

**PENFIELD BUILDING COMMITTEE
REGULAR MEETING MINUTES
Thursday, May 8, 2014 at 6:00 pm
Sullivan Independence Hall,
1st floor Conference Room
725 Old Post Road, Fairfield, CT 06824
penfieldcommittee@town.fairfield.ct.us**

Members Present: James Bradley, Ian Bass, Richard Speciale, Ken Jones at 7:00 pm, Jane Nelson, Ellery Plotkin, Andrew Graceffa at 7:05 pm

Members Absent: William Sapone, Robert Bellitto

Also Present: Twig Holland and Phil Ryan, Purchasing; Joseph Michelangelo, Public Works; Judy Ewing, Selectman's Representative

1. Call to Order – The meeting was called to order at 6:05 p.m.
2. Confirmation of Quorum – A quorum was confirmed.
3. Confirmation of Meeting Agenda – The committee confirmed the meeting agenda.
4. Approve Minutes of April 24, 2014 meeting – Mr. Bradley moved, Mr. Special 2nd, to add Judy Ewing's name to the minutes, motioned passed.
5. Organizational matters – None at this time.
6. Interviews and selection of an engineering firm for the design and engineering of the proposed repairs and/or reconstruction of the Penfield Pavilion.

Two interviews were scheduled. Destefano and Chamberlain were scheduled for a 6:00 p.m. presentation and did not show up. Roberge Associates was scheduled to present at 7:00 p.m. Presentation suggested requirements had been distributed to each candidate prior to meeting by Ms. Holland. PBC didn't want to hear a repeat of marketing materials. Scoring sheets and sample questions were distributed to the Committee. Purchasing collects scores, tabulates then opens fee envelopes after both interviews have been conducted.

Mr. Speciale toured Penfield Pavilion on May 7 for purposes of possibility of using two areas; bathrooms and lifeguard area and inspected east and west wing. Ed McCourt, Fire Marshal William Kessler, Thomas Conley, Building Official, Laura Pulie and Fire Rescue were present. He doesn't feel the lifeguard station will be a problem. They will get a report back in a day or two from engineers.

Meeting recessed at 6:20 p.m. and reconvened at 6:50 p.m. when Roberge Associates began their presentation. They introduced their team; Devin Santa, Roberge President;

They distributed a package to the Committee with their qualifications. They discussed their coastal structural and geotechnical experience and their experience in Fairfield County. They listed FEMA expertise in commercial and residential properties. Heller & Johnson has underpinning experience. Peterson Group had 20 years' experience in mechanical/electrical/plumbing including fire suppression. They discussed communications, chain of command and phases of the project and referred to an organization chart which was also submitted. Timeline to meet schedule projects was reviewed. They stated they could meet town requirement schedule. They feel committee should first repair building then protect it from future storms. Foundation and bulkhead design were discussed. Challenges, risk management, code compliance and aggressive scheduled were discussed. Chart was reviewed that listed six alternative options which were ranked by risk and cost.

Committee and candidates had an extensive question and answer period.

Committee agreed to hear Destefano and Chamberlain's presentation at May 13 Special meeting at Ms. Holland's recommendation. It was agreed not to open fee envelopes at this time.

Mr. Bass moved, Mr. Graceffa 2nd, to have a Special Meeting on May 13 at 6:00 p.m. to hear Destefano and Chamberlain's presentation, motion passed.

Committee discussed asking Rich White to possibly make a presentation regarding construction or original project.

7. Update regarding the status of insurance claim negotiations and settlement (NOTE: May require an executive session). – No update, agreement hasn't been reached.
8. Review progress and priorities.
9. Old Business – None.
10. New Business – None.
11. Public Comment – Mr. Camaro commented about Greenwich and how the town expedited the process of repairing storm damage and said former Penfield Building Chairman said they were not certain they got all organic material.
12. Adjourn – Mr. Bass moved, Mr. Plotkin seconded, to adjourn at 8:30 p.m., motion passed.