



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

MINUTES

Tuesday, December 8, 2020 at 7:30 p.m.

Virtual Venue/Meeting Access:

Web: <http://zoom.us/j/91577756708>

Dial-In: 929-205-6099 Meeting ID: 915 7775 6708

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

Members not Present: Anthony Yorio (Alternate)

Others Present:

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

New Fairfield BOE: Rick Regan

New Fairfield BOF: Wes Marsh

New Fairfield Fire Marshal: Derrek Guertin

Colliers Project Leaders: Scott Pellman

JCJ Architecture: Christine O'Hare, Peter Bachman

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 24th, 2020 – George Martignetti made a motion to approve the minutes from the regular meeting on November 24th, 2020. Mike DelMonaco seconded the motion. **Vote 4-1-0 (Motion approved – Paul Boniello abstained)**

High School and CELA/MHHS Building Projects

- **OPM Update**

Scott Pellman provided the following update:

- Three 3rd party code consultant RFP responses were received from the following companies: 4LEAF, Friar Architecture, Versteeg Associates. Colliers recommendations would be to award both jobs to Versteeg Associates.
 - Don Kellogg asked what was in the budget for this item? Scott stated \$25,000 was allocated in the master budget for CELA and \$50,000 was allocated for the High School.
 - Derrek Guertin, NF Fire Marshal, stated he has worked with Versteeg Associates and enjoys working with them.
 - Christine O'Hare added that she has worked with Versteeg, they are easy to work with, and they are familiar with the school construction grant program process.
 - Peter Bachman agreed with Christine.
- The High School estimate reconciliation took a day and a half. Target construction budget is \$68,009,000. AM Fogarty estimate is \$73,211,650. O&G estimate is \$73,259,700. The difference is attributed to the pricing contingency they are carrying and escalation. AM Fogarty stated recent bids are coming in under budget and have dropped escalation to zero. O&G has dropped their escalation to 0.70%.
- Scott continued that the final numbers include everything that was on the documents: Central office renovations, Pool locker room renovations, demolition, all the repairs to the existing building, and the new high school.
- The project is about 7% over budget, with a 5% contingency.
- Scott moved on to the Value Engineering log to review items that were discussed and what the status is. The first item was to replace tile flooring with polished concrete. This would be an initial increase in budget but would have long term savings due to decreased maintenance costs.
 - Mike DelMonaco asked if there are any areas of the building where the flooring is something other than carpet or vinyl tile? Scott stated there may be some poured epoxy floor or sealed concrete.
- Other items discussed from VE log: eliminating reinforced turf in overflow parking, remove lighting protection, remove classroom speech reinforcement systems, eliminate bleacher stair in dining commons, middle school retaining wall/ sheeting change to reduce underpinning of existing foundations, reduce export off site by filling and re-grading practice fields, pool locker room renovations, central office for BOE.
 - Mike DelMonaco asked if lighting protection was required by electrical code and if not, why carry it as an alternate? Scott stated it is not a requirement but that some municipalities would like to see it. Mike added that too many alternates is not good and if it is not a code requirement, we should not have it. George Martignetti also stated if it is not a design requirement then it

should be removed. Christine O'Hare stated it was not a code requirement but that she will double check.

- Don Kellogg asked if the other schools have lightning protection? Scott stated Meeting House does not have it.
- Don Kellogg asked if all the values on the sheet are reconciled numbers? Scott confirmed they are all reconciled numbers with both estimators and design team.
- Phil Ross asked if adding the export to the fields included the cost of replacing the irrigation systems and any potential conflict with the well that sits between both fields? Christine O'Hare stated those questions are being looked at. Lorel Purcell advised that accepting this change would take the fields out of use.
- Don Kellogg asked if the Consolidated site would be complete when the high school fields were out of use? Lorel confirmed that the Consolidated site would not be done.
- Jason Travelstead confirmed that estimator did not take in to account the well head or irrigation in terms of the final number. He pointed out that this is the largest non-programmatic potential savings on the project.
- Paul Boniello noted that if there is an opportunity to better the situation with the fields it would be important to the community to do so.
- Don Kellogg stated if it does not add cost, every effort should be made to fix the fields, but postpone placement of the fill until after the consolidated site is done so the community can use those fields.
- Phil Ross stated that this change would cause the fields to be closed for a year a half after they are built. The reason is because the time it takes to establish the grass and long grass roots.
- Mike DelMonaco stated that the pool locker room renovation was specifically part of the scope of the project and should not be listed as an alternate.
- Mike DelMonaco stated that everything, but shower walls could be painted block.
- Mike DelMonaco stated that BOE central offices were not part of the scope of this project and should not be included as an alternate. Scott Pellman clarified that it is part of the scope for the architect to design the BOE central offices and that the state is requesting a separate bid cost for that work. Rich Sanzo confirmed that the BOE central offices was not part of the original budget established for this project. The idea for BOE central offices began post referendum. The state confirmed that if the BOE offices became part of the scope of this project that they would reimburse the town at the 28.22% reimbursement rate vs. if it were a stand-alone project the town would only receive half of that reimbursement rate. Therefore, it would be advantageous to the town to include this work as part of the school project.

