

**PENFIELD BUILDING COMMITTEE
REGULAR MEETING MINUTES
Thursday, May 22, 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, Robert Bellitto, Andrew Graceffa (at 7:00), Ken Jones, Jane Nelson, Ellery Plotkin, William Sapone, Richard Speciale

Members Absent: Ian Bass

Also Present: Twig Holland, Purchasing; Joseph Michelangelo, Public Works; Gerry Lombardo, Parks & Recreation; Judy Ewing, Selectman's Representative, William Perugini, RTM District 10 Liaison

1. Call to Order – The meeting was called to order at 6:03 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 8, 2014 Regular meeting and May 13 and 15 Special meeting –Ellery Plotkin moved to approve the minutes from the May 8th meeting, Richard Speciale 2nd, and the May 8 minutes were approved by a vote of 7-0-2, with William Sapone and Robert Bellitto abstaining.

After some discussion, it was decided to put off approval of the minutes from the special meetings, pending a further review with Ms. Holland. James Bradley moved, Jane Nelson 2nd, to table the approval of the May 13 and 15, 2014 Special meeting minutes, to the next regular meeting on June 12, 2014, and the motion passed unanimously.

5. Organizational matters – James Bradley discussed the presentation made to the Board of Selectmen at their meeting on May 21, and distributed copies of a status report he provided at the BOS meeting. The Board of Selectmen appreciated that a construction manager and project engineer were retained by the committee. The schedule was discussed. Occupancy by summer 2015 would be dependent on approvals and funding.
6. Confirm assignments with the project engineer and construction manager on scope, schedule and coordination with Committee – Twig Holland and the Town Attorney were reviewing the professional services contracts and these should be finalized in a week to ten days.

The committee discussed a report in letter format received from Jose Miguel Albain written after an inspection of the pavilion was conducted to see if the parts of the pavilion could be used during the current beach season. The report indicated that there had been some additional settling of the undermined foundations, and this movement caused some additional movement of the structures. The temporary shoring may have been adequate for 2-3 months but was not intended to be in place for 18 months. It was determined that none of the pavilion could be put into use, and that some measures need to be taken to protect the public from possible separation of the glass panels on the east elevation of the building. Various protection schemes were discussed and Mr. Michelangelo stated that he would attend to the temporary protection. Mr. Ken Procino and David Heer, senior estimator for Shamut, and Kevin Chamberlain from Destefano and Chamberlain agreed to review the structures and work with Mr. Michelangelo on executing a protection plan.

Mr. Chamberlain indicated that he needed access to the building to begin his assessment and Mr. Procino also wanted to have access and Mr. Michelangelo agreed to assist in their gaining access to the building.

The committee requested that Mr. Procino and Mr. Chamberlin submit weekly status reports to the committee via email. Both parties agreed to develop a format and to send reports to the committee. In particular, the committee needs to know, before costs are incurred for any out of scope work.

During the design and pre-construction phase, it was agreed that the engineer would take the lead role with Shawmut in support, and that Mr. Michelangelo will be responsible for the building until a plan for construction is approved and work is ready to begin.

Testing borings were discussed, with Mr. Chamberlin stating that more borings are likely not needed, given the Heller and Johnson report.

James Bradley advised the committee that he had met with Twig Holland, Joseph Michelangelo, Laura Pulie, Destefano & Chamberlain to discuss reporting, authority and designation of DPW as coordinating entity until further notice. The engineer was urged to start reviewing repair options as soon as possible.

The committee discussed the bulkhead, and the engineer will review what steps are appropriate to protect the pavilion and address area flooding.

7. Update regarding temporary use of Penfield Pavilion – Mr. Sapone reported that in view of the engineers report, there will be no temporary use of the pavilion this summer.

8. Review progress and priorities.-No Discussion was had on this item

9. Old Business – None.

10. New Business – None.

11. Public Comment – Mr. Camarro commented that the underside of building is a matrix and has lateral strength. He advised that the committee should not abandon all the footings. He believes the building should be raised to 15’.

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

At 7:06 p.m. James Bradley moved to go into executive session, William Sapone 2nd, motion passed.

At 8:15 p.m. William Sapone moved to reconvene public session, Richard Speciale 2nd, motion passed. No votes were taken or motions made in executive session.

13. Adjourn – At 8:16 p.m. Robert Bellitto moved to adjourn, James Bradley 2nd, motion passed