

**PENFIELD BUILDING COMMITTEE
REGULAR MEETING MINUTES
Thursday, August 28, 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, Andrew Graceffa, Robert Bellitto, Ian Bass, Ken Jones, Jane Nelson, Richard Speciale

Members Absent: Ellery Plotkin

Also Present: Gerry Lombardo, Parks & Recreation; Joseph Michelangelo, Public Works; William Perugini RTM Liaison, Judy Ewing, Selectman's Representative, Kevin Chamberlain of DeStefano & Chamberlain, Ken Procino and David Herr of Shawmut and members of the public

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 Meeting Minutes – August 14, 2014 meeting minutes were approved with the spelling correction of Mr. Perugini and page 3, paragraph 7 should read Mr. Bass said Mr. Sapone's Option 7a should bear further consideration.
5. Organizational matters:
 - a. Election of Committee Secretary - Robert Bellitto *moved* to nominate Andrew Graceffa as Committee Secretary, Richard Speciale *seconded*. *Motion passed unanimously*.

Mr. Graceffa is working with Kathleen Griffin to make a full transition regarding PBC IT matters in the next day or two.

- b. Review of correspondence – noted.
 - c. Review draft of revised presentation dates - noted.
6. Discussion regarding the August 14, 2014 meeting:
 - a. Comments and discussion regarding the outcome of the August 14, 2014 meeting – Mr. Bradley read a prepared document thanking the public and committee and discussing committee's next steps.
 - b. Discussion and confirmation of the August 18, 2014 memorandum addressed to the First Selectman regarding postponement of the PBC RTM presentation.

7. Discussion regarding alternative recommended repair options:
 - a. Review and comment regarding the repair option as submitted by William Sapone August 14, 2014 – Three cost data options were reviewed from Shawmut and DeStefano & Chamberlain. Mr. Chamberlain distributed Building Location Study. Various options were shown on the plan. One was demoing east wing and moving. Move building back once piles were driven in west wing. Mr. Sapone's option only allows piles to be driven into half of building. Moving building to parking lot was shown. Bulkhead boundary was reviewed. D&C comments from Jim Wendt of P&Z were if work is performed within footprint, same as in original building committee's design, it will only require administrative approvals. If work goes beyond footprint, a full site plan will be required for approval, a public hearing and a coastal review.

It was noted that the footprint didn't change that much but roof lines did. Red option has biggest effect on neighborhood and doesn't fit, it straddles over bulkhead. It would have to be submitted to P&Z and lose parking spaces. Mr. Bass thought it would fit and felt drawing wasn't accurate. Moving building to parking lot is safest. Utilities put back in same spot is a cost saving.

- b. Review and comment regarding possible Option 8 (Previously proposed complete demolition) and possible Option 9 (Proposed complete demolition and design and construction of new smaller facility).
 - c. Review and comment regarding Option 1 – Mr. Bradley met with Rich White and Mr. Michelangelo. It was evident Public Works excavated all peat and backfilled with crushed stone. Committee thought it was worse under building than it was. Town officials want third party engineer to periodically check. Mr. Bradley went to Risk Manager to get engineer that insurance company had but it's not going to happen. Outside footprint shows peat.

Spreadsheet combined effort between engineering and construction from low to high side.

Mr. Bass would like recommendation and an A & B plan as fallback positions incase town bodies don't approve.

RTM presentation should thoroughly discuss all options.

8. Presentation of design development documents and revised construction cost estimate for Option 7 – complete demo of entire site came from public comment.

Option 7 was discussed as a courtesy. If Committee's option recommendation gets rejected, Committee will go back. Ms. Nelson stated RTM represents public. If the public wants a tear down and have nothing there or something smaller like Option 9, let the RTM speak for them.

Other three options to be presented to RTM were discussed. Options 1, 8, 9 represent extremes and show revenue loss. Spreadsheet will show cons; repair as is, rebuilding to FEMA standard, tear down or put something smaller.

Costs were discussed for Options 8 & 9. Estimate package, executive summary variance report, add alternates and quantitative survey were discussed. Committee asked questions. Mechanical and electrical surveys were discussed. It is unknown what is buried behind walls. Town allocated supplemental funding was reviewed.

Alternative for low cost acoustics in greeting hall will be added. Square footage will be re-measured. Minimum decking and will add on as needed, Shawmut used most of existing decking. Decking material in locker room was discussed.

Summary – Committee is recommending Option 7 and Options 1, 8 and 9 will be used as supporting back up options. Spreadsheet will be cleaned up and become part of the presentation document.

Option 1 does not meet FEMA and won't get sign off. Committee will present cons.

Opening up the walls to get good numbers for electrical/mechanical CD drawings will cost more but will save time in schedule. It would take about 1-5 months to do.

Shawmut and D&S will revisit numbers. Format and numbers were put together quickly for broad review.

9. Presentation of revised and final repair option comparative analysis spreadsheet and confirmation of recommended option(s) going forward – Complete demo of entire site rebuild back from public comments. Make sure we look at smaller facility. Mr. Bradley had them prepare spreadsheet draft for discussion only. Mr. Bellitto asked about debt service on a building that no longer exists, not factored in Options 8 & 9. Insurance won't cover cost or demo cost for next 20 years. Mr. Bass said we have to pay whether building is there or not.

Options 8 & 9 don't fall under committees charge. Elected bodies in town need to decide. Mr. Bass said Committee's charge is to consider public comment and take into account public view. He would like to investigate drawings. Mr. Bellitto said Committee is to deliver one proposal, not multiple. It's up to the board to decide if they're going to accept it.

10. Comments and suggestions regarding the recently developed PowerPoint Presentation – were tabled to next meeting.

11. Status of insurance and FEMA grant funding including clarification regarding homeowner vs public facility and infrastructure grants – Item closed.

12. Review of project cost to date and approval of current invoice for professional engineering services – Ken Jones moved to have Andrew Graceffa receive and delegate responsibility for current invoice dated August 4, 2014, for approximately \$11,000, Robert Bellitto seconded. Motion passed unanimously.

13. Project schedule and target for GMP and suggestions regarding early start bid packages.

14. Review progress and priorities – No discussion.

15. Old Business – None.

16. New Business – None.

17. Public Comment – Mr. Camaro said 1. Didn't like attitude of committee on footprint, 2. majority of footprint is a good foundation, option 7 is based on weak ground, area of ground maybe more stable, suggests June 27 picture Option 1B, repair & protect in place. Building should be elevated and be compliant with FEMA. If not puts whole neighborhood in danger. 3. has to take components from 7 and incorporate into 1B, he sent his recommendation to RTM.

Judy Ewing said RTM meeting is September 22.

Mr. Perugini asked why looseness in numbers. Option 9 conceptual not defined. Mr. Bradley stated they are for comparative purposes. He agreed with presentation options to RTM to give full spectrum of options to select. Haste should be a concern and agrees with VC.

18. Adjourn – Mr. Bellitto moved to adjourn the meeting 8:47 pm., Mr. Graceffa seconded. Motion passed unanimously.

Respectfully submitted,
Sheila Tesei