

Penfield Building Committee

Special Meeting

Board of Education Center

501 Kings Highway, 2nd floor

Fairfield, CT. 06825

Thursday, May 21, 2015

penfieldcommittee@town.fairfield.ct.us

Present: Mr. Bradley, Mr. Bellitto, Mr. Bass, Mr. Pitaniello, Mr. Plotkin, Mr. Graceffa, Ms. Corbett, Mr. Speciale

Absent: Mr. Zieff

Others: Mr. Jeff Whalen, Mr. DeVlyder, Mr. Chamberlain, Mr. Procino, Mr. McDonald, Mr. Heer, Ms. Ewing, Mr. Robert DeMarini, Mr. Lombardo

1. Call to Order

Mr. Bradley called the meeting to order at 6:07

2. Confirmation of Quorum

Quorum confirmed.

3. Confirmation of Meeting Agenda

Meeting agenda confirmed. Mr. Bradley noted the agenda and procedural requirements for a special meeting.

4. Project Budget Presentation by Shawmut Design and Construction, Review and Discussion

Mr. Bradley reported that he and Mr. Chamberlain met with Parks and Rec last evening to review the project.

Mr. McDonald circulated his agenda for PBC Special Meeting Agenda Item #4

1. Review of past week progress/work.

Mr. McDonald reported that on Friday 5/15, they reviewed estimate pricing and quantities with various subs. On Monday, 5/18, they reviewed the scope of work/estimate with DeStefano & Chamberlain. On Tuesday, 5/19, they had an on-site MEP inspection with Eastern Engineering and Hofbauer Associates. On Wednesday, 5/20, they had pricing and scope confirmation discussions with DeStefano & Chamberlain.

2. UI Utility Transformer Cost.

Mr. McDonald said that he contacted Antoinetta Cotton (Sr. Strategic Account Manager) at UI on 5/18. Today, they had a conference call and they spoke about the location of the transformer. Ms. Cotton felt that there would be no charges to the Town. UI is ready to remove the existing transformer and wiring. The wires are not live.

Mr. DeMarini said that the location of the transformer is within UI's regulations.

3. SDC Preconstruction value from start of Preconstruction to RTM approval.

Mr. McDonald said the value is \$35,186.32.

The Committee addressed questions to Mr. DeMarini.

The Committee asked about his level of confidence concerning the documentation. Mr. DeMarini said that there is no way to tell by looking on the outside what is happening inside the walls. He said it was a good solution to reuse fixtures, testing of circuits, and looking for shorts where they can't be seen. He said the underneath part of the building is documented. He said that he did not see that water got above the floor. He can see evidence of mold on the bottom edge of some interior walls. He said that there is an allowance for work that can't be seen.

Mr. Bellitto asked if he had prepared a report as to what is working and what is not working.

Mr. DeMarini said that the contractor has been asked to test the cables. Mr. Chamberlain said that the drawing is more complete as to the scope of work. Mr. DeMarini said the testing requirement is in the document. Mr. Chamberlain said that the testing has to be done by the trades once they get into the building. Mr. DeMarini said that once the building is back and set in place, that is when they can actually see what is and is not working.

Mr. Bass said that he is concerned about the unknown. He asked if there was an estimate to rewire if it is found that things are unexpectedly damaged. Mr. Heer said that a full replacement estimate was \$180,000.

Mr. Pitaniello commented that the \$180,000 was not including fixtures. He asked about the fixtures and if it was reconciled in the trade package. Mr. DeMarini said that the existing fixtures are high quality luminaires. He said it was acceptable practice to reuse fixtures.

4. Parking Lot Elevation Scope of Work

Mr. McDonald said that he is in the process of confirming the scope of work.

He said that the project budget would include two course pavement systems to Town of Fairfield standards (1.5" surface course Class, 2,2" binder course Class 1) for entire lot area, approx.. 58,000 sq ft, bio-swale soils and plantings, and underground utilities.

Mr. McDonald reported that DPW has agreed to contribute fill, bringing the parking lot up to grade, putting in catch basins. He said that this brings the parking lot back into the project scope and budget.

