

**Penfield Building Committee**  
**Board of Education Center**  
**501 Kings Highway**  
**Fairfield, CT. 06825**  
**Thursday, August 25, 2016**  
[penfieldcommittee@town.fairfield.ct.us](mailto:penfieldcommittee@town.fairfield.ct.us)

**Present:** Mr. Bradley, Mr. Graceffa, Mr. Zieff, Mr. Speciale, Mr. Pitaniello, Mr. Plotkin (6:30).

**Absent:** Mr. Bass, Mr. Bellitto, Mrs. Nelson

**Others:** Mr. Vincent, Mr. Procino, Mr. Warrington, Mr. Whalen, Mr. Chamberlain, Ms. Dyer, Mr. Danton, Mr. Reinheimer, Mr. Dmchowski, Mrs. Ewing

**1. Call to Order**

Mr. Bradley called the meeting to order at 6:10 p.m.

**2. Confirmation of Quorum**

Quorum confirmed.

**3. Confirmation of Meeting Agenda and Order**

*Mr. Bradley moved and Mr. Graceffa seconded a motion to move item #8 to item #5. All in favor. Motion passed.*

**4. Review and Approval of Meeting Minutes from 07/28/2016**

*Mr. Graceffa moved and Mr. Zieff seconded a motion to approve the minutes from July 28, 2016. 3 in favor, 2 abstentions (Pitaniello, Speciale). Motion passed.*

**5. Presentation, Discussion and Approval of Proposed Additional Landscaping Scope and Cost**

Mr. Chamberlain said that the current GMP allowance for landscaping is \$30,000. He explained that the landscaping is broken up into four areas and are priced separately. All four areas together add up to more than \$30,000.

The four areas are:

- L1-two rain gardens along Fairfield Beach Road
- L2-front of building and parking lot (high tree planting)
- L3-front of building and parking lot (Low planting)
- L4-sea side of building – beach grass

Mr. Vincent handed out a sheet detailing the additional funds necessary. Mr. Vincent reviewed the sheet with the Committee.

Mr. Vincent said that an additional \$48,407 was necessary to complete all of the plantings (L1-L4) minus the sea side sea grass.

Mr. Bruce Reinheimer, Landscape Architect, addressed the Committee. He said that, in his opinion, the area to focus on is the front of the building. He spoke about the bio swale and explained that it is important because that area will get inundated with water. This bio swale allows sediment to collect and helps in cleansing storm water coming off the parking lot. He said it is maintenance free but would initially require some weeding until it grows and knits together. He said the plants are natural to seashore conditions.

Mr. Reinheimer was asked about the guarantee in regard to the plantings. He said there is a one -year growing guarantee in the specs.

Mr. Pitaniello noted that to stay with the \$30,000 allowance, it is either the bio swale or the front of the building. He would be in favor of doing #5 (bio swale). Mr. Reinheimer said that he strongly advises that the Committee consider plantings in front of the building. Mr. Chamberlain said that they could plant grass in the bio swale.

Mr. Speciale asked about topsoil. Mr. Vincent said that 2 feet of topsoil is in the drawings. Mr. Pitaniello asked if the \$30,000 covers topsoil and grass. Mr. Vincent said yes. Mr. Zieff said that he was led to believe that there is urgency because planting season will close soon. He suggested doing the plantings in March/April but is concerned that it might be more costly. Mr. Chamberlain said it was conceivable that it would be more costly.

Mr. Bradley asked about the planting window. Mr. Reinheimer said the planting window is up until October 15-30. He said that the plants lay dormant until spring anyway. If they don't plant in the Fall, they can do it late April through June 15.

Mr. Dmchowski, Flood and Erosion Control Board, suggests putting the beach grass on hold. He said the Control Board is still looking at what would be the most robust replacement for the bulkhead.

Mr. Bradley asked about growing sea grass. Mr. Reinheimer says that he uses sea grass plugs - November through April time frame. He said that if it is watered, fertilized and spaced tightly, it should get good results. Wind blown sand helps the grass to establish.

Mr. Zieff said he is reluctant to plant sea grass because it doesn't last in his experience.

Mr. Pitaniello said that he agrees that it is good as long as it is undisturbed.

Mr. Bradley asked for the current contingency number. Mr. Danton said that the current contingency is \$293,100.

Mr. Bradley asked about the appraisal of risk to contingency. Mr. Vincent passed out the Penfield Pavilion Construction Contingency Tracker and reviewed it with the Committee.

Discussion:

Mr. Plotkin said that he is concerned about the contingency. He votes to do #4 (building area plants). Mr. Pitaniello said that he is concerned about the cost of the roof top equipment and the fire alarm system. Mr. Graceffa said that he agrees with Mr. Plotkin and Mr. Pitaniello. He said he would prefer to authorize all the landscaping but it is a risk until the building is moved back and the mechanical equipment is assessed. Mr. Speciale is concerned about the mechanicals but would vote for #4. Mr. Zieff votes no because he does not think that the cost of the plantings will go up significantly in the Spring.

Mr. Speciale asked if DPW can do the plantings in the Spring. Mr. Chamberlain said that he had not asked about that but doesn't see why not.

At this time, Mr. Chamberlain addressed the subject of the Fire Alarm System. He said that the existing building has a fire alarm. At the time of the hurricane, it was functional but it has been shut off for 4 years. He explained that every year the Town has to get a maintenance contract. The concern is compatibility between Town buildings. The Town has suggested changing to a non-proprietary system. The rough cost would start at \$30,000. This does not include design or mark-ups or walls. He thinks the final cost would be between \$40,000-\$50,000.

