

PENFIELD BUILDING COMMITTEE

DRAFT

REGULAR MEETING MINUTES

Thursday, July 24, 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, William Sapone, Ian Bass, Ken Jones, Jane Nelson, Ellery Plotkin, Richard Speciale, Andrew Graceffa, Robert Bellitto

Members Absent: William Sapone

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

1. Call to Order – The meeting was called to order at 6:00 p.m.
2. Confirmation of Quorum – A quorum was confirmed.
3. Confirmation of Meeting Agenda – The committee confirmed the meeting agenda, with one item added by a vote of the committee as discussed below.
4. Approve Meeting Minutes – The minutes from the meeting of July 10 were reviewed, a motion made to approve which passed.
5. Organizational matters – none
6. Report and discussion regarding July 16, 2014 presentation to the Parks and Recreation Commission

Mr Bradley reported on the recent presentation before Parks and Recreation. He distributed the materials utilized during the presentation and thanked Mr Chamberlain for handling the presentation of options. Also noted that option 1 was discussed and currently being reviewed regarding FEMA and code issues.

Mr. Lombardo reported that the Recreation Commission appreciated the presentation regarding Penfield and approved the recommendation by the PBC to proceed with Option 7 which includes a program change to remove the lockers and rebuild the East Wing to accommodate changing rooms and new rest rooms.

7. Presentation of proposed schedule of PBC appearances before BOS, BOF and RTM

PBC

July 24, 2014

Page 2

Mr. Bradley reported that he met with the First Selectman about the meeting schedule for requesting funding from the Board of Selectmen, the Board of Finance, and the RTM Committees in September. Ms. Holland said the September RTM meeting was scheduled for the 22nd. Mr. Chamberlain was asked about the status of the documents and Mr. Procino about the status of the estimates based on the documents. The committee would like to have the best numbers possible before presenting to the Town bodies, with a goal is to start the project in October.

Ms. Holland answered questions about starting the bidding process before the additional funding is available. She said it was possible to bid in phases. Phase 1 would include demolition of the East Wing and decking, moving the building to the parking lot, driving timber piles, and doing concrete and some site work. Phase 2 would include all work to finish the project after the structure is raised up and replaced.

There was a discussion concerning meeting with each Town body twice. It was discussed that it didn't seem necessary to meet twice with the Board of Selectmen, and this it might not be possible to meet twice with the BoF. Mr. Bellitto said that the BoS and BoF meet jointly during budget season, and while he thought the BoF might have a number of questions, he suggested that they might not be able to meet twice.

8. Status of insurance claim and FEMA grants

Mr. Bradley reported that the insurance settlement would be around \$2M less the \$500,000 deductible, and the Town would also received \$500,000 from the State. Mr. Michelangelo said there was a possibility of getting a FEMA Public Assistance grant or a Public Assistance Mitigation grant. He added that the mitigation cost cannot exceed the repair cost. It was reported that Mr. Bradley met with Jim Wendt who said that the appraised value of the building was \$5.4M.

9. Presentation by DeStafano and Chamberlain and Shamut Design and Construction regarding design development and current construction budget for Option 7. Presentation of FEMA cost analysis regarding Option 1

Mr. Chamberlain suggested hiring a landscape architect. He described various plans, but the committee rejected the idea because of cost and also didn't think it was necessary to plan that much landscaping. Mr. Chamberlain suggested that raising the building would leave more foundation showing. Some members agreed, but the majority opposed hiring a specialist to plan the work. The committee did suggest keeping landscaping in the designs, and that Shawmut should be utilizing a "design-build" landscaping contractor.

Mr. Chamberlain also had a plan to reconfigure the parking lot in front of the building to gain ten more spaces. The committee was did not believe this was worth the added expense.

Mr. Chamberlain then distributed a rough sketch of how an elevator would function at the facility and could be contained in a tower or "lighthouse" structure. The estimated cost was \$200,000. Concern was expressed about sand getting into the mechanism, the effect of sand and salt over time, kids playing in the elevator, monthly

PBC

July 24, 2014

Page 3

maintenance, and the need for alternative ramping regardless. The committee rejected the elevator proposal.

The repair and protect option, Option 1 was then discussed at an estimated cost of \$3,159,149 compared to OPTION 7A with a cost estimate of \$4,482,269. The committee preferred Option 7A, to receive the maximum protection of the investment. Mr. Wendt said that his department would not approve Option 1.

10. Update report regarding the proposed repairs/modification to timber bulkhead.

The cost of the bulkhead work was discussed. Mr. Michelangelo is seeking information about closing the gaps with weir boards. Mr. Bradley requested that this work be completed as soon as possible.

11. Mr Bradley introduced a new agenda item: At the request of Purchasing: Approval of the cost savings provisions of the proposed Shawmut Design and Construction contract. Motion made and seconded to add the agenda item. Unanimous approval to add the agenda item. A motion was made, seconded and approved to add as an agenda item adding a shared savings clause to the construction contract

Ms. Holland reported that the First Selectman has requested that the committee be aware of the possibility to include a "shared savings" clause in the contract, so that the contractor can receive 25% of any savings, capped at \$90,000. The item which was duly added to the agenda, discussed and unanimously approved by the committee.

12. Review of project schedule. No further discussion held

13. Review progress and priorities No further discussion held.

14. Old Business- Kevin Chamberlain and Ken Procino have arranged a meeting with Tom Conley and Captain Kessler to discuss the decking support issue. The current deck does not have adequate support, or has shifted due to settling.

15. New Business None

16. Public Comment- None reported

17. Adjourn- A motion was made to adjourn, and approved, and the meeting adjourned at 8:10 pm.