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

Present: Mr. Bradley, Mr. Zieff, Mr. Bass, Mr. Plotkin, Mr. Speciale, Mr. Graceffa
Absent: Mr. Pitaniello, Mr. Bellitto, Mrs. Nelson
Others: Mr. McDonald, Ms. Dyer, Mr. Vincent, Mr. Chamberlain, Mr. Whalen, Mr. Danton, Mrs. Ewing, Ms. Georgiadis, Mr. Dmchowski

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 and Order**

Mr. Bradley said that items 9 and 10 would be combined.

4. **Review and Approval of Meeting Minutes from 3/10/16**

Mr. Bass moved and Mr. Speciale seconded a motion to approve the Minutes of 3/10/16. All in favor. Motion passed.

5. **Report from Shawmut regarding project status and schedule**

Mr. Vincent reported that the piles are being driven. 75% of the piles on the east wing are done and the rest will be completed on Monday. The utilities are disconnected. The site preparations are complete.
Mr. Whalen said that they started leveling the building today.
Mr. Chamberlain said proper precautions are being taken.
Mr. Whalen said there has been no damage to the tiles. The clips are sliding and he will monitor the upper clips. He said the progress and outlook for things going back into place is good.
Mr. Vincent said that the plan is to move the building on 4/25/16. This is a one-day operation. The new steel contractor is on board.

6. **Report from Colliers regarding project budget, project status and GMP reconciliation**

Mr. Danton reviewed the Project Budget with the Committee.
Mr. Danton said that the project is on schedule, there are no unresolved major issues and there are no change orders.

Mr. Danton reviewed the GMP Reconciliation-Draft Form with the Committee.
He said the allowances and alternates (by Shawmut) had not been broken out separately. He said the Trade Package value needs to be separated. Mr. McDonald

said that statement was incorrect and that the allowance summaries were broken out. Mr. McDonald felt this document was inaccurate and this wasn't a reconciliation document because they (Shawmut) were not consulted prior to it being presented. Mr. Zieff said that in the future, the Committee should be made aware prior to the meeting if issues, such as this, have not been resolved. Mr. Bass agreed.

Mr. Speciale brought up the reconciliation of cost prior to February for Shawmut.

Mr. Danton said that they have done a lot of research. He said everything has been paid and they don't understand the extra cost. Ms. Dyer said that there is a Purchase Order but the date is in question. Shawmut is going to provide documentation as to the cost. Mr. Speciale said that he wants to be present at the Tuesday meeting.

7. **Report from DeStefano & Chamberlaiin regarding project status, design and material selection issues and proposed parking lot alternative designs.**

Mr. Chamberlain said that he is on-site 2-3 times per week. He said he is doing special inspections of the pile driving. He is monitoring the seismograph readings on site. He reported that a few piles were broken and that they have hit a few obstructions. He said that overall it is going smoothly, including the building moving work. He said the project is on or slightly ahead of schedule.

Mr. Bradley said that one neighbor had concerns about the vibration. Mr. Chamberlain said that he is willing to go out and see if there is any damage. Mr. Chamberlain said that the legal limit for ground motion is generous and that the seismograph readings have been well below the limit. Mr. Bass asked what the concern was. Mr. Chamberlain said that people are feeling the vibration in their homes. Mr. Bradley said that he has received emails about this question from the Town Risk Manager and asked Mr. Chamberlain to respond. Mr. Zieff commented that the neighbor in question is a considerable distance from the site. He said it was her shower doors that were shaking.

