

DRAFT MINUTES
Penfield Building Committee
Board of Education Center
501 Kings Highway
Fairfield, CT. 06825
Thursday June 9, 2016
penfieldcommittee@town.fairfield.ct.us

Present: Mr. Bradley, Mr. Pitaniello, Mr. Speciale, Mr. Zieff, Mr. Bass, Mr. Graceffa (6:10), Mr. Plotkin (6:15)

Absent: Mr. Bellitto, Mrs. Nelson

Others: Mr. Chamberlain, Mr. Whalen, Mr. Vincent, Mr. Danton, Mr. Warrington, Ms. Dyer, Mr. Dmchowski, Mr. Foley, Mr. Michelangelo, Mrs. Ewing

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

Meeting agenda and order confirmed.

4. Review and approval of Meeting Minutes from 05/12/2016

Mr. Zieff moved and Mr. Bass seconded a motion to approve the Minutes of 05/12/2016. All in favor. Motion passed.

5. Report from Shawmut Design and Construction regarding project status including, schedule, interface with the public and 90 day look ahead schedule

Mr. Vincent said that the project is ahead of schedule. He said the Town bulkhead work is proceeding. They will be moving the fence closer to the building (beachside) next Thursday. This should create 20 more feet of beach space.

Mr. Michelangelo said there is a big push to create more beach space when school is out on June 18th and the beach is fully staffed. The bathroom trailer is currently located by the Durrell Pavilion and a second trailer will be placed on the east side of the building when the fence is relocated and there is increased use of the beach.

Mr. Whalen reported that the locker wing framing is continuing. The underground sewer and storm is completed. Next Friday, they will receive reinforcing steel and start grade beams. He attended a meeting of subcontractors involved in the next building move and the actual projected move back date is 8/29/16. They will remove all the temporary steel under the building by 9/9/16. Work has been done inside the building, such as removal of some dry wall.

Mr. Zieff asked if there has been any vandalism. Mr. Whalen said there has been no damage or loss of equipment but some fence repairs were necessary. Mr. Zieff asked if anyone will be on site during the weekends. Mr. Whalen said no. Mr. Bradley asked about public safety.

Mr. Whalen said the cross walk has helped and crossing guards have also been helpful. Mr. Pitaniello asked about the electrical and plumbing inspection regarding Sandy damage. Mr. Whalen said that plumbing and electrical damage has been identified. Mr. Bradley asked if the building is level. Mr. Whalen said that the building is on a flat plane but no yet perfectly level.

6. Report from Colliers International regarding project status including, schedule, cost, CM and Owner Contingencies, Change Orders, Potential Change Orders, project concerns and risks.

Mr. Danton distributed the Construction and Project Update to the Committee.

He said Shawmut is currently on schedule with all construction related tasks.

He said the current risks to the construction are:

Changes to contract scope per ASI-02 (PBC Finance Sub-Committee and Colliers are anticipating pricing from Shawmut by the beginning of next week. CCD direction may be required to prevent scheduling and construction delays);

Final revisions to the structural steel shop and piece drawings per the proposed ASI-02 changes;

Galvanized structural steel deliver date meets schedule assumptions.

Mr. Danton said that the Fire Marshall did an inspection. Quality of work on the project, thus far, has been acceptable. Mr. Zieff asked about neighborhood complaints due to the pile driving activity. Mr. Danton said there have been no further issues since the initial neighbor complaints were brought to the Towns attention. He said they have taken extra precautions with seismic monitoring and that there has been continual monitoring. No unusual readings (outside of normal seismic activity range) have been observed.

Mr. Danton listed the unresolved major issues. They are covered under pending ASI-02, parking lot final scope and design, bulkhead and revetment removal, and pedestrian safety and traffic plan for the beach season around the construction site.

Mr. Pitaniello asked about United Illuminating. Mr. Chamberlain said that prior to construction he met with UI. He has met with the same gentleman again and it has been confirmed that the transformer will be placed as planned.

Mr. Plotkin asked about the foam insulation removal. Mr. Danton said that the existing spray foam insulation is to be selectively removed by hand. Mr. Chamberlain said that they are only removing portions where the steel is to be placed.

7. Report from DeStefano and Chamberlain regarding project status, outstanding design, engineering and quality issues

Mr. Chamberlain said that the removal of the bulkhead has generated other necessary changes. He noted two other issues: columns under the building were taller than expected

so they had to lower the grade beams 3 ½ inches and in some areas they decided to use wood beams instead of steel beams.

Mr. Chamberlain distributed the Architect's Supplemental Instructions (ASI) #2. He reviewed the modification to the project scope item by item.

Mr. Chamberlain explained a Construction Change Directive (CCD). He said it is a proposal authorizing work and finalizing pricing afterwards due to the timeliness of the necessary activity.

Mr. Plotkin moved and Mr. Speciale seconded a motion to direct the Architect and Owners Representative to proceed with the issuance of a Construction Change Directive that incorporates all the work identified in ASI-02, dated May 23, 2016. All in favor. Motion passed.

Mr. Chamberlain reported that the project will be receiving a credit for the pile activity due to linear footage not utilized.

Mr. Chamberlain said that on May 26, 2016, Mr. Michelangelo arranged a meeting of Town staff and FECB members to discuss what to do with the area where the bulkhead was removed. The consensus was soft controls. They asked Mr. Chamberlain to re-engage with the landscape architect, which he did. Mr. Reinheimer, the landscape architect, has submitted a proposal to do research for soft options utilizing erosion control strategies and plantings to minimize sand erosion during high water storm events. This proposal was distributed to the Committee.

