

Penfield Building Committee
Sullivan Independence Hall
725 Old Post Road,
Fairfield, CT. 06824
Thursday, March 26, 2015
penfieldcommittee@town.fairfield.ct.us

Present: Mr. Bradley, Mr. Graceffa, Mr. Speciale (via Skype), Mr. Bass, Ms. Corbett, Mr. Plotkin

Absent: Mr. Bellitto

Others: Ms. Holland, Ms. Dyer, Ms. Ewing, Mr. Chamberlain, Mr. McDonald, Mr. Heer, Mr. Reber, Mr. Dmochowski, Mr. Procino, Mr. Pitaniello

1. Call To Order

Mr. Bradley called the meeting to order at 6:08 p.m.

2. Confirmation of Quorum

Quorum confirmed.

3. Confirmation of Meeting Agenda

Meeting agenda confirmed.

4. Approve Meeting Minutes (02/26/2015, 03/12/2015)

Mr. Bass Moved and Mr. Speciale seconded a motion to approve the minutes of 2/26/15.

Mr. Graceffa and Mr. Speciale abstained. 4 in favor. Motion passed.

Mr. Plotkin moved and Mr. Graceffa seconded a motion to approve the minutes of 3/12/15.

Ms. Corbett abstained. 5 in favor. Motion passed.

5. Project Design Status Review and Running List of Design and Material Issues By DeStefano and Chamberlain.

Mr. Chamberlain distributed Technical Drawing and gave a synopsis. He said the interior bathroom in the east wing locker room will have four shower stalls and two single use toilets. The public bathrooms will have 3 stalls each. The current design uses the space more efficiently and keeps the building within the existing footprint. A handicap ramp and a second set of stairs has been added on the west side of the building. In front of the kitchen, there will be an on-grade transformer and a 10 ft. wide delivery lane. There is still one primary entrance. They took a different approach to the on grade decking and added three strips of walkway, in addition to on-grade decking near the concession. A storage room off the kitchen has been added.

Mr. Chamberlain said that the total grade change is 3 ½ feet.

Mr. Bass asked if it would be more cost effective to move the interior bathroom so that the plumbing would be back to back with the public bathrooms. Mr. Chamberlain said that it works well in the center.

Mr. Bradley said that he presented the new plan to the Parks and Rec Department. They discussed the bathrooms and Parks and Rec liked the changes.

Mr. Bradley asked if the roof over the passageway was higher than the other roofs. Mr. Chamberlain said yes. He said the North elevation peak was maybe a few inches higher and the South elevation was lower. Mr. Chamberlain thought that the higher elevation would celebrate it as an opening to the beach. Mr. Graceffa thought it looked awkward. Mr. Bradley asked if the walkway could be left open. There was further discussion and Mr. Chamberlain said he could make it simpler and make it look like the South elevation.

Mr. Chamberlain distributed Black and White Technical Drawings. The Committee discussed these drawings.

Mr. Heer said that he is assigning a new person to the estimating job. He wants this person to start from scratch. They are also generating lists for contracting and supplies. Mr. Bradley told Mr. Heer that he wants a total project estimate for next meeting.

Mr. Bass said that he thought the additional ramp on the west side is overkill. Mr. Bradley said that he committed to having adequate access. Mr. Chamberlain said that Mr. Lombardo needed a ramp near the life guard station.

Mr. Chamberlain reviewed the Running List. The rest rooms were previously discussed. No action yet on the parking lot. The survey is expected within the next week. He spoke to Mr. Devon Santa about the RACE study. Mr. Chamberlain will serve as coordinator for filing the special permit. The proposed delivery lane to the kitchen was previously discussed. Mr. Chamberlain will arrange with UI and the Electrical Engineer re: the transformer. The storage room near the kitchen was previously discussed. The east end of the building has been pulled in with the redesign of the bathrooms and the new plan keeps the building within the existing footprint. Mr. Michelangelo will coordinate a Code Meeting. The Mechanical Engineer has been out to the site four times. He submitted a report on the existing systems. There will be a separate report from the Electrical Engineer. Mr. Chamberlain summarized the Engineer's report. It said most systems seem to be in good condition. Mr. Bradley asked about the Landscape Architect. Mr. Chamberlain said that he met with him twice.

6. Project Budget Status Review by Shawmut Design and Construction

Mr. Heer said that the Committee will be getting a new budget.

Mr. Bradley asked what the Committee should anticipate as far as the development of documents. Mr. Heer said 50% CD sets and then they are ready to go out to bid. Mr. Chamberlain said there will be one more set of drawings. Mr. Heer said that construction will start on July 8, 2015 with a step back of 30 days. Mr. McDonald said they will have a GMP before the bids come in. Mr. Procino said they will have the GMP by July 3, 2015 and will have approval by July 8, 2015. Mr. Bradley pointed out that this is tight and they can't have any surprises.

Mr. Heer said that will have an estimate in two weeks. The Committee will get updated budgets every two weeks.

7. Project Schedule Status Review Including bid, GMP and buyout milestones by Shawmut Design and Construction

This item was discussed (see Item 6).

8. Status of Project Oversight RFP

Ms. Holland said that proposals were opened up. She heard from two Project Management Services, Beacon and Nafis & Young. Nafis & Young are currently working on Osborne Hill.

Mr. Speciale said that there is no need to rush this. He said he has had experience with Nafis and Young. Larry Secor, the Nafis and Young Supervisor was excellent.

Mr. Bass pointed out that each group was basing their costs on different time frames. Ms. Holland said she would clarify this with the firms.

Mr. Bradley said that this subject should be tabled until next meeting when Mr. Speciale was here.

9. Status of Site Review by Coastal Engineer – Joe Michelangelo

Mr. Michelangelo was unable to attend this meeting. Mr. Chamberlain said that the Coastal Engineer is working on the plan.

10. Status of FEMA grant applications and requirement – Joe Michelangelo

Mr. Michelangelo was unable to attend this meeting. Mr. Chamberlain said that he has been sharing drawings with Mr. Michelangelo.

Mr. Bass said that there is an issue between the Town and FEMA concerning whether or not the building meets the requirements for the 50% rule. He said this was known to the Town bodies in December. The Town has engaged Senator Hwang. FEMA is coming here so that they can come to some resolution.

11. Discussion regarding periodic public presentations and communications.

Mr. Graceffa has put drawings on the website. He will put today's drawing on the website with explanations. Mr. Bradley said he would like to talk to the First Selectman and give him a status update. Mr. Plotkin said that it would be a good idea to have a public meeting in May.

12. Review and approval of any outstanding invoices.

No outstanding invoices.

13. Old Business

No old business.

14. New Business

No new business.

15. Public Comment

No public comment.

16. Adjourn

Mr. Plotkin moved and Mr. Bass seconded a motion to adjourn. Mr. Bradley adjourned the meeting at 7:50 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