- Scott then demonstrated how the budget would be impacted when the VE recommendations were applied.
- Mike DelMonaco stated again that the pool locker rooms were part of the base scope of the project and should not be an alternate. He suggested looking at the two-story dining area and making it a story and a half and decreasing the footprint of the building. He stated reducing scope of the locker room renovation was a possibility.
- Christine O'Hare agreed that looking in to revising the locker room renovation and saving some of the interior walls should be looked at.
- Jason Travelstead stated it would be difficult to recommend moving forward without keeping the pool locker rooms as an alternate.
- Scott advised that the State review for the CELA project went very well. The state recommended the project move to construction documents. The one item being explored because of that meeting is DPH and potential water system modifications.
- Colliers also provided Ed Sbordone updated financials and cash flow analysis for both projects.

- **Architect Update**

Christine O'Hare provided the following updates:

- High School focus has been on estimate reconciliation.
- Gathering information from staff on meetings that occurred last month.
- Continuing to prepare for regulatory review meetings. ZBA meeting is December 14th. Inland/Wetlands is scheduled for December 15th. The team is also preparing for meetings with Security and will request an executive session to present the findings for the PBC.
- CELA is on track to meet the deadline to hand over drawings to the estimators in January.
- The PBC needs to form a subcommittee for finish selections for meetings next week.
 - George Martignetti stated he will be on the subcommittee for finish selections.
 - Don Kellogg asked if there are cost impacts to the projects based on the conversations with the security committee? Christine stated that the base projects assumed an upgrade in the security glazing in the estimates.
 - George Martignetti asked when will the PBC and public be able to see the design implications of the security decisions? Christine stated that they are hoping to present to the PBC at the next meeting but that it should be in executive session and not presented to the public given the sensitivity of security measures.
 - Mike DelMonaco asked if the PBC will be getting partial CD drawings? Christine stated a 90% CD set would be provided in the beginning of January.

- **CM Update**

Jason Travelstead with O&G provided the following updates:

- The team working on the High School project believes the project schedule can be improved, but not sure by how much yet.
- Site logistics plans will be finalized and presented to the PBC soon.
- Lorel Purcell stated that they provided a BIM clash detection report to JCJ to highlight any large areas of congestion that can be easily changed early in the process.

- **Action Items**

- **Approval of 3rd Party Code Review Consultant**

George Martignetti made a motion that the PBC approve the Versteeg Associates proposal for 3rd party code reviews dated 12/2/2020 for \$11,950.00 for CELA and \$23,570.00 for the High School. Paul Boniello seconded the motion.

Vote 5-0-0 (Motion approved)

- **Approval of invoices**

George Martignetti made a motion that the PBC approve the invoice packet for the Consolidated Early Learning Academy project dated 12/8/2020 in the amount of \$145,028.64. Mike DelMonaco seconded the motion.

Vote 5-0-0 (Motion approved)

George Martignetti made a motion that the PBC approve the invoice packet for the High School project dated 12/8/2020 in the amount of \$82,595.88. Mike DelMonaco seconded the motion. **Vote 5-0-0 (Motion approved)**

- George Martignetti asked what the schedule implications would be if the PBC held a special meeting on 12/15 to vote on the High School moving to CDs. Scott Pellman stated that based on the macro schedule as long a decision was made by 12/15 there would be no impact to the schedule.
- Mike DelMonaco stated that the thing that started the whole idea of building a new high school was accessibility issues and if the pool locker room does not meet accessibility requirements it should not be an alternate.
- Scott requested to set up a working group meeting to review all the comments from the committee.
- PBC agreed to call a special meeting on Tuesday 12/15 at 7p.m.

Discussion on yearly town building inspections

George Martignetti stated he would visit four buildings next week and would coordinate with PBC members to join.

Other Business: None

Closing Public Comment: Sarah Opdhal from the Town Tribune asked if it was possible to get a comment of why the BOE office space was added after the first round of programmatic cuts? Rich Sanzo stated that the BOE space was an alternate at the end of SD and would not be funded unless the bidding environment came in very favorably. Program alternates would be prioritized ahead of the BOE space. Sarah also asked if the alternates from the first round, like the green house, got cut? Christine O'Hare stated that there is a greenhouse attached to the building that was not cut.

Adjournment

George Martignetti made a motion to adjourn at 9:02p.m. Don Kellogg seconded the motion.

Vote 5-0-0 (Motion approved)

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