Mr. Graceffa asked what Mr. Chamberlain anticipated would be the final deliverable per the proposal. Mr. Chamberlain indicated it would be a written report with design options for the beach side (south), not a conceptual plan. Mr. Graceffa asked if it would be a DPW expense not a Project expense. Mr. Chamberlain said that Mr. Michelangelo said it is possible.

Mr. Zieff said that he planted sea grass many times at his house on the beach and that high tide has taken it out.

Mr. Pitaniello said that he agrees with Mr. Graceffa that it should be a DPW expense.

Mr. Bass said that he is uncomfortable spending more money and not knowing what the result will be. He would like options before spending an additional \$10,000.

Mr. Dmchowski, Flood and Erosion Control Board, said that the sand dune is at an elevation 12, water side. He said he recommends placing geomat to stabilize the sand and then planting sea grass. He said this is the best we can do at this point.

Mr. Plotkin opposed fence around the sea grass and agrees that this is a DPW project.

Mr. Plotkin moved and Mr. Graceffa seconded a motion that the Committee take no action.

Mr. Bass said that he is familiar with the geomat concept and it sounded appealing.

Vote: All in favor. Motion passed.

8. Report from the Chair regarding status of the parking lot scope of work

Mr. Bradley said that a question has been raised if the parking lot can continue to be a meeting agenda item. Mr. Bradley said that he consulted with Attorney Eileen Kennelly, and based on her understanding of the facts, confirms that we can address the parking lot as a potential Change Order or design change.

Mr. Bradley asked how much time the Committee has to review and confirm the design of the parking lot. Mr. Vincent said not until after the building is moved back. He reminded the Committee that asphalt plants close by December. Mr. Chamberlain said that the decision on whether to install the paver has little schedule impact but changing the grade of the parking lot does have an impact. Mr. Bass stated that the base project does not include repaving the parking lot. Mr. Chamberlain said it does include paving. Mr. Plotkin asked about the cost of re-grading the area. Mr. Chamberlain said that the cost is in the GMP. He said the re-grading isn't a project cost because DPW is bringing in the fill. Mr. Pitaniello thought that the Committee is co-mingling the issues, grading/pavers.

Mr. Bass stated that the Minutes say the pavers are going to be stored off-site. The Minutes, he said, after the GMP, say that the members wanted pavers. He said there was a consensus, but he believes there was a formal vote regarding the pavers. He doesn't think we should spend any more money on the parking lot. He suggests that the Committee keep the pavers and parking lot as it is. He said they should build a pad for the transformer and build more ramps. Mr. Speciale said that wants to go with the drawings as they are. Mr. Zieff favors the pavers. Mr. Plotkin is concerned about the length of the ramps and has a problem with adding any more ramp. He said to leave the slope and add pavers. Mr. Graceffa said the Committee was not happy with the alternative of more ramps but he is concerned about the pavers. He favors any solutions that is equal to or better than the current stormwater management situation. He would rather stay with the current design and leave the pavers for further discussion. Mr. Pitaniello agrees with Mr. Graceffa. He thinks the pavers are nice to have rather than need to have. He wants to know the cost of the paver re-installation. Mr. Bass said that the Committee has given little regard to the neighborhood. He said the neighborhood wants the parking lot to look like it did before.

Consensus of the Committee: to proceed as per the design.

9. Report from DeStefano and Chamberlain regarding issues and actions by the Town related to the existing partially removed timber bulkhead

See discussion of bulkhead – Item #7.

10. Report from the PBC Finance Sub-committee regarding review and approval of any outstanding invoices or applications for payment

Mr. Pitaniello recommended that the Committee act on 6 out of the 7 invoices because the Finance Sub-committee has some further questions regarding Invoice #005.

Mr. Pitaniello moved and Mr. Speciale seconded a motion to approve payment to DeStefano & Chamberlain, Invoice #5575, for Construction Phase Services 38% complete, in the amount of \$10,010.00. All in favor Motion passed.

Mr. Pitaniello moved and Mr. Speciale seconded a motion to approve payment to DeStefano & Chamberlain, Invoice #5576, for additional services to modify drawings due to removal of existing bulkhead, in the amount of \$9,965.00. All in favor. Motion passed.

Mr. Pitaniello moved and Mr. Speciale seconded a motion to approve payment to SBS dba Colliers International, Invoice #16006, for attending building committee meetings, review invoices and update project financials, part time construction administration, and review invoices/change orders with FSC, in the amount of \$6, 596.11. All in favor. Motion passed.

Mr. Pitaniello moved and Mr. Speciale seconded a motion to approve payment to Shawmut Woodworking and Supply, Application #8, for contractual payment, in the amount of \$557,266.26. All in favor. Motion passed.

Mr. Pitaniello moved and Mr. Speciale seconded a motion for Change Order #002, credit to Shawmut Woodworking and Supply, for changes in storm loop, in the amount of \$4,528.00. All in favor. Motion passed.

Mr. Pitaniello moved and Mr. Speciale seconded a motion for Budget Transfer #004, Shawmut Woodworking and Supply, for dirt leveling pad, in the amount of \$5,708.00. All in favor. Motion passed.

11. Public Comment

No public comment.

12. Old Business

No old business

13. New Business

No new business.

14. Adjournment

Mr. Bass moved and Mr. Graceffa seconded a motion to adjourn the meeting. Mr. Bradley adjourned the meeting at 8:05 p.m.

Andrew Graceffa, Secretary
Ellen Marks, Recording Secretary