

**PENFIELD BUILDING COMMITTEE
SPECIAL MEETING MINUTES
Thursday, May 15, 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, Richard Speciale, Ken Jones, Ellery Plotkin, Jane Nelson (left at 6:45 p.m.), Andrew Graceffa (arrived at 7:00 p.m.)

Members Absent: William Sapone, Robert Bellitto, Ian Bass

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

1. Call to Order – The meeting was called to order at 6:04 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 May 13, 2014 meeting – Approval was tabled to next regular meeting on May 22, 2014.
5. Interview candidates for construction management services for the pre-construction and follow-on construction phases for the repairs/reconstruction of the Penfield Pavilion facility – three candidates presented in alphabetical order. Ms. Holland reviewed references.

Bismark – Team was introduced: The proposed Project Manager, Dominic Limosani, Project Superintendent; Greg Raucci, President. They discussed their 32 year's experience. They listed jobs they've performed that used timber piles. Project Manager will be hands on with the budget process. They believe raising and moving building to parking lot, design pilings and repair foundation getting building structurally stable then move back would be the best option. They have a good working relationship with DeStefano and Chamberlain. Bismark responded to Committee questions. Bismark feels schedule is "doable".

Gilbane - Team was introduced: Peter Manning, Ed Cotter, and Eric Cushman. They shared experience and named several specialty contractors they could use. They had a matrix presentation board with potential options including risks, repair and protect, schedule, cost risks. They've worked with FEMA's document control and cost system. They don't recommend just repairing. They will attend every meeting and someone will be onsite full time. They will have a combined project manager/site superintendent. Gilbane feels proposed schedule can be achieved.

Shawmut –Ken Procino introduced the proposed project team: Janice Curtiss, Project Manager; David Heer, Estimator; Jeff Whalen, Job Superintendent; Derek Whitehead, Construction Manager. Ken Procino and team presented experience and roles of each team member. They presented a booklet that included a risk, cost, schedule prioritized chart that included various options. Shawmut discussed work in Fairfield and confirmed proposed schedule was possible: schedule was possible as long as approvals did not delay. There was a questions and answer session.

Twig Holland presented the fee and cost proposals for all three candidates. Committee discussed three candidates at length.

Mr. Plotkin moved, Mr. Speciale 2nd, to accept Bismark. Mr. Bradley and Mr. Jones were against, motion failed 2-2.

Committee continued discussion.

Mr. Jones moved, Mr. Plotkin 2nd, to accept Shawmut. Motion passed 3-1. Messrs. Bradley, Plotkin and Jones were for and Mr. Speciale was against. Ms. Nelson and Mr. Graceffa abstained.

6. Adjourn – Mr. Plotkin moved, Mr. Jones 2nd, to adjourn at 9:26 p.m., motion passed.