

**PENFIELD BUILDING COMMITTEE  
REGULAR MEETING MINUTES  
Thursday, July 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](mailto:penfieldcommittee@town.fairfield.ct.us)**

**Members Present:** James Bradley, William Sapone, Ian Bass, Ken Jones, Jane Nelson, Ellery Plotkin, Richard Speciale, Andrew Graceffa

**Members Absent:** Robert Bellitto

**Also Present:** Gerry Lombardo, Parks & Recreation; Twig Holland, Purchasing; Judy Ewing, Selectman's Representative, Kevin Chamberlain, Ken Procino, Rick Grauer, Dick Dmochowski and members of the public

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 Meeting Minutes – William Sapone moved to approve the June 26, 2014 meeting minutes, Richard Speciale 2<sup>nd</sup>, and the motion passed.
5. Organizational matters – There was a discussion on recent correspondence. Mr. Sapone acknowledges all email correspondence and forwards to all committee members. Mr. Bradley also responds to email received, and will share his emails with the committee. It was agreed that any member could bring up the correspondence if further discussion is warranted, so the subjects can be pursued at a public meeting.
6. Mr. Bradley shared a July 10th memo from Mr. Michelangelo about plans to close the openings in the bulkhead in anticipation of storms. Kevin Chamberlain was asked to review the plans and methodology and to support DPW in completing this work.
7. Budget Review and Approval of Invoices – Mr. Sapone distributed a budget report dated 7/8/14 based on the initial amount of \$1,000,000 that was available for the project, listing the vendors that have been paid and amounts. The amount paid was \$194,684.46, leaving a net amount of \$805,315, though there are encumbrances of another \$161,216.32, leaving a net available amount of \$644,099.28. Mr. Lombardo advised that the Committee will be reimbursed for \$41,313.32 for Royal Flush which is not part of the project.

8. Presentation and discussion of updated costs associated with the short list of design recommendations for foundation and building options by the project engineer and construction manager.

There was a presentation of the results of the test borings under the pavilion. Mr. Chamberlain reported that three of five subsequent test borings, confirmed a peat layer which he believed affirmed the need for using piles due to the instability of the loose sand and organic matter at elevation 0. The test borings also showed a very dense layer beneath the peat layer which might make it more difficult to drive in the piles. There was a question about the concerns of neighbors experiencing vibrations during the work, and Mr. Chamberlain stated they would try to mitigate the vibration and use a seismograph to monitor vibration transmission.

Mr. Chamberlain then reviewed the three options on which the committee requested further development at the June 26<sup>th</sup> meeting. Ken Procino distributed some comparative cost estimates based on the schematic drawings and plans to date.

Option 1: Repair & Protect @ \$3,166,511 - The discussion focused on the increase in the estimate, which involved the addition of loose stones to provide erosion protection for the footings, the estimate involving adding the stones to the entire footprint of the existing pavilion, plus some additional work on the bulkhead. There was a discussion as to whether this was necessary, and also whether the additional armoring would be included in the FEMA calculation for repair to the facility. Mr. Chamberlain and Procino reported that the current estimate for this option now exceeded the FEMA threshold. One member noted that this was conditional on what are allowed and disallowed FEMA costs. Mr. Chamberlain was asked to follow-up on what costs would be included in the FEMA calculation. He stated that DeStefano & Chamberlain, Inc. would not recommend this option in any case.

Option 3B: Move & Reset on New Piles @ \$6,493,556 - The entire building is removed; timber piles are driven; the entire building is reset at a higher level. The decks would be removed and rebuilt, but would be reduced in size. The locker building, if demolished and rebuilt on piles would save around \$900,000. This was rejected due to the high cost.

Option 5, which involved designating the locker building as a separate building, while separating and raising the west wing, would not be allowed by FEMA, and so this option was dropped.

Option 7A: Demolish East Wing, move the West Wing and Reset on New Pile Foundation @ \$4,600,172 - The discussion was based on a new drawing which described ramp elevations and deck reductions, and removing the locker area and replacing it with changing rooms and bathrooms and a storage room. On this point, Mr.

Chamberlain met with Mr. Lombardo regarding the proposed reduced size of the East Wing. The discussion focused also on the ramps, the design and scope of a new boardwalk at elevation 11, the reduction in deck space, as well as on other ADA requirements. There was a request to obtain pricing on supplying a lift or elevator.

After much discussion, a motion was made to proceed with option 7A, while maintaining Option 1 pending further information on FEMA allowable costs and as a benchmark for full repair in place including protection. The motion passed, 7-1-0. As this concept represents a program change, it was agreed the this option would be presented to the Parks and Recreation Commission on Wednesday, July 16th for their approval.

A second motion was made to authorize Mr. Chamberlain to proceed with to develop the design drawings for Option 7A. After some discussion, the motion passed 6-2-0.

9. Review progress and priorities - No Discussion was had on this item
10. Old Business – None.
11. New Business – None.
12. Public Comment –There were comments on other possible construction options for the pavilion, and with regards to mitigating flooding.
13. Adjourn – At 9:00 p.m., a motion was made to adjourn, was seconded and passed.