

**PENFIELD BUILDING COMMITTEE
REGULAR MEETING MINUTES
Thursday, April 10, 2014 at 6:00 pm
BOARD OF EDUCATION CENTER
2nd floor Conference Room
501 Kings Highway, Fairfield, CT 06825
penfieldcommittee@town.fairfield.ct.us**

Members Present: James Bradley Andrew Graceffa Ken Jones
William Sapone Ian Bass Rich Speciale
Robert Bellitto Jr.

Members Absent: Jane Nelson; Ellery Plotkin

Also Present: Gerry Lombardo-Parks & Recreation
Twig Holland-Purchasing

1. Call to Order- The meeting was called to order at 6:04 pm.
2. Confirmation of Quorum- A quorum was confirmed.
3. Confirmation of Meeting Agenda- The committee confirmed the meeting agenda.
4. Approve Minutes of March 27, 2014 meeting.- The committee reviewed the minutes, and there being no changes, the minutes were approved.
5. Organizational matters- There was no discussion on organizational matters.
6. Update on electrical/security systems by Joseph Michelangelo, Director of Public Works- Mr. Michelangelo was not available and no update was given.
7. Presentation by Gerry Lombardo representing the Parks and Recreation Commission, discussion with committee on original design program assumptions, public uses of the pavilion facility and beach area and revenue generation.

Mr. Lombardo made a presentation to the committee on uses of the pavilion. The previous pavilion had about 500 lockers, a small rental hall, concession stand and life guard station. Some revisions incorporated into the present pavilion were suggested by the RTM, such as expanding the number of restrooms, making the hall available year round with insulation and an HVAC system, and to change the circulation so the public could access the beach without travelling through the hall. The present pavilion has 203 lockers that generate revenue of about \$38,000 per year, and the concession stand about \$47,000 per year. Daily parking also generates revenue, at about \$88,000 per year, before the damage occurred and was down last year. Other revenue generated by the hall, over 15 months of rental activity generated about \$142,000, with budget projections for that growing, before the damage, to about \$190-200,000 per year.

Rough estimates on the number of people using the beach daily have been about 500-600 during the week, and 1500-2000 per day on weekends.

Among the issues that might need to be addressed in the future are acoustics in the hall, for which money had previously been budgeted and also possibly expanding the warming kitchen. There was a discussion on materials used in the hall, and that the flooring needs to be durable, low maintenance and stand up to having sand tracked over it.

Mr. Lombardo did not have complete details on the expenses to operate, but he thought they were budgeted at about \$73,000.

Mr. Lombardo did provide the committee with details on bonding costs as well as net income for 2011, at \$123,304; 2012 at \$176,910 and 2013 at \$94,764.

Even when the town acquired the original beach club, it operated as a rental facility. There have been no noise or other complaints about Penfield, most have been about Penfield 2 which is close to private dwellings. There is a curfew on weekends at 12 pm.

Regarding possible changes, raising the pavilion could cause issues with the ADA ramps, moving back would give more beachfront but result in a loss of parking. In response to a question as to whether the rental facility could be leased to an operator, Mr. Lombardo stated that that was possible if structured similar to the operation at the tennis center and with appropriate compensation to the town. After some additional discussion, the chairman thanked Mr. Lombardo for his presentation and moved to the next item on the agenda.

8. Presentation by Larry Johnsen, PE, consulting geotechnical engineer with Heller and Johnsen regarding site soil conditions below the existing building.

Mr. Johnsen discussed site issues and the geo tech report that was done in June 2013. 12 test borings were made around the perimeter of the pavilion. No testing was done under the building. A layer of peat about 2-3 ft. thick was found at about elevation +0.5 ft., near the bottom of deepest scouring, and also a layer at about elevation 4. To deal with the peat, beneath the building, he would consider helical or tubular piles that can be assembled in stages under low height conditions, though wood piles would be recommended where height is not an issue.

Mr. Johnsen believed it would be worthwhile to take borings next to the existing footings to confirm whether the peat layer was adequately removed during construction. He suggested looking at various options for dealing with the scour issue, and there followed a discussion on the bulkhead. Good rip rap protection would provide better protection. He was not certain whether spread footings were

the right supports, but these might be fine as installed previously with 4 ft of gravel sand above any peat layer. There followed further discussion, and then the chair, Mr. Bradley, thanked Mr. Johnsen and moved on to the next agenda item.

9. Discussion regarding the current status of the outstanding Requests for Proposal, due dates, short list process and need for a special meeting for interviews.

Mr. Bradley and Ms. Holland confirmed that the two RFP's were posted, and four firms toured the pavilion related to the CM RFP, while two engineering firms toured regarding the Engineer RFP. The bidders will be submitting their proposals to Ms. Holland who will distribute to the committee members on April 23rd, and at the meeting on the 24th, the committee will short list candidates for follow-up interviews. which will be 30 min. of presentation followed by 30 min Q & A. There followed a discussion on timing and the possibility of scheduling a special meeting if required to complete the selection process.

10. Update regarding the status of insurance claim negotiations and settlement and FEMA funding request (NOTE: May require an executive session).

There was some discussion on the current state of the negotiations by Mr. Bradley, but an agreement has not yet been reached.

11. Review progress and priorities.- No discussion was had on this item

12. Old Business- None

13. New Business

It was suggested that a subcommittee look into making at least portions of the pavilion available for use during the upcoming season. Mr. Sapone distributed a drawing illustrating possible portions that could be used. Mr. Lombardo thought it would be useful if he could have the life guard area, an ADA ramp, as well as the bathrooms and showers made available. The committee agreed and Mr. Sapone, along with Mr. Speciale and Mr. Bellitto volunteered to investigate and report back at the next meeting.

14. Public Comment- Mr. Camaro commented on the beach as being an asset, and also that lots of sand seems to have accumulated at Jennings Beach, and that the parking lot, most days, is not filled. He also suggested the use of hinged gates to prevent flooding, and discussed adding a spillway beneath the building to drain water.

15. Adjourn- The meeting adjourned at about 8:10 pm.