



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

MINUTES

Tuesday, November 24, 2020 at 7:30 p.m.

Virtual Venue/Meeting Access:

Web: <http://zoom.us/j/98418931847>

Dial-In: 929-205-6099 Meeting ID: 984 1893 1847

Members Present: George Martignetti (Chair), Mike DelMonaco (Vice Chair), Ann Brown, Don Kellogg, Ed Sbordone (Alternate – arrived 7:50pm)

Members not Present: Paul Boniello, Anthony Yorio (Alternate)

Others Present:

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

New Fairfield BOE: Rick Regan

New Fairfield Fire Marshal: Derrek Guertin

Colliers Project Leaders: Scott Pellman, Mark Schweitzer

JCJ Architecture: Christine O'Hare

Langan: Katy Gagnon

O&G Industries: Lorel Purcell, Jason Travelstead

Call to order

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

Chairman 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 – Meeting November 10th, 2020 – George Martignetti made a motion to approve the minutes from the regular meeting on November 10th, 2020. Don Kellogg seconded the motion. **Vote 4-0-0 (Motion approved)**

High School and CELA/MHHS Building Projects

• **OPM Update**

Scott Pellman provided an update on the High School budget reconciliation. The reconciliation took place today and lasted all day. The team will be regrouping next

Tuesday to review a few divisions that they did not get to. Some areas for potential project savings have been identified such as keeping excess fill on site so it doesn't have to be trucked off site, and constructability and reviews for the demolition and restoration of the main corridor that connects the middle school and future Board of Education area. They will have a package ready for the PBC to review at the December 8th meeting. Scott suggested the potential for a special meeting on December 15th to move the project forward and stay on schedule.

- Don Kellogg stated that civil is showing the building 3ft different from architectural. Civil is showing the lowest floor at 933, architectural and structural is showing 930. Christine O'Hare stated that question was asked by the estimators. Katy Gagnon specified the team had discussed this internally and that the building is being raised 3ft to decrease export on the site as well as reduce the impact to the rock.

Scott continued that they were bringing the CELA project to the state on Monday November 30th and do not anticipate any issues. The third-party code review RFP is out and he expects to present proposals to the PBC at the December 8th meeting.

- George Martignetti asked if there was anything to report on the underground survey that was done at the High School pool? Scott stated the work is scheduled for December 7th.

- **Architect Update**

Christine O'Hare provided the following updates:

- High School focus has been on answering questions for the estimate and working with the estimators.
- CELA project has been focused on detailing and getting the construction documents in order.
- They have been working closely with town officials on the regulatory process.
- They submitted applications to Inland/Wetlands for CELA and High School. They attended the Inland/Wetlands meeting on the 17th where the applications were accepted to be reviewed at the next meeting on December 15th.
- They submitted the ZBA applications for the variances that are needed. CELA project requires a coverage variance. The HS project requires a height variance. They are hoping these applications are accepted on December 14th, and then a public hearing in January.
- The zoning applications are going in at the end of December. These will be potentially be accepted in January, and then the public hearing can take place in February.

Christine continued that the local officials have been extremely helpful with this process. The applications that were submitted have been added to the shared site for PBC members. She also stated that they met with the security committee and are working closely with them to determine recommendations to bring to the PBC.

- **CM Update**

Lorel Purcell with O&G shared her screen and walked through the site logistics plan for CELA, the existing Consolidated site, and the High School site to date.

- Don Kellogg asked how many parking spaces will be available? Lorel stated they are at 203 right now.
- Don Kellogg asked what the plan is for senior parking? Dr. Sanzo stated they are working with James D'Amico, the Principle, and the current plan is to have the seniors park in the lower lots by the fields.
- Don Kellogg asked if there would be a way open a parking lot back up once the utility work is done on the west side? He continued that parking for spring sports would also be an issue. Lorel showed on her screen some lots that would be left alone.
- Don Kellogg asked if the back drive would be just passenger vehicles? Lorel clarified that delivery, utility, and maintenance vehicles will also have access.
- George Martignetti asked if the Fire Marshal had seen all the preliminary plans? Lorel stated they only met with them on CELA.

Lorel stated that she had completed her design and development review of the documents and two other people in the office are doing their reviews. Their MEP is doing a mechanical review, and another person is doing a BIM (Building Information Modeling) Clash detection. She plans on submitting all three reports on Monday or Tuesday of next week to JCJ.

- **Action Items:** None

Discussion on yearly town building inspections

George Martignetti stated the observation sheets were send to the PBC members. He requested they reach out to specify their availability so the inspections can be completed.

- Derrek Guertin asked if the PBC inspected the town fuel pumps outside of Company A? George replied that they did inspect them last year and will also inspect them this year. Derrek commented that the diesel fill always has a couple inches of fuel in the bottom of it and they have not been able to resolve it.

Dr. Rich Sanzo requested the PBC review the Middle School this year. George Martignetti confirmed that the schools are on the list this year.

Other Business: None

Closing Public Comment: None

Adjournment

George Martignetts made a motion to adjourn at 8:05p.m. Don Kellogg seconded the motion.

Vote 4-0-0 (Motion approved)

**Received by Email on 1/25/2021 @ 12:43 pm
By Pamela J. Dohan, Town Clerk, New Fairfield**