goals for CELA, which are predicated upon expanding upon existing MHHS infrastructure and standardizing that infrastructure throughout the entire building and district in order to simplify maintenance and ensure controls are cohesive. He then reviewed the HVAC system options for the new High School and the source of heating fuel. He noted that once a system is selected for schematic design, a base design and alternates can be provided to the estimator, in order to receiving pricing on same. He emphasized that the criteria for selecting a system are: maintenance and reliability; energy efficiency and environmental impact; and initial cost and subsequent return on investment. These basic criteria will be refined by specific project considerations such as existing site utilities (electric, wells, septic); standardizing for the District; adapting to existing buildings; and phasing and demolition.

Dr. Cosentino and Dr. Sanzo both stated that operable windows are desired in both the high school and CELA, precluding a chilled beam system. Committee consensus converged on an HVAC approach that involves the pairing of a dedicated outdoor-air system (DOAS) with a variable-refrigerant-flow (VRF) system. Mr. Bouchard stated that CES’s heating fuel recommendation for the high school is geothermal, which is compatible with a DOAS/VRF system. Although geothermal has a high install cost relative to other heating fuels, it is a very efficient source of heat, with significant ongoing cost savings and zero carbon emissions on site. For cost estimation, it can be included as an add alternate. As schematic design cost estimates will be predicated upon general results data for systems cost ranges, Mr. Warrington said that a final decision regarding HVAC is not required at this time. The Committee will take up the issue again at its next meeting.

- **OPM Update**

- **Construction Manager (CM) Interviews** – Mr. Pellman reported that Colliers has notified the four short listed Construction Management (CM) firms, as well as the five firms not short listed. Colliers has also scheduled a virtual site walk through for the four firms for Thursday, March 26. Mr. Pellman stated that his firm has been working with Town attorney Cohen and Wolf to prepare the CM contract. RFP’s are due on April 2, and interviews have been scheduled for April 7. Colliers suggests an interview schedule similar to that for architectural firms: one hour each, in alphabetical order, beginning at 5:00 p.m., with a 30-minute break between firms two and three. The Committee was amenable to that interview format.
- **Commissioning Agent (Cx) Selection** – Mr. Pellman referred the Committee to additional information from the two remaining firms (Innovative Engineering Services and Sustainable Engineering Solutions), that had been circulated in advance of the meeting. He recommended an immediate final selection, in order to expedite contract discussion with the selected firm, particularly pertaining to MEP.
- **Updated Master Milestone Schedule** – Colliers is updating this, and it will be distributed to the Committee shortly.

- **Final Commissioning Agent (Cx) Selection** – Mr. Warrington observed that, notwithstanding a lower fee proposal from IES, SES may be preferable due to a proposed

longer duration field presence (300 hrs. vs. 80 for IES), with onsite witnessing of all required envelope tests and functional testing of all specified MEP systems, and a potential for an IES assignment of more junior personnel, given their lower average hourly fee. He observed, however, that either company could handle the job. Mr. Del Monaco opined that the fee differential was not justifiable, and therefore favored IES.

Mr. Martignetti moved that IES be selected as Commissioning Agent; Mr. Del Monaco seconded. The motion was approved **(4-1-0)** with Mr. Boniello voting no.

- **Consideration of Requisitions/Invoice Packages**

- Dr. Sanzo presented **project requisition proposals** based upon expected project expenditures, to wit:

- High School Project
Arizent Primary Market Report & Notice of Sale for Bond Issue \$ 795.00

Mr. Martignetti made a motion that the PBC approve the proposed requisition; Mr. Kellogg seconded. The Committee approved unanimously **(5-0-0)**.

- CELA Project
Arizent Primary Market Report & Notice of Sale for Bond Issue \$ 477.00

Mr. Kellogg made a motion that the PBC approve the proposed requisition; Mr. Martignetti seconded. The Committee approved unanimously **(5-0-0)**.

- Dr. Sanzo presented **project invoices**, to wit:

- High School Project

Company	Invoice #	Date	Amount
Arizent	0302281	3/18/20	\$795.00
Total			\$795.00

Mr. Kellogg moved that the High School invoice packet be approved; Mr. Boniello seconded. The motion was approved unanimously **(5-0-0)**.

- CELA/MHHS Project Invoices

Company	Invoice #	Date	Amount
Arizent	0302281	3/18/20	\$477.00
Total			\$477.00

Mr. Kellogg moved that the CELA invoice packet be approved; Mr. Martignetti seconded. The motion was approved unanimously (5-0-0).

Closing Public Comment

Ms. Monika Thiel, 66 Gillotti Road, questioned: size of new high school; neighborhood intrusiveness; not re-building on existing site, using portable structures during construction; separating structures originally and intentionally conjoined, with attendant cost of functional redundancies; cost of ex post facto property acquisition not included in original referendum; lack of neighborhood consultation/outreach/transparency prior to schematic design; how to “walk back” a schematic design that has proceeded too far for neighborhood approval. The Committee noted construction and operational savings; referendum approval of a high school as a separate entity; lack of state support for use of portable structures; and upcoming town meetings to approve new site. They emphasized that design so far has been for programming spaces and working adjacencies at a high level, in order to bring a visual concept to the public.

Ms. Claudia Thiel, 68 Gillotti Road, questioned: timeline for acquiring 78 Gillotti Road; potential zoning changed in the area of the high school; high performance energy criteria for the new high school; a plan that will not adversely affect the value of neighboring properties (citing comments from the owner of 78 Gillotti Road);

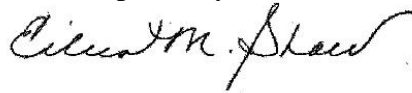
JCJ representatives responded that the Town would need to undergo a “special use” permit process for properties in the area of the high school, and the existing high school is built on residential property. A public hearing will be held regarding this issue. The new school must meet the CT high performance energy criteria for schools.

Mr. Iadarola observed that public comment session is not intended for questions and answers.

Adjournment

Mr. Martignetti moved to adjourn the meeting at 11:00 p.m. Mr. Del Monaco seconded. The motion was approved unanimously (5-0-0).

Respectfully submitted,



Eileen M. Shaw
Recording Secretary

Received by Email on 3/30/2020 @ 11:48 am
By Pamela J. Dohan, Town Clerk, New Fairfield