

Penfield Building Committee
Sullivan Independence Hall
725 Old Post Road,
Fairfield, CT. 06824
Thursday, March 12, 2015
penfieldcommittee@town.fairfield.ct.us

Present: Mr. Bradley, Mr. Graceffa, Mr. Plotkin, Mr. Bass, Mr. Speciale (via skype)

Absent: Mr. Bellitto, Ms. Corbett

Others: Ms. Corinne Dyer, Ms. Twig Holland, Ms. Ewing, Mr. Brian McDonald (Shawmut), Mr. David Heer (Shawmut), Mr. Kevin Chamberlain, (DeStefano & Chamberlain), Mr. Dick Dmochowski, Mr. Jan Reber

1. Call To Order

Mr. Bradley called the meeting to order at 6:02 p.m.

2. Confirmation of Quorum

Quorum was confirmed.

3. Confirmation of Meeting Agenda

Agenda confirmed.

4. Approve Meeting Minutes (02/26/2015)

Approval of Minutes deferred until the next meeting.

5. Project design status review and running list of design and material issues by DeStefano and Chamberlain.

Mr. Chamberlain distributed updated plans to the Committee and provided background regarding status of design effort.

The East wing layout has been designed. The corridor has been widened to 15 feet. The Locker Room floor plan is now in the shape of a T. The front elevation – the roof has been redesigned resulting in a lower profile with scissor trusses at the corridor entry point. The same number of lockers have been maintained, 206.

The restrooms are in the center of the building and the public restrooms have been maintained. In the locker room the bathrooms have been maintained with the same number of toilets and sinks but the shower has been cut back by one. There is an extended covered deck to the right. The decks in the rear of the building have been covered. The handicap ramp will be centrally located. There is a ramp and stairs to the concession area. The deck outside of the concession has been expanded. There are two sets of stairs exiting the gathering room. There is a handicap ramp to the beach. Outdoor showers will be located near the handicap ramp and at the side of the building. The building has four sets of bathrooms. Committee members felt that there were too many restrooms and the issue still needs to be addressed. Mr. Graceffa questioned the private bathrooms in the locker room. Mr. Bass suggested smaller bathrooms for the lockers room and larger bathrooms for the public. Mr. Plotkin suggested getting Mr. Lombardo's input. Mr. Bradley

volunteered to meet with Mr. Lombardo and Chamberlain early next week. Mr. Graceffa would like to see the walkway developed further. Mr. Bass said that the neighbors were concerned about the water views. They are concerned that the sides of the deck will obscure their view. Mr. Chamberlain pointed out that the view will actually be improved. Mr. Chamberlain said that he met with Mr. Wendt and they discussed the footprint. Mr. Wendt said that he wasn't concerned with the corner of the building being a little bit bigger and did not see this as an issue because the overall shape is consistent with the old building. The Committee said that they want to stay within the existing footprint. Mr. Chamberlain said that the current elevation is at 11 and that it will be picked up to grade 14 ½. Mr. Wendt advised the need for a special permit to put place fill that will raise the grade. Mr. Chamberlain said that the parking lot will be reconfigured along the south side adjacent to the building. Mr. Graceffa said that he would like to see bike racks with 20-30 spaces. Mr. Chamberlain said that he would like to see the parking lot grade raised.

Tracking List: Mr. Chamberlain asked if the Committee was in agreement with the T-shaped locker room layout and the corridor. Mr. Bradley said yes with the caveat that the whole restroom issue be thought through and that the building did not violate the same footprint rule. Mr. Graceffa asked about the windows in the locker room. Mr. Chamberlain said that there is an 8 ft. wall and the upper 2 ft. will be windows for light. Vents or operable windows discussed. Mr. Chamberlain will revise, update and redistribute the design questions and issues list.

