



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

**MINUTES**

**Tuesday, February 9, 2021 at 7:30 p.m.**

**Virtual Venue/Meeting Access:**

**Web: <http://zoom.us/j/92945705486>**

**Dial-In: 929-205-6099 Meeting ID: 929 4570 5486**

**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, Phil Ross, James D'Amico

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

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

**O&G Industries:** Jason Travelstead, Mark Sedensky

**Langan:** Katy Gagnon

**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 7:32 p.m.

**Pledge of Allegiance**

**Opening Public Comment:** None

**Correspondence and Announcements:** George Martignetti stated a letter from Tony Iadarola was received. Mike DelMonaco noted he reviewed the letter and recommended the engineers speak to Mr. Iadarola prior to the zoning meeting. Christine O'Hare confirmed that JCJ was aware of Mr. Iadarola's feedback and will continue to work with him closely.

**Approval of Minutes – Meeting January 26, 2021 –** George Martignetti made a motion to approve the minutes from the regular meeting on January 26, 2021. Mike DelMonaco seconded the motion. **Vote 5-0-0 (Motion approved)**

## High School and CELA/MHHS Building Projects

### Information Items

- **OPM Update**

Preliminary report on CELA budget & Review of schedule:

- Scott Pellman confirmed CELA estimates were received on February 1<sup>st</sup>. Scott stated the project is currently under budget and there should not be a need for additional value engineering.
- Design development review meeting with the State occurred on January 27<sup>th</sup>. The State approved the design and instructed the team to proceed to Construction Documents.
- The 90% set of High School Construction Documents will be provided to O&G Monday morning to begin the estimating process.
- Scott requested a special meeting for next Tuesday to review the following items:
  - Finalized CELA budget
  - A revised milestone project schedule due to zoning scheduling three separate meetings to hear the High School, MHHS/ CELA, and Consolidated projects separately.
  - New potable water tank for CELA project.
  - CELA bus lot revision
- Third party code review is complete.
- Independent structural review is complete.
- The well yield tests were completed. There's more than adequate water supply for both sites. DPH has determined there is a concern with the longevity of CELA's existing potable water tank. The design team is working on solutions for a new tank.
  - Mike DelMonaco asked when the PBC would be provided with 100% CELA construction documents to review? Scott stated the end of the month is an approximate target.
  - Paul Boniello asked if the existing shared spaces at MHHS would be enough to accommodate the events and staffing needs of the CELA population? Rich Sanzo confirmed that preliminary schedules were laid out for the shared spaces and there is enough space to accommodate the combined population.

- **Architect Update:**

Christine O'Hare provided the following updates:

- Zoning commission meetings were rescheduled so zoning can hear each of the sites separately. The High School will be heard on February 17<sup>th</sup>, MHHS will be heard on February 24<sup>th</sup>, and Consolidated will be heard on March 4<sup>th</sup>.
- The CELA team is reviewing and responding to comments received from Engineering reviews, Building official reviews, 3<sup>rd</sup> party reviews, or PBC reviews.

- The High School 90% design documents will be completed and provided to O&G Monday morning.

Katy Gagnon provided these updated on the regrading of the fields at the High School and the site export VE:

- Some constraints have been flagged on this item including:
  - o Both fields are in the upland review area.
  - o Work in those fields was not included in the original application to the Inland/ Wetlands commission. Work within that area would likely require a new application to the Inland/ Wetlands commission and could pose a potential schedule concern.
  - o Proper construction of the fields may require more than just regrading. A drainage layer or possibly a mixing of materials to ensure proper drainage may be required.
  - o Reinstallation of irrigation systems.
  - o Loss of fields during construction for 18 months.
- Alternate options to reduce export by about 20k cubic yards:
  - o Raised parking lot and adjacent roadways as much as possible.
  - o Installing several large berms along the southern half of the site.
- There may be an opportunity to utilize the excess material as part of the CELA project.
- It may be more cost effective to truck off the remaining excess material vs. the cost to repair the fields.
- A portion of the upper field will be needed for a soil stockpile.
  - Paul Boniello expressed concern that this item was not further along in the process. Katy stated they were in touch with Tim Simpkins who indicated field repair would require a full commission hearing instead of an addendum to the application.
  - Don Kellogg agreed with Paul and noted this VE item has been pending for two months and not much has been done so far.
  - Christine O'Hare stated that this VE item was more complex than what was originally thought. It would add scope and potentially cost to the project. Christine continued that she would ask the estimators to prioritize this item and reach out to Inland/ Wetlands to see what would be required to resubmit this item.
  - Scott Pellman added there is potential to use some of the export at the Consolidated site.

Discussion on this item continued. It was agreed that JCJ and Langan would follow up on some options and be prepared to review at the special PBC meeting on 2/16/21.

Katy Gagnon presented several ideas for the plaza area at the High School. Suggestions included a more interesting scoring pattern on the concrete, decorative granite

embellishments, enhanced plantings, 18” high decorative seat wall or using boulders from existing stone walls on the site as informal seating.

- **CM Update:**

Mark Sedensky provided the following updates on site logistics, schedule, pre-detailing steel and re-bar:

- A second site logistics plan draft was submitted after a thorough site visit. The team will be meeting with the fire marshal and building inspector to ensure the plan meets their concerns. Egress drawings for the buildings during construction will be created jointly with JCJ and O&G.
  - o Paul Boniello emphasized the importance of a comprehensive site logistics plan so everyone impacted knows exactly what is expected.
- Workers are subject to background checks. Final reports are run by the local Police department. Additionally, they are prepared to attend a community meeting to answer public questions.
- A level 3 schedule has been provided. This schedule was checked against Colliers macro milestone schedule. The key plan is based upon the architect’s documents.
- Quotes have been received from Ram Drafting and Harris Rebar have been added to the shared site for the PBC’s review.

### Action Items

- **Approval of Requisitions**

George Martignetti made a motion that the PBC increase the Hazardous Materials Consultant PO 21000569 for roof patching of \$261.27 and design documents and bidding coordination of \$6,700 for the Consolidated Early Learning Academy project in the amount of \$6,961.27. Don Kellogg seconded the motion. There was a brief discussion on this item. **Vote 5-0-0 (Motion approved)**

George Martignetti made a motion that the Permanent Building Committee increase the Hazardous Materials Consultant PO 21000568 for roof patching of \$261.27 and design documents and bidding coordination of \$6,700 for the High School Project in the amount of \$6,961.27. Don Kellogg 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 2/9/2021 in the amount of \$143,604.27. Don Kellogg seconded the motion. **Vote 5-0-0 (Motion approved)**

George Martignetti made a motion that the Permanent Building Committee approve the invoice packet for the High School project dated 2/9/2021 in the amount of \$379,157.02. Don Kellogg seconded the motion. **Vote 5-0-0 (Motion approved)**

**Discussion on yearly town building inspections**

George Martignetti stated he would like some help to get the remaining buildings completed.

**Other Business**

George Martignetti clarified the correct email address to use for him.

**Closing Public Comment****Adjournment**

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

**Vote 5-0-0 (Motion approved)**

Received by Email on 2/21/2021 @ 10:25 am  
by Pamela J. Dohan, Town Clerk, New Fairfield