

Penfield Building Committee
July 28th, 2016
INDEPENDENCE HALL
1st floor Conference Room
725 Old Post Road, Fairfield, CT 06824
penfieldcommittee@town.fairfield.ct.us

Present: Mr. Bradley, Mr. Zieff, Mr. Bass, Mr. Graceffa, Mr. Plotkin, Mr. Bellitto, Ms. Nelson

Absent: Mr. Pitaniello, Mr. Speciale

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

1. Call to Order

Mr. Bradley called the meeting to order at 6:00 p.m.

2. Confirmation of Quorum

Quorum confirmed.

3. Confirmation of Meeting Agenda and Order

Meeting agenda confirmed. Due to other commitments for Mr. Michelangelo, the discussion on the parking lot configuration was moved up in the agenda to no objection.

4. Review and approval of Meeting Minutes from 06/09/2016

Mr. Zieff moved and Mr. Bass seconded a motion to approve the Minutes of 06/09/2016. All in favor. Motion passed. Mrs Nelson abstained.

5. Presentation and confirmation of scope and cost regarding completing the parking lot in accordance with GMP and contract documents; adding porous pavers in lieu of rain gardens or patching and repairing the existing areas of asphalt pavement and porous pavers.

Mr. Bradley presented the three scopes of work that had been outlined for evaluation and pricing: 1) Maintain current GMP design, 2) Parking lot regraded and reconstructed with new precast pavers in lieu of landscaped rain gardens, 3) Repair existing parking lot asphalt and precast pavers assuming existing grade, paving and drainage features remain per existing.

Mr Vincent presented the cost and schedule implications for each option: 1) No impact on cost or schedule, 2) Net cost add of \$175,000-200,000 and additional two weeks of construction time, 3) Net cost add of \$165,000-190,000 and additional two weeks of construction time.

Mr. Chamberlain provided copies of the alternative site plans for 2) ASP-1 and 3) ASP-2.

Mr. Michelangelo that, as an alternative, DPW could handle most of the tasks in Options 2 & 3 but there would still be additional cost to the town and schedule implications. He also

noted that drainage capacity of the porous pavers is equivalent to the proposed rain gardens in the GMP design.

The committee discussed the options:

Mr. Zieff: At this stage of the project, does not want to incur additional costs, eating in to the Owners contingency. Prefers Option 1

Mr. Bass: Has concerns about the accuracy of the figures presented by Shawmut and noted that the neighbors prefer maintaining the current porous paver design. He objects to no action and to the absence of pavers, based on extensive neighborhood input over a long period of time. Prefers Option 3

Ms. Nelson: Does not see the value in adding costs to the project. Prefers Option 1.

Mr. Bellitto: Does not see the value in adding costs to the project. Prefers Option 1.

Mr. Plotkin: Would like until later in the project schedule to make a final decision. Prefers Option 2.

Mr. Graceffa: Does not see the value in adding costs to the project. Prefers Option 1.

An informal poll of the committee was performed and the consensus was that no change was to be made. No further action was taken.

6. Report from Shawmut Design and Construction regarding project progress to date, overall schedule and 90 day look ahead events schedule.

Mr. Vincent said that the project is 3-4 weeks ahead of schedule. East wing construction is nearly complete. Goal date of 8/22 to move West Wing back to permanent location. Goal date of 9/9 to have the West Wing level and permanently set.

7. 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 and reviewed the Construction and Project Update to the Committee. He said Shawmut is currently on schedule with all construction related tasks. Owners Contingency is currently ~\$278,000.

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

Mr. Chamberlain said that the lighting design on the south side of the structure has been modified (reduced) to accommodate the removal of the bulkhead wall and accompanying stairs. The changes have been coordinated with the Town Parks & Rec department. Also, minor additional costs may be incurred due to the addition of a railing and small asphalt pad at the direction of United Illuminating.

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

Mr. Zieff moved and Mr. Graceffa seconded a motion to approve payment to DeStefano & Chamberlain, Invoice #5614 dated 6/28/16, for Construction Phase Services, in the amount of \$10,910.00. All in favor, Motion passed.

Mr. Zieff moved and Mr. Graceffa seconded a motion to approve payment to SBA dba Colliers International, Invoice #16169 dated 6/30/16, in the amount of \$6,380.28. All in favor, Motion passed.

Mr. Zieff moved and Mr. Graceffa seconded a motion to approve payment to Town of Fairfield, Invoice #42102 dated 2/24/16, in the amount of \$1,859.00. All in favor, Motion passed.

Mr. Zieff moved and Mr. Graceffa seconded a motion to approve payment to Shawmut Woodworking and Supply, Application #9 dated 6/30/16 for contractual payment, in the amount of \$741,691.49. All in favor. Motion passed.

Mr. Zieff moved and Mr. Graceffa seconded a motion for Change Orders #003 dated 6/29/16 and 004 dated 7/28/16, to Shawmut Woodworking and Supply, in the amounts of \$4,481.00 and (\$4,549.00) respectively. All in favor. Motion passed.

Mr. Zieff moved and Mr. Graceffa seconded a motion for Budget Transfer #005 dated 5/17/16, Shawmut Woodworking and Supply, in the amount of \$1,170.00. All in favor. Motion passed.

Mr. Zieff moved and Mr. Graceffa seconded a motion for Budget Transfer #006 dated 5/18/16, Shawmut Woodworking and Supply, in the amount of \$1,093.00. All in favor. Motion passed.

10. Public Comment

No public comment.

11. Old Business

No old business

12. New Business

No new business.

13. Adjournment

Mr. Bellitto moved and Mr. Graceffa seconded a motion to adjourn the meeting. Mr. Bradley adjourned the meeting at 7:40 p.m.

Andrew Graceffa, Secretary
Ellen Marks, Recording Secretary