

Penfield Building Committee
Special Meeting
Board of Education Center
501 Kings Highway
Fairfield, CT. 06825
Thursday, January 14, 2016
penfieldcommittee@town.fairfield.ct.us

Present: Mr. Graceffa, Mr. Bellitto, Mrs. Nelson, Mr. Bradley, Mr. Bass, Mr. Pitaniello, Mr. Plotkin, Mr. Speciale (via skype)

Absent: Mr. Zieff

Others: Mr. Chamberlain, Mr. McDonald, Mr. Vincent, Mr. Michelangelo, Mr. Lombardo, Ms. Dyer, Mr. Ryan, Ms. Ewing, Mr. Joe Canus, Mr. Mayer, Mr. Jim Wendt, Mr. CharlesWarrington

1. Call To Order

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

2. Confirmation of Quorum

Quorum confirmed.

3. Confirmation of Meeting Agenda and Order

Mr. Bradley asked for a consensus to change the order of items on the agenda: move Election of Officers to first order of business, followed by Approval of Meeting Dates and then Item 11, Review and Update Regarding FEMA and Grant Requirements (Joe Micehlangelo). The Committee agreed.

4. Election of Committee Chair, Vice Chair, Secretary

Mr. Bellitto moved and Mr. Pitaniello seconded a motion to elect Mr. Bradley Chair. Motion passed unanimously.

Mr. Graceffa moved and Mr. Bass seconded a motion to elect Mr. Bellitto Vice- Chair. Motion passed unanimously.

Mr. Bellitto moved and Mr. Bass seconded a motion to elect Mr. Graceffa Secretary. Motion passed unanimously.

5. Review and Approval of Committee Meeting Dates for 2016

Mr. Graceffa distributed and explained the Meeting Schedule for 2016.

Mr. Bellitto moved and Mr. Bass seconded a motion to approve the Meeting Schedule for 2016. Motion passed unanimously.

6. Review and Update Regarding FEMA and Grant Requirements (Joe Michelangelo)

Mr. Michelangelo distributed the Flood Management Regulation for State Agencies. He said that it came to his attention last week that the State Regulations require that that they raise the building one foot above the floodplain. Mr. Michelangelo referred to Sec.25-68h-1,

Connecticut floodplain management regulations for state agencies, (c) (1) and section (b) (4). He explained that these two sections are applicable because it is Federal HUD money (DEEP).

Mr. Bellitto asked if the Town Attorney was consulted. Mr. Michelangelo said yes. Mr. Bellitto asked if he issued an opinion. Mr. Michelangelo said no. Mr. Bellitto said that he is uncomfortable moving forward without something in writing from the Town Attorney.

Mr. Michelangelo asked Mr. Joe Canus, Engineer and Certified Floodplain Manager to explain. Mr. Canus said that State funding requires that Project Floodplain management be involved. He said that the lowest point on the building is only ½" above flood and while that satisfies the FEMA requirement, it does not meet the floodplain management requirements.

Mr. Bradley asked why this didn't come up before. Mr. Michelangelo said that he and no one else in the Town had any experience with this before and were unaware of the requirement. He said that this was triggered because the State Agency uses this as a pass through and because of the Community Block Grant. Mr. Michelangelo stated that the required freeboard is a margin of error. Mr. Bradley asked if this requirement has ever been waived. Mr. Canus said they filed for an exemption on another project in 2013. The appeal was filed and it is going to court but as a result the project cannot go forward. He said one in Bridgeport was denied. He said if the Town asks for an exemption, it will push the project back a year or two. Mr. Canus explained that there are 4 grounds for exemption: 1- it is in the public interest, 2- it will not injure people or property, 3- the project is compliant with NFIP (National Flood Insurance Program), 4- Owner is aware of the potential effect of increased insurance premiums. He said that it is hard to prove number 2, that it will not injure people or property. Mr. Michelangelo said that he sees 3 options – go for the exemption, forego the \$500,000 grant or comply.

