



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

**MINUTES**

**Tuesday, January 12, 2021 at 7:30 p.m.**

**Virtual Venue/Meeting Access:**

**Web: <http://zoom.us/j/97220141367>**

**Dial-In: 929-205-6099 Meeting ID: 972 2014 1367**

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

**Members not Present:** George Martignetti (Chair)

**Others Present:**

**New Fairfield Public Schools Administrators:** Dr. Richard Sanzo, Dr. Pat Cosentino, Phil Ross

**New Fairfield Fire Marshal:** Derrek Guertin

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

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

**O&G Industries:** Jason Travelstead

**Call to order:**

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

Vice Chairman Mike DelMonaco called the meeting to order at 7:32 p.m.

**Pledge of Allegiance**

**Opening Public Comment:** None

**Correspondence and Announcements:** None

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

## High School and CELA/MHHS Building Projects

- **OPM Update**

Scott Pellman and Mark Schweitzer provided the following update:

- Nine proposals were received from structural engineering firms for regulatory 3<sup>rd</sup> party structural review. There was a brief discussion about the companies that submitted proposals.
- The CELA project schedule was reviewed highlighting the following dates:
  - o 90% CELA set submitted last Friday and is currently being estimated. The estimate is due 1/29/21. Full day reconciliation between O&G estimate and JCJ estimate is scheduled for 2/3/21. Final estimate will be provided to PBC by 2/9/21.
  - o Independent Structural Review selection needs to be complete tonight.
  - o CELA 100% Construction Documents for 3<sup>rd</sup> party code review will be done this Friday. Versteeg Associates was selected for the 3<sup>rd</sup> party code review services. The completed review from Versteeg Associates is due by 2/5/21.
  - o CELA PBC project approval 2/23/21.
- The High School schedule was reviewed highlighting the following dates:
  - o Design development review meeting with the Office of School Construction Grants & Review on January 27<sup>th</sup>.
- Mike DelMonaco asked when the PBC would get 100% construction documents with comments from the 90% set incorporated for review? Scott Pellman stated they would be provided prior to February 23<sup>rd</sup>. It was agreed that PBC comments on the 90% set should be provided prior to the CELA page flip that will be scheduled for the week of February 18<sup>th</sup>.
- There was discussion and coordination on page flip meetings to be scheduled in the coming week for the PBC, local officials, and the 3<sup>rd</sup> party code reviewer.

- **Architect Update**

Christine O'Hare provided the following updates:

- Zoning accepted the applications for all 3 sites at the January 6<sup>th</sup> meeting. The public hearing will be on February 3<sup>rd</sup>.
- They have been working closely with town officials on the regulatory process.
- The 90% construction document set for CELA went out last Friday.
- The 100% set is being prepared and will be sent to the 3<sup>rd</sup> party code reviewer on Friday.
- Mike DelMonaco stated that there were 2 specs missing from the current set, that were in the previous set. Christine responded that she would investigate it and send to the group if needed.
- There was a meeting last week with MHHS and CELA school administrators and the design team to walk through the revit models.
- They are working on interior renderings of the spaces.

- Rich Sanzo reminded the PBC to think about who will join a working subgroup to pick out a color palette concept and patterns.

There was a brief discussion about meeting to review value engineering items for the locker room area, using fill on some of the practice fields, and adding a retaining wall instead of underpinning the foundations. It was determined that the PBC would like to have a special meeting to review the value engineering efforts so all members can attend.

- Mike DelMonaco mentioned there are potential savings by using scuppers as secondary drains for the roofs. Christine O'Hare confirmed they are looking closely at the roof to determine the best option in the roof areas.
- Don Kellogg added the potential for clogging and ice dams needs to be considered.
- There is a security meeting next Tuesday that will be technology based. They will provide an update on that at the next PBC meeting.

- **CM Update**

Jason Travelstead with O&G provided the following updates:

- The CELA documents were not received in good order until yesterday afternoon. The estimate is progressing. The project team has the documents and is moving forward with fine tuning the schedule and logistics.
- They have been speaking with a drafter about pre detailing the structural steel. He stated best practice is to have the architects or design team be the lead on this process. Doing the pre detailing ahead of time saves approximately 4 to 6 weeks on the project. They are suggested a meeting with JCJ and Horton to move forward.
- The High School project team has determined the overall master schedule is 20 months, which will result in a savings for the project.
- The environmental consultants shared estimates with Colliers and O&G. They will be meeting to verify scope and budget and then report to the PBC.
- Paul Boniello asked how they came to the 20-month schedule. Jason stated it went through p6 without any open ends.

There was a discussion about JCJ assuming the coordination of the pre detailing. JCJ confirmed they have started in house discussions and its something the industry seems to be moving towards. It was agreed that both projects could benefit from this process.

## **Action Items**

- **Structural Review**

Mike DelMonaco made a motion that the PBC accept the proposal from Macchi Engineering dated January 11, 2021 to provide threshold structural review for the CELA and High School projects as required by code. Paul Boniello seconded the motion.

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

- **Approval of Requisitions**

Mike DelMonaco made a motion that the PBC approve a requisition for Versteeg Associates dated January 6, 2021 in the amount of \$11,250.00 for third party code review associated with the CELA project. Don Kellogg seconded the motion.

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

Mike DelMonaco made a motion that the PBC approve a requisition for Versteeg Associates dated January 6, 2021 in the amount of \$23,750.00 for third party code review associated with the High School project. Don Kellogg seconded the motion.

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

- **Approval of Invoices**

Mike DelMonaco made a motion that the PBC approve the invoice packet for the Consolidated Early Learning Academy project dated January 12, 2021 in the amount of \$132,726.00. Ann Brown seconded the motion. **Vote 4-0-0 (Motion approved)**

Mike DelMonaco made a motion that the PBC approve the invoice packet for the New Fairfield High School project dated January 12, 2021 in the amount of \$373,765.25.

Ann Brown seconded the motion. **Vote 4-0-0 (Motion approved)**

### **Discussion on yearly town building inspections**

This item was tabled to the next meeting.

### **Other Business**

### **Closing Public Comment**

### **Adjournment**

Mike DelMonaco made a motion to adjourn at 8:47pm. Don Kellogg seconded the motion.

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

Received by Email on 1/25/2021 @ 10:37 am  
by Pamela J. Dohan, Town Clerk, New Fairfield