Mr. Chamberlain distributed a document – Alternate Parking Lot.
Mr. Chamberlain said that the Town tried to move a few pavers and they came out broken, presumably broken prior to on-site work. He proposed two alternative ideas instead of reinstalling the entirety of the current paver design. The first was the installation of two grated trench drains, with an infiltration bed of crushed stone beneath, extending along the majority of the east-west axis of the parking lot between rows of parking. The second option was two curbed gravel strips with an infiltration bed of crushed stone beneath, extending along the majority of the east-west axis of the parking lot spaces.
Mr. Graceffa asked if there was room for option 2. Mr. Chamberlain said they can only have a design that will be flush with the pavement. Mr. Graceffa said he would be fine with either idea. Mr. Bass asked about the cost. Mr. Chamberlain said, on

Shawmut side, it would be a wash. Mr. Chamberlain said the Town would do the trenches, etc.
Mr. Bass said that he is not a fan of the parking lot being elevated and thinks the pavers and parking lot should be left as it is. He said that he is disturbed that the Committee was still talking about pavers because we had many previous discussions and two votes to keep the pavers. Mr. Zieff said that gravel will wind up in the street. Mr. Chamberlain said that this is a curb enclosed strip and that no one is driving on it. Mr. Plotkin said that weather, water, snow etc. can make gravel move. He asked if this will alter the number of parking spaces. Mr. Chamberlain said no. Mr. Chamberlain said that they can buy the same pavers and that it would be around $30,000. Mr. Graceffa asked if Mr. Michelanglo had any preference. Mr. Chamberlain said that Mr. Michelangelo is in favor of either option.

The committee will discuss this further at a later time.

8. **Confirmation of the PBC Finance Subcommittee and scope of responsibilities**

Mr. Speciale moved and Mr. Graceffa seconded a motion to accept Mr. Zieff, Mr. Speciale, Mr. Pitaniello and Mr. Warrington as members of the PBC Finance Subcommittee, and to accept the Document as written in regard to the duties and responsibilities of this Subcommittee. All in favor. Motion passes.

9. **Report from the PBC Finance Subcommittee regarding project monthly requisition for payment and any other outstanding invoices.**
10. **Review and approval of testing laboratory services.**

Mr. Chamberlain said the Package for Material Testing has been bid out.

Mr. Graceffa moved and Mr. Plotkin seconded a motion to accept the Bid to provide labor, materials and equipment for material testing services for the reconstruction of the Penfield Pavilion from Special Testing Laboratories, Bethel, Connecticut. 5 in favor,
1 abstention (Speciale). Motion passed.

Mr. Zieff moved and Mr. Speciale seconded a motion to approve payment to DeStefano & Chamberlain, Invoice #5462, for Construction Phase Services 18% complete, in the amount of $10,059.00; to Colliers, Invoice #15654, for attendance at building committee meetings, review of invoices and update project financials, site visits and reconciliation of GMP contract, in the amount of $6,796.10; to People's United Bank, Invoice #519249, for AXIS Surplus Insurance Company – Builder's Risk, in the amount of $150,000.00. All in favor. Motion passed.

Three additional invoices to Stanton Lesser were not voted on. The Committee felt it must have more data. Mr. Speciale said that the Committee must have project specific invoices.

The Construction Invoice was not presented because Colliers wanted to see further breakdowns.

Mr. Graceffa moved and Mr. Zieff seconded a motion to Deputize the PBC Finance Subcommittee to review the Construction Invoice for $335,313.61 before the next meeting (without setting a precedence) All in favor. Motion passed.

11. Public Comment

Mrs. Georgiadis, District 9, RTM. Mrs. Georgiadis agreed with Mr. Bass about the pavers. She is also concerned about the gravel going into the road. She said that people who rent the Pavilion are aware of the high heel/paver issue and she doesn't think high heels should be a consideration in removing the pavers. She also said that from personal experience, gravel is useless when water is inches above the ground.

Dick Dmchowski, Colonial Drive, Fairfield. He said that the rubble is at the eastern most end of Horse Hill and that it will be equal to the original bulkhead. He said he send a letter dated 3/8/16 to the Committee regarding the cover which he does not think is meaningful resistance to storms. He said Flood and Erosion are concerned about the detail.

12. Old Business

No old business.

13. New Business

No new business.

14. Adjournment

Mr. Plotkin moved and Mr. Graceffa seconded a motion to adjourn the meeting. Mr. Bradley adjourned the meeting at 7:42 p.m.

Andrew Graceffa, Secretary
Ellen Marks, Recording Secretary