



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

**MINUTES**

**Tuesday, October 13<sup>th</sup>, 2020 at 7:30 p.m.**

**Virtual Venue/Meeting Access:**

**Web: <https://zoom.us/j/99740915312>**

**Dial-In: 929-205-6099 Meeting ID: 997 4091 5312**

**Members Present:** Mike DelMonaco (Vice Chair), Paul Boniello, Ann Brown, Don Kellogg, Ed Sbordone (Alternate), Anthony Yorio (Alternate)

**Members Absent:** George Martignetti (Chair)

**Others Present:**

**New Fairfield Public Schools Administrators:** Dr. Richard Sanzo

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

**JCJ Architecture:** Christine O'Hare, Peter Bachmann

**O&G Industries:** Jason Travelstead, Lorel Purcell

**Members of the public**

**Call to order**

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

Vice chairperson Mike DelMonaco called the meeting to order at 7:31 p.m.

**Pledge of Allegiance**

**Opening Public Comment:** Thora Perkins, New Fairfield resident, commented that she does not feel that she is receiving enough information about the building project. She stated that she supports the projects but would like to see more communication between the PBC and residents. She continued that it appears that materials and space are being cut from the projects and is concerned they will not be flagship buildings for the town.

Mike DelMonaco noted that there were public meetings scheduled for October 17 for CELA and the High School.

Dr. Rich Sanzo commented that while anyone is welcome to stop by, the meeting on the 17<sup>th</sup> is intended for the neighborhood around the school projects. There will be additional public meetings as the projects near the end of the second phase of design and development.

**Correspondence and Announcements:** None

**Approval of Minutes – Meeting September 22<sup>nd</sup>, 2020** – Mike DelMonaco made a motion to approve the minutes from the regular meeting on September 22<sup>nd</sup>, 2020. Ann Brown seconded the motion. **Vote 4-0-0 (Motion approved)**

### **High School and CELA/MHHS Building Projects**

- **OPM update**

Project Schedule – Scott Pellman from Colliers Project Leaders provided the following project schedule update.

- CELA estimates were received and distributed to the team. Colliers is planning to review them with the PBC on Oct 27<sup>th</sup> for possible action to move the project forward.
- The next critical milestone is the 100% Design and Development package for the High School due at the end of October.
- The permitting process will start at the end of October or early November.
- Hygenix has been formally notified that they were selected as the environmental consultants for the school projects.
- The State of CT did a review of the schematic design for the High School on October 6<sup>th</sup>. The review went well, and they indicated the project should continue the design and development process.
- October 7<sup>th</sup> was a full day estimate reconciliation, and the estimates are approximately 4% over budget with a 5% design and estimating contingency. Target date to have the estimate package to the PBC for review is Tuesday, October 20<sup>th</sup>.
- The State legislature has approved the grant funding for both projects.

- **Architect Update**

- Christine O’Hare shared that the focus for JCJ is to get the High School Design and Development set out for the end of October.
- JCJ continues to meet with the High School staff on the more complex spaces like the auditorium and gym.
- They have been working with Colliers and O&G to work through the CELA estimates.
- They are submitting the CELA projects to Inland/Wetlands this month.
- Ms. O’Hare shared her screen to show site plans with color added from Langan.

- Don Kellogg asked about the traffic study. Christine O'Hare stated that they were on site and started to gather data about two weeks ago. A formal report is not ready yet.
  - Mike DelMonaco asked when the PBC would be provided with the High School DD set? Christine O'Hare confirmed this would be provided October 30<sup>th</sup>.
- **CM Update**
    - Lorel Purcell with O&G stated their focus has been on the estimates.
    - They have been doing a Design Development review of the CELA documents and created a list of review comments, submitted them to JCJ, and asked for responses. One item of note is that regrading the bus parking lot might result in significant savings.
    - Development of the site logistics plans process has been started. Because it is a tight site there will need to be a lot of coordination with the existing staff and the fire marshal.
    - The construction site will be completely fenced in.
    - Lagan is checking with the department of environmental and energy protection to verify if there are any restrictions with working around the septic system.
      - Mike DelMonaco asked if O&G will be providing a drawing that shows what parking lots or existing facilities will be fenced in for construction purposes and not available? Lorel Purcell responded yes, a plan will be provided and include where gates will be, where the construction traffic will be coming in, where signage is going to be placed, and where a storage staging area will be onsite. They will work closely with the fire marshal to ensure the plan for working around the egresses from the school is agreed upon.
      - Mike DelMonaco asked if the plan would go with the permit set? Lorel Purcell confirmed yes, they will be part of the permit set.
      - Don Kellogg asked Christine O'Hare if O&G's constructability review had been uploaded to the one drive? Christine O'Hare stated that they are still working on the responses and then it will be added to the shared site.
      - Paul Boniello asked if the progress drawings for the High School had been provided to O&G for their comment, and if they have any comment or if they are currently reviewing them right now? Lorel Purcell stated that they did receive the 50% Design and Development set for the High School, and they did check it for the value management items. They did update a log and submit it to Colliers. She continued that they have a meeting on Wednesday to talk about the High School.
  - **Action Items**
    - **Approval of invoices:**

- Mike DelMonaco made a motion to approve the invoice dated 10/13/2020 for the High School design fees including JCJ, Colliers, and CT Med Group in the amount of \$268,309.30. Don Kellogg seconded the motion. **Vote 4-0-0 (Motion approved)**
- Mike DelMonaco made a motion to approve the invoice dated 10/13/2020 for the CELA in the amount of \$85,987.91. Paul Boniello seconded the motion. **Vote 4-0-0 (Motion approved)**

**Other Business:** Don Kellogg noted that the PBC needs to do the assessments of the town structures soon. Mike DelMonaco asked PBC members to volunteer for what they would like to do.

**Closing Public Comment:** Resident Thora Perkins asked if the proposed High School building in square footage is significantly larger than what will be the Middle School at the end of the project? Christine O'Hare shared her screen and showed the part of the building that is being demolished, the part of the building that will remain, and that the footprint of building to remain is bigger than the proposed new building.

### **Adjournment**

Mike DelMonaco made a motion to adjourn at 8:17pm. Don Kellogg seconded the motion.

**Vote 4-0-0 (Motion approved)**