



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

MINUTES

Tuesday, August 11th, 2020

Virtual Venue/Meeting Access:

Web: <https://zoom.us/j/95958324266>

Dial-In: 929-205-6099 Meeting ID: 959 5832 4266

Members Present: George Martignetti (Chair), Mike DelMonaco (Vice Chair), Paul Boniello, Ann Brown, Donald Kellogg, Ed Sbordone (Alternate)

Members Absent: Anthony Yorio (Alternate)

Others Present:

New Fairfield Public Schools Administrators: Dr. Pat Cosentino, Dr. Richard Sanzo, James D'Amico

BOE Members: Rick Regan

Colliers Project Leaders: Charles Warrington, Mark Schweitzer, Scott Pellman

JCJ Architecture: Christine O'Hare

Langan: Katy Gagnon

O&G Industries: David Cravanzola, Lorel Purcell

CES: Mike Bouchard

Call to order

Director of Business Operations Dr. Richard Sanzo explained the rules and procedures for virtual meetings.

Chairperson George Martignetti called the meeting to order at 7:31 p.m.

Pledge of Allegiance

Opening Public Comment: None

Correspondence and Announcements: None

Approval of Minutes – Special Meeting July 21st, 2020 – George Martignetti made a motion to approve the minutes from the special meeting on July 21st, 2020. Mike DelMonaco seconded the motion. **Vote 4-0-1 (Motion approved; Ann Brown abstained)**

High School and CELA/MHHS Building Projects

- **OPM update**

- Scott Pellman from Colliers Project Leaders outlined the packet provided to the committee. He noted that O&G has gone back and done further review of historical data and compared it to the current High School estimate. He stated the information provided to the PBC reflected they are approximately 10.5% above the budget with an 8% contingency. The packet included O&G high level cost comparison and a copy of the reconciled estimate and responses to committee comments.
- Charles Warrington further explained how to navigate the two hundred page document and demonstrated where to find committee comments, responses, and estimate tracking.
- Mike DelMonaco stated he would like to see progressed drawings, specifically for the cafeteria.
- Christine O’Hare from JCJ stated that the plan is to have updated plans for the committee to review at the next PBC meeting in two weeks.
- Scott Pellman committed to having a macro schedule update for the next regularly scheduled PBC meeting. The updated schedule will be inclusive of any/all delays experienced getting into the Design Development phase.

- **CM update**

- David Cravanzola from O&G reviewed the cost comparison documents and explained that they took historical information from the Groton Middle School project done in 2019 and mapped all the specification sections to the exact bid packages on the High School project.
- Scott Pellman stated that many of the additional supplemental recommendations have been vetted with the design team and there are additional areas of cost savings to explore, specifically building height in the auditorium and cafeteria. He further explained moving to D&D would allow them to make the major modifications to see what the budget impact would be.
- Charles Warrington noted that the project is only at the schematic design phase and there is a lot more detail that needs to be developed.
- Paul Boniello asked how the original budget of 68 million dollars was determined. Dr. Rich Sanzo stated the referendum budget was developed with prior architect teams, input from QA&M, square foot cost for the building was established at about \$365/ square foot. Dr. Sanzo clarified one of the

differences in the estimate at the conceptual level is that they did not use the gross square footage number in their calculations which is accounting for some of the difference.

- Dr. Rich Sanzo stated the schematic design review of the CELA project with OSGR will be on August 21st. The bill that passes the grant commitment was delayed due to the pandemic. The most recent information is that there will be a special session in September to vote on the school construction legislation.
- Mike DelMonaco requested to see air flow diagrams for both schools by the next meeting. Mike Bouchard stated the CELA diagrams would be ready for the next meeting. The high school diagrams will not be available.
- Mike DelMonaco requested to see some sections and elevations on the cafeteria redesign to help the PBC visualize what the plan is there. Christine O'Hare indicated they would have that and may have some 3D views off the model to show at the next meeting.

- **Architect Update**

- Mike Bouchard provided a brief MEP update. He stated there have been changes related to COVID, school openings and air quality. He noted they have already made the decision not use a traditional system which mixes fresh air with return air from the building and sends it back to the space. The system chosen several months ago is a dedicated outside air system. They have two recommendations to mitigate potential particle leakage in the system. The first is a bypass around the wheel in the unit. This option is \$1,000 per unit and there are two units for the CELA project. The second is a filter. The unit would be designed to accept any grade of filter, either standard or high efficiency.
- George Martignetti stated that he expects JCJ to take the lead with further coordination i.e. Town officials, Mike Gill etc. as the drawings progress into DD phase. Christine O'Hare agreed and mentioned that she has already begun communications with town officials including Mike Gill of NF Fire Dept.

- **Action Items**

- **Approval of Invoices:**

- George Martignetti made a motion to approve the invoice packet for the Consolidated Early Learning Academy project dated 8/11/2020 for \$82,127.00. Mike DelMonaco seconded the motion. **Vote 5-0-0 (Motion approved)**
- George Martignetti made a motion to approve the invoice packet for the High School New Fairfield High School project dated 8/11/2020 for \$44,095.18. Don Kellogg seconded the motion. **Vote 5-0-0 (Motion approved)**

- **Approval to move the High School project forward into the Design Development Phase.**
 - George Martignetti made a motion to proceed into the design and development phase of the High School. Paul Boniello seconded the motion. **Vote 5-0-0 (Motion approved)**

Other Business

- George Martignetti welcomed Naomi Magoon as recording secretary.
- Paul Boniello requested if at the next meeting site work design including the parking lot area and the main drive for CELA project could be provided. Christine O'Hare stated this would be available at the next meeting.

Closing Public Comment: None

Adjournment

George Martignetti made a motion to adjourn at 9:02 pm. Mike DelMonaco seconded the motion. **Vote 5-0-0 (Motion approved)**