**PENFIELD BUILDING COMMITTEE**
**SPECIAL MEETING MINUTES**
**Thursday, February 20, 2014 at 6:00 p.m.**
**BOARD OF EDUCATION CENTER**
**2nd floor Conference Room**
**501 Kings Highway, Fairfield, CT 06825**
**penfieldcommittee@town.fairfield.ct.us**

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| **Members Present:** | James Bradley | Andrew Graceffa |
| | Ian Bass (partial) | Ken Jones |
| | Jane Nelson (partial) | Robert Bellitto Jr. |

**Members Absent:** William Sapone, Ellery Plotkin, Rich Speciale

**Also Present:** Joseph Michelangelo-PW; Jose-Miguel Albaine, JM Albaine Engineering, LLC; Peter Cummings from Peter Cummings Inc

1. Call to Order – The meeting was called to order by Chairman Bradley at 6:05 p.m.

2. Confirmation of Quorum – Four then later six members present, there was a quorum.

3. Confirmation of Meeting Agenda – The Chair explained that the special meeting was called after the weather cancellation of the February 13 regularly scheduled meeting, and that the special meeting would have only two agenda items as previously announced and noticed. No other business will be entertained or conducted. The members accepted, confirmed meeting agenda.

4. Continuation of briefing by Joseph Michelangelo Director of Public Works with confirmation of PBC February 27, 2014 meeting agenda item and content that includes review of local flooding and drainage and review of design and construction of existing timber bulkhead – Mr. Michelangelo reviewed with the committee an outline of the DPW presentation scheduled for the next meeting, February 27, 2014. There was a discussion on the need for background information from DPW and Engineering regarding local/neighborhood flooding caused by coastal storms, drainage intended to relieve flooding, any relevant impact on flooding caused by the Pavilion, foundation and structure, Pavilion surrounding site and the timber bulkhead. Mr. Michelangelo confirmed that he and Laura Pulie would be prepared to make the presentation February 27, 2014.

The Committee requested that specific information be provided regarding the timber bulkhead design and location assumptions, method of construction (driving or excavation for piles and timber sheeting) and design modifications regarding the openings through the bulkhead. The Committee also requested any available information, soils borings, geotechnical reports or correspondence regarding conditions

under the existing structure. There was also a discussion on the availability of original Phase 1 and Phase 2 construction documents. Mr. Michelangelo agreed to investigate their availability in electronic format. Mr. Michelangelo confirmed that the original design team included Wiles Associates, architect; IES, mechanical, electrical, and structural design; Clarence Welti, geotechnical design.

The Committee then heard observations regarding concerns related to the shallow nature of the existing foundation footings. Joe Michelangelo was asked to advise the Committee of any important current or ongoing issues or concerns regarding the Flood and Erosion Board.

Mr. Michelangelo offered to prepare and provide the Committee with a draft outline summary or executive summary of his proposed briefing for February 27, 2014 prior to the meeting.

5. Presentation by JM Albaine Engineering LLC discussing the summary of findings and recommendations from the final report dated June 17, 2013, description of building, building infrastructure and building and foundation structural damage, discussion regarding repair feasibility and options, overview of FEMA criteria including design and cost impact.

Jose-Miguel Albaine provided a brief explanation and description of his role as structural engineer retained by the Town to investigate storm damage caused by both Irene and Sandy. Five entities investigated issues related to storm damage: JAM, Peter Cummings Inc., Heller and Johnston,(geotechnical), RACE (coastal engineers) and Romano Construction (estimating).

The existing building was designed to 2003 Building Code and 2005 revisions as required, and to FEMA standards existing at the time of design and construction. The FEMA standards reference ASCE 24, was the required flood design standard. Mr. Albaine explained the impact of foundation footing bearing capacity when soils around and below become saturated and less stable. The final footing elevation (bottom of footing) sometimes raised in elevation when there is concern about soil capacity below the bottom of a footing. As soil gets deeper below footing, there is less bearing pressure. Post storm soil borings in front (beach) and back (parking) of building describe a layer of peat (poor bearing soil) 2ft to 6ft thick. The solution for poor soil conditions is to excavate out and replace with good soil or employ (driven) pilings supporting the footings.

Based on 1988 elevation datum, the current standard, the existing finished floor is +11 feet and the new FEMA “V” Zone standard is +13 feet. The new +13 elevation is taken from the bottom of the lowest structural member. There then was a discussion on the new floor elevation if the building was raised. The best guess would be a 3.5 ft increased elevation but could be 4.0 ft. higher. FEMA V Zone includes the whole site including the parking lot and road. V Zone requirements assume foundations on virgin soil, rock, or structures to be pile supported.

Mr. Albaine discussed the repair option scope of work in detail. The facility was completely surveyed regarding damaged or compromised parts. Mr. Albaine noted that the insurance company retained a separate engineer to evaluate the damage and his assumptions. Both engineers have reached a compromise regarding the scope of work and an estimated cost of the damage.

Repairs are limited to “like kind” defined as repair to pre existing conditions. Mr. Albaine provided an electronic copy of data presented at the meeting to the committee. During a discussion with the committee, Mr. Albaine stated that the estimated costs were believed to be accurate, within limits for a complicated repair project. There can always be hidden or unforeseen damage, and he recommended inclusion of a 10 to 20% contingency. Mr. Albaine also stated that the building was repairable, as the building and structural elements can be rebuilt and repaired.

There then was a discussion on the impact of raising the building. Careful design of new structural support could limit the new elevation to 3.5 ft however it is best to expect 4.0 ft at this point.

Peter Cummings then provided background regarding his experience related to raising and moving buildings along the coastline. He consulted with JMA regarding the options considered, repair, raise, and move the building. He provided background regarding the option to move the building inland to the parking lot with a pile supported foundation. He also provided background regarding how the site and building could be designed to minimize the change in elevation. He commented that moving a building under current circumstance was not uncommon. There was a further discussion on options, site issues, visual impact, access and the least risk option.

6. Public Comment – There was no public comment.

7. Adjourn – The meeting adjourned at 7:50 p.m.