Mr. Jim Wendt spoke to the Committee on this topic. He said the benefits of raising the building another foot is that higher is always better and that they will qualify for less insurance premium. He said that new construction is going above the required standard. He said there has been a change in mapping and raising the building will protect the Town in case there is additional mapping. It will also protect the Town against a change of code.

Mr. Bradley said that the Committee is faced with this late change because it came up when the Town applied for the State Grant.

Mr. Bass commented that when grants are issued it is typical for the recipient to understand the requirements of the grant.

Mr. Bob Mayer said that if the Committee chooses to ignore the regulation, the Town will have to pay \$500,000 more than budgeted. Mr. Mayer was asked if the Town chooses to build a foot higher, would FEMA reimburse for that. Mr. Mayer said that the FEMA consultant felt FEMA would reimburse for adding the additional foot. Mr. Michelangelo

said that FEMA public assistance money does not require an additional foot and we will get the money.

Mr. Chamberlain agreed with Mr. Wendt that freeboard is a good thing and that a foot higher might be required in the future. Mr. Chamberlain distributed a revised floor plan with an additional foot higher and summary of changes needed to raise the building. Mr. Chamberlain explained the impact on the existing design. He emphasized that there will be an associated cost but it is possible to implement the additional foot.

Mr. Bellitto asked if the pitch of the parking lot will impact the run off of rainwater. Mr. Chamberlain said that there will be an increase in pitch but it will not impact the run off of rainwater as the parking lot is already pitched. Mr. Michelangelo said that all storm water has two outlets – one, west toward Reef Road and one, east towards the Marina.

Mr. Bass said that he didn't think the catch basins would hold run-off nor would they help any time the neighborhood floods, which would be worse with the higher grade of the lot.

Mr. Bradley asked about the cost impact. Mr. McDonald said the estimated cost would be close to \$200,000.

The Committee discussed this issue.

7. Discussion and appointment of Budget Management and Change Order Subcommittee

Mr. Bradley tabled this item.

8. Review and approval of the Project Oversight scope of services and Agreement

Mr. Pitaniello said that since the last meeting, the subcommittee has met and developed a scope of services with recommendations to add to Colliers agreement.

9. Confirmation of the project scope of work, GMP and notice to proceed (Shawmut)

Mr. Warrington said that the GMP has been signed. He said that he received it last week. Mr. Chamberlain said that there is only one set of documents but that he can do a conforming set.

10. Confirmation of the construction documents and project total budget (Shawmut)

11. Confirmation of project master schedule and first 90 day look ahead schedule (Shawmut)

Mr. Vincent distributed the 90 day look ahead schedule. He said the building will be moved on April 15, 2016. He said the building permit is almost complete.

12. Discussion and Committee direction regarding periodic project status report

Mr. Bradley asked the Committee to think about what form of communication they would like to have.

13. Review and approval of any outstanding invoices or requisitions for payment

Mr. Speciale moved and Mr. Pitaniello seconded a motion to approve payment to Shawmut, invoice 4a, for extended bidding funding fees, in the amount of \$82,924.56. Motion passed unanimously.

Mr. Speciale moved and Mr. Bass seconded a motion to approve payment to DeStefano and Chamberlain, invoice #5323, for A&# Construction, in the amount of \$600.00. Motion passed unanimously.

Mr. Speciale moved and Mr. Graceffa seconded a motion to approve payment to Shawmut, invoice 3b, for make safe work, in the amount of \$1,018.62. Motion passed unanimously.

14. Public Comment

No public comment.

15. Old Business

No old business.

16. Adjournment

Mr. Plotkin moved and Mr. Graceffa seconded a motion to adjourn the meeting. Mr. Bradley adjourned the meeting at 7:48 p.m.

Andrew Graceffa, Secretary
Ellen Marks, Recording Secretary