

**Penfield Building Committee**  
**Board of Education Center**  
**501 Kings Highway, 2<sup>nd</sup> floor**  
**Fairfield, CT. 06825**  
**Thursday, April 9, 2015**  
[penfieldcommittee@town.fairfield.ct.us](mailto:penfieldcommittee@town.fairfield.ct.us)

**Present:** Mr. Bradley, Mr. Bellitto, Mr. Bass, Mr. Speciale

**Absent:** Mr. Graceffa, Ms. Corbett, Mr. Plotkin

**Others:** Mr. Chamberlain, Mr. McDonald, Mr. Procino, Mr. Heer, Ms. Holland, Ms. Ewing, Mr. Michelangelo, Mr. Reber, Mr. Dmochowski, Mr. John Hofbauer (mechanical engineer), Mr. Bruce Reinheimer (landscape architect), Mr. David Zieff (New PBC member candidate)

**1. Call to Order**

Mr. Bradley called the meeting to order at 6:05 p.m.

**2. Confirmation of Quorum**

Quorum confirmed.

**3. Confirmation of Meeting Agenda**

Meeting agenda confirmed.

**4. Approve Meeting Minutes (03/26/15)**

Mr. Speciale said that Item 8, 2<sup>nd</sup> paragraph should read: He had experience with Nafis & Young. Larry Secor, the Nafis & Young Supervisor, was excellent.

Mr. Bass moved and Mr. Speciale seconded a motion to approve the minutes of 03/26/15 as amended. 3 in favor, 1 abstention (Mr. Bellitto). Motion passed.

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

Mr. Bradley asked if they needed to discuss the locker size with Parks and Rec.

Mr. Chamberlain said that they are going to match the size that is there and they can be divided later on if they want to.

Mr. Bradley asked whether or not there was an ADA review. Mr. Chamberlain said yes and that he needs to add handicap access in the showers.

Mr. Bradley asked about the breezeway. Mr. Chamberlain said that the breezeway has a continuous gable shaped ceiling.

Mr. Bellitto asked about the fascia board trim. Mr. Chamberlain said that it is the same thickness as the roof rafters, 2x10's.

Mr. Bellitto asked if there was any concern with the wind blowing off the roof. Mr. Chamberlain said no because it will be secured.

Mr. Bradley asked if wood vents are cheaper than windows. Mr. Chamberlain said the cost is comparable. Mr. Bradley said they will stick with the windows.

Mr. Bradley asked if the outside material would match the west wing. Mr. Chamberlain said he would like to use cedar shingles and it would contrast the existing building.

Mr. Bellitto asked if they would leave the cedar shingles natural or stain them. Mr. Chamberlain said they eventually get to the point where they need a stain or paint so he would like to use a semi solid Nantucket stain.

Mr. Bradley asked if the decking would be wood. Mr. Chamberlain said it would be pressure treated wood decking.

Running List: Mr. Chamberlain said he will meet with Mr. Michelangelo to discuss the solar panels. He said that the roof has been designed to handle the load of the panels. The dumpsters will be located at the far end of the parking lot. The electrical engineer will be reaching out to UI. The electric pole will be removed and the transformer will now be on a slab.

Mechanical Engineer Report: John Hofbauer

Mr. Hofbauer said he spent three days looking at the electrical system. Above the building, he said, everything looks brand new. Underneath, the plumbing is in good condition – there is some rust. He noted a water leak outside of the men's room. The sprinkler system appears to be in good shape. The plumbing fixtures are in good shape except one water closet is cracked. The flushometers are all missing. The domestic water piping appears good. The existing hot water heater is too big in his opinion. He recommended getting a smaller water heater – a 500 million BTU water heater which would be good for 50 showers per hour. He noted that the solar heat was making the water too hot.

Mr. Speciale asked about the aluminum secondary feeders. Mr. Hofbauer said they will be replaced with copper.

Mr. Chamberlain said there is a code meeting the week of April 20, 2015.

Mr. Bradley asked about bringing in temporary power to test the systems. Mr. Hofbauer said that the building should be stable before they do that.

Landscape Architect Report – Bruce Reinheimer (BHR Landscape Architecture)

Mr. Reinheimer explained his Landscape Concept Plan. He detailed the plants that he wants to plant on the dunes facing the beach, the secondary dune area, the front of the building and the road area.

Mr. Bass asked about the American Beach Grass. He noted that it is quick spreading. Mr. Reinheimer said it grows to about 3 ft. in height and needs the wind to blow the sand into it. Mr. Bass said that he has two concerns – the first is that he heard that it harbors ticks and second that since it extends south of the bulkhead it would take away more beach.