Mr. Bradley asked how good is the existing system. Mr. Chamberlain said that the existing system is modern and perfectly adequate. The only benefit to changing is that it would have a bigger pool of service contractors. Mr. Whalen said that the existing system is a common system. It will be recertified and will work.

Mr. Bradley asked where they were at on allowances. Mr. Vincent handed out the Allowance Summary Sheet that he reviewed with the Committee.

Mr. Zieff asked if there was a standard number of years for changing fire alarm systems or if it was just nice to do. Mr. Chamberlain said that there is no standard number of years to change systems. If it functions and meets code then it is fine.

The Committee returned to the Landscaping discussion. Mr. Bradley said that he thinks landscaping is important for the opening.

*Mr. Plotkin moved and Mr. Speciale seconded a motion to approve landscaping areas #3 and #4 in the amount of \$14,167.00 to be taken from the contingency (over the \$30,000 allowance for landscaping) for plantings in front of the building. All in favor. Motion passed.*

*Mr. Speciale moved and Mr. Zieff seconded a motion not to replace fire alarm system but instead, repair and recertify the existing system. All in favor. Motion passed.*

**6. Report from Shawmut Design Construction Regarding Project Status, Schedule, 90 Day Look Ahead Schedule and Construction Budget**

Mr. Whalen said that the building is going to be moved back next Tuesday at 9 a.m. The East Wing connection to the West Wing is partially complete. The grade beams are done. Everything is back filled. The general trades are on schedule for shimming work. The site contractor will be on site within a week.

Mr. Pitaniello asked about coordination with United Illuminating. Mr. Whalen said that the gas company has already been on site. UI is set for October 17 and they are aware of this date.

Mr. Bradley asked about the paving date. Mr. Whalen said the date is November 15. Mr. Plotkin asked when everything will be powered up. Mr. Whalen said it will be powered up by the end of October.

**7. Report from Colliers International Regarding Project Status, Financial Status, and Total Project Budget**

Mr. Danton distributed the Construction and Project Update which he reviewed with the Committee.

Mr. Danton said that he is trending to deliver the building on time and possibly under budget.

**8. Report from DeStefano & Chamberlain Regarding Project Status, Design an Quality**

Mr. Chamberlain said that the foundations are complete. He reported some issues with tests on the concrete but this has been resolved. He said a portion of the pours didn't come up to design strength. He said he is happy with the progress of what has been built.

Mr. Speciale said that the regular meetings with the Team have been changed to 8:30 a.m.

The Committee discussed moving the building back and making sure that the elevation is correct. Mr. Bradley said to make sure that the Town, Huntington and everyone is involved with this process.

**9. Presentation, Discussion and Approval of Proposed Upgrade in Security and Fire Alarm Systems as Requested by the Town of Fairfield**

See previous discussion and motion.

**10. Public Comment**

Mr. Bradley said that the PBC Finance Subcommittee has been a terrific help and thanked the members for their work.

Mr. Zieff said that the Auxilliary Police have done a great job crossing people at Penfield Beach and he wanted the Police Chief to be aware of this.

**11. Old Business**

No old business.

**12. New Business**

Review of Invoices:

*Mr. Pitaniello moved and Mr. Speciale seconded a motion to approve payment to DeStefano & Chamberlain, Invoice #5661, in the amount of \$10,910.00 for Design Services. All in favor. Motion passed.*

*Mr. Pitaniello moved and Mr. Speciale seconded a motion to approve payment to SBS dba Colliers International, Invoice #16346, in the amount of 6,136.00, for Owners Rep Services. All in favor. Motion passed.*

*Mr. Pitaniello moved and Mr. Zieff seconded a motion to approve payment to Special Tewsting Laboratories, Inc, Invoice #30322, in the amount of \$1,566.00, for construction material testing. All in favor. Motion passed.*

*Mr. Pitaniello moved and Mr. Speciale seconded a motion to approve payment to Shawmut Woodworking and Supply, Invoice #10, in the amount of 742,845.47, for construction services. All in favor. Motion passed.*

*Mr. Pitaniello moved and Mr. Speciale seconded a motion to approve a Change Request from Shawmut Woodworking and Supply, CR #008, in the amount of \$762.00 credit (ASI#2). All in favor. Motion Passed.*

*Mr. Pitaniello moved and Mr. Speciale seconded a motion to approve a Budget Transfer from Shawmut Woodworking and Supply, BT #007, in the amount of*

*\$2,366.00 to move construction contingency to Glass and Glazing Item, Curtain Wall.  
All in favor. Motion passed.*

Mr. Chamberlain said that for some reason the plumber put outdoor drinking fountains near the outdoor showers. Parks and Rec didn't want drinking fountains near the showers. They are receiving a credit from the warehouse for the fountains. Further discussion about the fountains was tabled.

Mr. Bradley asked about handicap ramps at the other end of the building in back. Mr. Chamberlain said there is one ramp outside of the locker room – code requires only one ramp. The existing building had a ramp on the other end of the building. This ramp, however, was added later. Building code does not require it.

Mr. Plotkin asked about seats on the long ramps. Mr. Chamberlain said there are none on the existing plans but he will look and see what he can integrate.

### **13. Adjournment**

*Mr. Pitaniello moved and Mr. Plotkin seconded a motion to adjourn the meeting. Mr. Bradley adjourned the meeting at 8:14 p.m.*

Andrew Graceffa, Secretary  
Ellen Marks, Recording Secretary