

PENFIELD BUILDING COMMITTEE
SPECIAL MEETING
Friday, December 20, 2013
8:30 am
Penfield Pavilion
323 Fairfield Beach Road
Fairfield, CT 06824

Members Present: James Bradley William Sapone Andrew Graceffa
Ian Bass Rich Speciale Ellery Plotkin
Ken Jones

Members Absent: Jane Nelson (toured facility 12/19/13), Robert Bellito Jr.

Also Present: Gerry Lombardo - Parks & Recreation, Joseph Michelangelo, Steve Lening - Public Works, Judy Ewing, and members of the public

I. Call to Order

The meeting was called to order by the Chairman, Jim Bradley at 8:40 a.m.

II. Walk through of Penfield Pavilion

Joe Michelangelo made a presentation of the storm damage to the Pavilion foundations and building as the result of hurricane Sandy. He presented and referred to project drawings and photographs. Mr. Michelangelo answered questions from Committee members present and from members of the public. He then conducted a walkthrough of both the building, including great room, locker areas, kitchen, support spaces, exterior front deck and foundations below. Undermined building footings and damaged beams and structural framing were observed. The great room main floor was reported to have sagged 8 inches. Mr. Michelangelo discussed structural damage and stress to great room structural framing. Electrical wiring behind the walls may have been damaged. Electricity has been turned off for the building. After the storm the void between the timber bulkhead and Pavilion was partially filled with sand as a temporary safety measure. There is a safety fence installed around the building perimeter.

Mr. Michelangelo briefly described the repairs being considered by the insurance companies engineer and cost estimator. Negotiations regarding estimating extent and cost of damage are continuing. The Town and insurance company agree on certain basic repairs. The insurance company is trying to come up with a fixed number. The building finished floor is at elevation 12.0. The new FEMA requirements could mean a raised floor elevation of 14.0. Mr. Michelangelo noted that applications for FEMA funding have been submitted.

Chairman Bradley said today's meeting was intended to be focused on a tour of the building and foundations in an effort to become familiar with the issues and site. The Committee will have ample opportunity to return as we move forward. The Committee will receive a full presentation by the professional engineers responsible for storm damage assessment and recommendations. Discussion regarding cost and options should await additional review of existing documentation and fact-finding. Mr. Bradley noted that the Committee has asked for a detailed list of all data regarding the project and both 2011 and 2012 storm events. All documents will be indexed for reference and available on Committee website

III. Adjourn

Mr. Sapone motioned to adjourn, Mr. Jones 2nd, and the meeting adjourned at 9:30 a.m.

Respectfully submitted,

Sheila Tesei, Recording Secretary

William J. Sapone, Secretary