Mr. Bellitto said that he wants to make sure the Committee understands cost impact on DPW and/or project budget. Mr. Chamberlain said that DPW is offering what they already have in their budget – they have the labor for the prep work and the machinery. He said that the expensive part is the pavement which will be a project cost.

Mr. Bellitto asked for an explanation of the difference between pavers and asphalt as it pertains to drainage. Mr. Chamberlain said that the current project calls for regular pavement and the water problem would be mitigated by the bio swales and plantings.

Mr. McDonald was asked how the pavers performed. He said some people slipped and fell and that they are not effective unless cleaned and maintained in place and level.

Mr. Chamberlain said that the flooding issues are not driven by the parking lot. He said that the asphalt won't make it worse. He said the pavers can be used somewhere else.

Mr. Bass said that he objects to the black top aesthetically and feels that this proposal means replacing a perfectly good parking lot.

There was a discussion about whether to leave the current parking lot or redo it. The discussion included issues related to potential damage to the parking lot due to use as a construction access and staging area, potential damage due to building relocation (shoring towers) and requirement for various utility tranches that would dig up part of the lot. The Committee decided to raise the parking lot but put the pavers back with bio-swale. Mr. Heer said that if we salvage the pavers, it will cost \$50,000-\$75,000 in labor. He said that it can be managed by adding it as an add alt during the bid.

Consensus of Committee: Do not change the current 50% CD documents that describe the reconstructed parking lot.

Mr. Bradley asked about extending the project schedule about 2 weeks. Mr. McDonald said that extending it two weeks would impact the overall schedule accordingly. An extension of 1 week would have no effect and he thought 3 weeks might have an impact going into winter.

Consensus of Committee: Delay bid for 3 weeks in order not to rush and allow time to complete the 100% and coordinate the specifications with the drawings and bid packages and allow more time for bidding. The change in bid date allows a bid sequence that goes beyond July 4.

5. Presentation and Discussion of Updated 50% CD Cost Estimate

Mr. Heer said he walked the site and sub contractors have visited the site.

Page 1 - He said there was a net change of \$178,000. The projected construction budget is currently \$107, 114.00 over funded amount with \$500,000 contingency still in place.

Mr. Graceffa wanted clarification with the landscaping. Mr. Heer said that there is a \$30,000 allowance.

Mr. Bradley reiterated that the complete project for 50% CD drawings assumes the parking lot will be raised and assumes a contribution from the Town of Fairfield DPW.

Page 2 – Mr. Heer said there were no changes of soft costs.

Page 3 – Mr. Heer reviewed New Items.

#24 deduct storage room. This saves \$14,000.

#25 deduct vehicle lane to kitchen. Have to keep it due to transformer location.

#26 deduct handicap ramp off concession stand. Saves \$14,900.

#27 deduct two bulkhead stairs. Saves \$4,600.

#28 deduct concession stand covered deck. Saves \$10, 950.

#29 deduct boardwalks from re-used materials. Saves \$16,800.

Mr. Lombardo said that the boardwalk and storage room can be done at a later date.

Discussion new items:

#29 Boardwalk: \$16,800 move to bid alternate

#24 Storage Room: \$14,000 move to bid alternate

#27 Bulkhead Stairs: \$4,600 Disapprove
#28 Covered Deck: \$10,050 Accept deduct .
#26 Handicap Ramp: Accepted
#29 Boardwalk: move to bid alternate

This leaves a \$50,000 over funded amount with \$500,000 contingency in place.

Committee Consensus: Budget that matches 50% CD proceeding to 100% CD.

Mr. Procino set July 14th as the bid date. The GMP date will be 2 weeks after bids are due.

Mr. Chamberlain said he will present 100% CD drawings next week.

Mr. McDonald said he will provide an updated schedule.

Mr. Bradley asked about the level of confidence with \$450,000 as a contingency. Mr. Procino said he is confident in the numbers but reducing the contingency might be aggressive.

5. Presentation of any remaining outstanding project design issues by DeStefano & Chamberlain, Review and Discussion.

No outstanding design issues other than parking lot at this time.

6. Adjourn

Mr. Bellitto moved and Mr. Bass seconded a motion to adjourn.

Mr. Bradley adjourned the meeting at 8:39 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