

**PENFIELD BUILDING COMMITTEE  
REGULAR MEETING MINUTES  
Thursday, September 11, 2014 at 6:00 pm  
Board of Education Center  
2<sup>nd</sup> floor Conference Room  
501 Kings Highway, Fairfield, CT 06825  
[penfieldcommittee@town.fairfield.ct.us](mailto:penfieldcommittee@town.fairfield.ct.us)**

**Members Present:** James Bradley, Andrew Graceffa, Robert Bellitto, Ian Bass, Jane Nelson (left at 8:51), Ellery Plotkin (left at 8:51), Richard Speciale

**Members Absent:** Ken Jones

**Also Present:** Gerry Lombardo, Parks & Recreation; Joseph Michelangelo, Public Works; Twig Holland, Purchasing Director; 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 6:06 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 – Robert Bellitto *moved*, Andrew Graceffa *seconded* to waive reading of the minutes. *Motion passed unanimously.*

Robert Bellitto *moved*, Ian Bass *seconded* to approve August 28, 2014 meeting minutes. Ellery Plotkin abstained. *Motion passed.*

5. Organizational matters:
  - a. Review draft of presentation dates – October 1 BOS, October 7 BOF, RTM 20, 22 and 27.
  - b. Review September meeting schedule – Meeting is September 18 in lower level conference room, Sullivan Independence Hall. September 28 meeting is cancelled.
6. Final review and discussion regarding the inclusion, for reference, of Option 1 (repair and protect), 8 (complete demo) and 9 (complete demo and construct new smaller facility) – Options 1, 2, 3B, 7, 7A, 8, 9 distributed by Shawmut included on spreadsheet. Should committee include any other options as referenced. Leave Option 7 on Agenda alone. Jane we should be prepared because that is what public wants so we can explain why we discarded those options. Option 1 can't get sign off. Richard thinks it will be confusing making multiple presentations. Just present Item 7, if it's rejected, we come back. Andrew wants boards to know other options were vetted. Rob said elected bodies expect one recommendation. They have final say.

Five years ago public did vote on and committee is trying to fix. Ian passed out article from last committee.

Option 7a was dropped by Committee.

7. Final review and discussion regarding disposition of suggested Option 7A (move building east) – Option 2 and 3B dropped from presentation. Option 7 (1, 8, 9) remain. Debt service negates 8 and 9. Debt service put on 8 and 9 also put on 7. Andrew would like 3B for comparative purposes.

8. Presentation of Option 7 revised Design Development project construction cost budget – Shawmut distributed revised dd estimate and proposed 11 add alternatives. Committee discussed, questioned and reviewed alternate list and want vs. need. Cable rail/posts were noted for future. Budget reflects 15% contingency. Cost breakdown for 8 and 9 were included in packet and discussed dune and bulkhead options. Discussed insurance money and what it includes, covers and what we cannot use it for.

9. Presentation of revised draft for discussion comparative spreadsheet – was discussed in Item 6.

10. Review and confirm revised presentation format and content – 15 slides will include background information. Fix in place in three slides, pros and cons. Last part is all about Option 7. Charter, due diligence history, what happened to building as a result of Irene and Sandy. Options 1, 8, 9 and Option 7. Presentation now has 43 slides. 10 more slides with Option 7 then bulkhead, why even talk about it. Modification of bulkhead will be part of Option 7. Leave room to open up discussion after 15-18 slides we lose audience. 40 slides are too much, cut out technical. Jane and Andrew will continue to work on. Twig will send sample building committee presentations as guidelines. Presentation and supporting documentation – get to boards in enough time to review core presentation done by Kevin's office. Andrew and Jane will prepare presentation for next meeting and send to committee to view.

11. Review construction managers' proposal to develop, track, report on and otherwise manage the total project budget – distributed and will take under consideration and discuss at next meeting.

12. Review summary of expenditures to date – Three invoices were submitted. Use single spreadsheet to track everything. Twig and Rob are working on invoice list and change order. Ms. Holland said outstanding invoices were reasonable. DeStefano & Chamberlain invoice approval of \$3,800 was deferred to next meeting. Would like at least approval at old rate.

Mr. Bass moved to pay outstanding balance presented by purchasing of \$38,382 and pay individual at old rate, Mr. Bellitto seconded. Motion passed unanimously. Table and address at next meeting.

13. Confirm action regarding current invoice for engineering and design services – Will review letter and discuss at next meeting.

14. Review project schedule and possibility of pre-bid of early start trade packages (building move, site, foundation demolition, pile driving) – Shawmut distributed schedule and explained one month delay start means finish date is delayed one month. Workday and start time consideration was addressed since it is a residential neighborhood. Property owner would need to give permission for preconstruction survey. Seismic monitoring is a possibility.

15. Old Business – none.

16. New Business – none.

17. Public Comment – Mr. Camaro said 1. Pavilion is a fantastic legacy and asset. We must retain and improve wherever you can, all districts use pavilion. RTM constituents love pavilion. 2. Bring rendering of Option 7, show pilings to presentation, we have to sell this. Feels Option 7 is best long term solution. He thinks town will love it when they see it.

Jan Bieber – Asked if 15% contingency is just for Option 7. Options 8 and 9 are conceptual estimate. We should show and address level of flood protection and handicap access.

District 1 RTM Lord Meyer – would Option 7 have same protection as 8 and 9 with dune build up. Option 7 is somewhat limited. Protect bulkhead. Dune was not built into because building is there. Options 8 and 9, clean slate can do whatever.

Southport and Sasco don't have big pavilion. People are saying Martha's Vineyard, Nantucket and the up coast have no bathrooms.

Terry Cupo – asked if faulty acoustics were cost added. D&C still trying to get numbers, needs to get consultant acoustical engineer.

Jane Tallamini 25 Oldfield Road – asked who wrote charge. Ms. Ewing said the first selectman drafts then is reviewed by BOS. Ms. Tallamini said it has crippled the committee. Why don't we have for 8 and 9. We haven't put money into. We were asked for one recommendation. After Sandy she heard and read not to do same thing, town is hell-bent on doing same thing again. She said the beach club survived. We can't think of ourselves, we need to think of 50 years from now.

Jill Kelly 158 Redding Road – appreciates work committee has put into. Concerned about PR. Would have been good to see pictures in newspaper. Public doesn't want big building. Asked if cost included 5,000 sf deck. Jennings was mentioned to be built on instead. Facility at Jennings was not an option.

Alissa 679 Rowland Road – sold on Option 7 but dune system is more important. Didn't realize trade off with Option 9. Would advocate for Option 9 if better for neighborhood. Why can't do better in Option 7, not enough room. Building won't protect neighborhood or exasperate.

Dick Dmochowki 241 Colonial Drive – shouldn't Option 1 be there along with Options 8 and 9? Option 1 discussed 7, 8 and 9 dune elevations. Asked about flooding mitigation sketches.

18. Adjourn – Robert Bellitto *moved* to adjourn the meeting 8:54 pm., Richard Speciale *seconded*. *Motion passed unanimously*.

Respectfully submitted,  
Sheila Tesei