



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

MINUTES

Tuesday, January 26, 2021 at 7:30 p.m.

Virtual Venue/Meeting Access:

Web: <http://zoom.us/j/99396766130>

Dial-In: 929-205-6099 Meeting ID: 993 9676 6130

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

Members not Present: Anthony Yorio (Alternate)

Others Present:

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

New Fairfield Selectman: Khris Hall

New Fairfield BOE: Kathleen Baker, Peggy Katkocin, Dominic Cipollone, Rick Regan, Kimberly LaTourette

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

JCJ Architecture: Christine O'Hare, Peter Bachmann, Jeff Elliott, Emily Czarnecki, Angelo Palmieri

O&G Industries: Jason Travelstead, Mark Sedensky

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: None

Approval of Minutes – Meeting January 12, 2021 – Mike DelMonaco made a motion to approve the minutes from the regular meeting on January 12, 2021. Don Kellogg seconded the motion. **Vote 4-0-1 (Motion approved, George Martignetti abstained)**

High School and CELA/MHHS Building Projects

- **Architect Design Development Presentation of High School**

Christine O'Hare advised JCJ will be sharing preliminary rendering views for the High School project. JCJ is on schedule to submit 90% Construction Documents for the High School on February 15th. The project will go out to bid at the end of April. She specified that a color pallet has not been selected yet and will be worked on with a subcommittee.

Jeff Elliott continued the presentation by giving a brief overview of the guiding principles for the project:

- Building Community
- Foster Collaboration
- Put Learning on Display

Emily Czarnecki presented some possible colors and furniture options. She restated that the finishes, colors, and furniture selection is not complete. The renderings will be updated once final selections are made. A brief question and answer period followed where JCJ confirmed the following:

- The "pit" area in the auditorium does not block the stage area.
- The auditorium has a dedicated ventilation system on the roof above the wellness center. The unit will be off the roof to avoid vibration that can affect the acoustics. The unit is sized for large volume lower velocity air movement to limit noise coming from the vents and air directed at the curtain that can cause flutter.
- Space standards have not changed due to COVID.
- Exterior material selections are not complete.
- Material selections across the schools are similar, but not the same.
- Traffic studies from this year and prior years were combined to help inform the traffic flow. There was a brief discussion about the traffic on Gillotti road and the exit points from the High School. It was noted that the traffic engineer on the project would be presenting at the Town Meeting on February 3rd. There was also discussion about adding traffic flow as an agenda item on a future PBC meeting.

Information Items

- **OPM Update**

Review of schedule:

Mark Schweitzer provided the following schedule update:

- No change to the milestone schedule.
- CELA drawings are scheduled to go out to bid on April 1st.

- **Architect Update:**

Christine O'Hare provided the following update for regulatory reviews:

- The public hearing for all three sites is scheduled for February 3rd.
- CELA documents are out to the 3rd party reviewer.
- CELA documents are also out to the local officials including the building official, fire marshal, health inspector, and the local 504 enforcement officer.
- The civil engineer is still working on the fields at the high school and how they will address moving some fill around on site instead of having it removed.

- **CM Update:**

Jason Travelstead introduced Mark Sedensky as a new member of their team. Mark Sedensky provided the following update:

- O&G is actively seeking proposals for pre detailing re-bar and steel. They expect to have proposals soon for that work.
- Estimates and constructability reviews are due next week.

Action Items

- **Approval of Invoices**

George Martignetti made a motion that the PBC approve the invoice packet for the Consolidated Early Learning Academy project dated January 26, 2021 in the amount of \$6,917.56. Paul Boniello seconded the motion. **Vote 5-0-0 (Motion approved)**

George Martignetti made a motion that the PBC approve the invoice packet for the New Fairfield High School project dated January 26, 2021 in the amount of \$14,518.05. Don Kellogg seconded the motion. **Vote 5-0-0 (Motion approved)**

Discussion on yearly town building inspections

George Martignetti stated he had inspected half of the town buildings and plans to finish the rest of the buildings Friday morning.

Other Business

Closing Public Comment

Adjournment

George Martignetti made a motion to adjourn at 8:56pm. Don Kellogg seconded the motion. **Vote 5-0-0 (Motion approved)**

Received by Email on 2/22/2021 @ 9:55 am
by Pamela J. Dohan, Town Clerk, New Fairfield