6. Project budget status review by Shawmut Design and Construction.

Mr. Heer said that they are meeting with the architect and have current plans and will be providing their first revised estimate after the next Committee meeting in two weeks when drawings have more detail. Shawmut reported no issues with the budget so far. Mr. Heer noted that three estimates are included in the pre- construction phase. Mr. McDonald said that the start date was July 9 and that it would entail 9 ½ months of construction. He said the piles would take 2 to 3 weeks.

7. Project Schedule status review including bid, GMP and buyout milestones by Shawmut Design and Construction

Mr. Chamberlain said that he met with Mr. Lombardo and Mr. Michelangelo. Mr. Bradley pointed out that the Construction will be done on an occupied site.

8. Confirmation regarding engagement of project MEP consulting engineer and Landscape Architect

Mr. Chamberlain said that an MEP engineer has been engaged. He said the MEP will contract to his firm. He said that there was a 10% markup sub-consultant services and resulting invoices. Mr. Chamberlain said that he met with Bruce Reinheimer, the Landscape Architect. Mr. Plotkin asked why they needed a Landscape Architect. Mr. Chamberlain said that the beach environment was critical and that they want to have things that are natural to the beach area. Mr. Chamberlain distributed the A/E Fees sheet. The total fee in Item #2 is \$289,270.00. The Committee discussed total fees for the project design, MEP, landscape architect and acoustical engineer. Total fees represent 4.0% of cost of construction. Twig Holland confirmed reasonable and below what Town usually pays.

Mr. Plotkin moved and Mr. Graceffa seconded a motion to approve payment to DeStefano and Chamberlain for the A/E Fees, in the amount of \$289,270.00. The motion passed.

9. Status of RFP for Project Oversight

Ms. Holland said that the RFP has been sent to three different firms and that it has been posted to the Town purchasing authority website. She said that the Proposals are due on March 26, 2015, the date of the Committee meeting. She also said that on April 9, 2015, the date of the Committee meeting, interviews will be conducted.

10. Status report regarding coastal engineering site flood mitigation site study (Joe Michelangelo)

Mr. Michelangelo was unable to attend this meeting. Mr. Dmchowski said that he spoke to him and would give the Committee an update. Mr. Michelangelo met with Race Engineering and they went over the layout for the 1st Phase. He is expecting feedback with a month.

11. Status and discussion of FEMA grant requirements

The FEMA grant was not discussed. Mr. Bradley noted the need to follow-up.

12. Review and approval of any outstanding invoices

Mr. Graceffa moved and Mr. Bass seconded a motion to approve payment to DeStefano and Chamberlain, invoice #4884, dated March 2, 2015 for work, meeting time up to February 26, 2015 in the amount of \$8,250.00. Committee discussed the time spent and cost. Motion passed.

Mr. Bradley said that the Proposal for Shawmut, additional pre-construction services in the amount of \$35,272.00 will be discussed at the next meeting.

13. Old Business

No old business.

14. New Business

No New business.

15. Public Comment

Mr. Dmchowski handed out his recommendations to the Committee. Mr. Dmchowski suggested alternative roof configuration at the open corridor, and a roof that could be retrofitted with solar panels. Mr. Chamberlain addressed these suggestions. The Committee discussed solar panels. Mr. Dmchowski suggested windows with screened louvers. He also suggested plantings on the waterside of the building be a combination of sand and grasses to help with erosion.

Ms. Ewing pointed out that the restrooms at the beach are cleaned at 3:30 p.m. She said that you need two outside functioning bathrooms because of this. She also said that patrons can only use the grills provided at the beach.

16.Adjourn

Mr. Bass moved and Mr. Graceffa seconded a motion to adjourn the meeting. Mr. Bradley adjourned the meeting at 8:27 p.m.

Andrew Graceffa, Secretary
Ellen Marks, Recording Secretary

DRAFT MINUTES SUBJECT TO REVIEW, CORRECTION AND APPROVAL BY THE PENFIELD BUILDING COMMITTEE OF THE TOWN OF FAIRFIELD