Mr. Reinheimer said that it wasn't encroaching that much, 10 feet at most. He said that people tend to go to the wider sections of the beach and that it feathers out in front of the Pavillion and then widens out again.

Mr. Zieff said that all the beach grass died in the beach area and he believes it was due to a fungus.

Mr. Speciale said that he thinks people are allergic to Goldenrod. Mr. Reinheimer said he didn't think it would be a problem.

Mr. Bellitto said he thought the Plan looked good. He asked about the heartiness of the plantings in front in terms of traffic, being near cars and storms. Mr. Reinheimer said that the plantings will handle wind and salt spray but not a big wave in a storm.

Mr. Reinheimer noted that most of the plants are native and will handle wind and salt spray.

Mr Bradley told Mr. Reinheimer that the Committee will need and estimate, possibly a two phase estimate.

Mr. Chamberlain said he had another design item. He said that they tweaked the handicap entrance ramp that was aligned with the delivery entrance to the right of the front entrance. The ramp is now to the left of the front entrance.

#### **6. DD Total Project Budget Presentation (Shawmut)**

Mr. Heer addressed the Construction Budget and Detail. He said it is now \$6,121,007, an increase of \$92,000. Mr. Heer spoke about how the budget was created. He said that it was created with two fresh eyes and himself. He said that there were some repetitive items but it was mostly redone.

The proposed project contingency is \$500,000 at this time.

Mr. Heer compared the conceptual estimate with the DD estimate and reviewed variances by trade. He reviewed the Alternate and Cost Breakout Sheet of Suggested Cost Savings.

Mr. Bradley suggested looking at unit pricing. Mr. Chamberlain noted that they are only 1 ½ percent over but will meet with Shawmut to discuss the items in the budget and work it out. Mr. Bradley emphasized that they need a six million dollar budget going into the bids.

#### **7. Preconstruction Schedule and Key Milestone Dates Presentation (Shawmut)**

Mr. McDonald went over the critical milestone dates. He said to date, they are on line item 13.

Mr. Bradley said that the schedule was tight and left very little room.

Mr. McDonald said that the GMP will be submitted by July 6, 2015 and they will be mobilizing by July 10, 2015. He said that a Special Meeting will be required on April 30, 2015.

Mr. Procino said it is tight but doable. He said that he had personally reviewed the budget assumptions. He said the bidding period was critical.

#### **8. Continuation of Project Oversight Function – Decision to Re Issue RFP**

Mr. Speciale said that he wanted to have the bidders resubmit their proposals because they don't make sense. Ms. Holland said she would like to get hourly rates from them.

Mr. Bradley suggested that the Committee table the project oversight issue.

#### **9. Status of Site Review by Coastal Engineer (Joe Michelangelo)**

Mr. Michelangelo said he spoke to Planning and Zoning. Mr. Michelangelo asked Mr. Chamberlain to get the plans to P & Z prior to their meeting. Mr. Chamberlain said he would.

Status of RACE – Mr. Michelangelo said he enlisted the Coastal Engineer to do the study work pertaining to the potential barrier location. The Engineer has finished the first part of his work and came up with seven alternatives. Mr. Michelangelo suggested that the next step be an internal meeting with Flood and Erosion.

**10. Status of FEMA Grant Applications and Requirements (Joe Michelangelo)**

Mr. Michelangelo said that he is proceeding with the process to get FEMA to approve the funding and noted that it is a long process.

Mr. Michelangelo said that the solar panels are easy to install. Mr. Chamberlain reiterated that the roof was designed to handle the load.

**11. Discussion Regarding Periodic Public Presentations and Communications**

Mr. Bradley said that the Board of Selectman have been invited to the May 1<sup>st</sup> meeting.

**12. Review and Approval of Any Outstanding Invoices**

Mr. Speciale and Mr. Bellitto, members of the Subcommittee, agreed to move forward with the \$28,000s invoice to Destefano & Chamberlain for Architectural Services. There was no quorum present at this time since Mr. Bass had to leave early.

**13. Old Business**

No old business.

**14. New Business**

No new business.

**15. Public Comment**

Mrs. Ewing introduced Mr. David Zieff, a PBC member candidate.

Mr. Dmochowski wants to be included in the meeting with Flood and Erosion. He wants to make sure that the \$225,000 grant is used for its intended purpose.

**16. Adjourn**

Mr. Bradley adjourned the meeting at 8:30 p.m.

Andrew Graceffa, Secretary

Ellen Marks, Recording Secretary