

Draft Minutes

Penfield Pavilion Building Committee
Monday November 30, 2009
Sullivan Independence Hall
725 Old Post Road
Fairfield, Connecticut

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TOWN CLERK'S OFFICE
FAIRFIELD, CT

Members Present: Mr. Galle, Mr. Kelly, Mr. Jones, Mr. Pesci, Mr. Convertito, Ms. Crowley, Ms. Dyer, Mr. Plotkin, Mr. Tanguay

Members Absent: Mr. Gallagher

Others Present: Mr. White, Mr. Flatto

I. Call To Order

Ms. Dyer, Secretary, called the meeting to order at 6:30 p.m.

II. Approval of the Minutes

Mr. Plotkin moved to postpone approval of the minutes until next meeting. Mr. Galle seconded the motion. The motion passed unanimously.

III. Discussion of Architect Selection

Ms. Dyer said that according to Twig Holland, Wiles Architects had been chosen and asked to submit a proposal for the entire project. The project was to be worked on in phases. It was decided that since Wiles had conceptualized plans and was known by the town that they could stay on the project. Ms. Crowley said that they were on retainer. Mr. Plotkin said that Wiles was going to work for 5%. He said that he thought it was a solid scheme and was in favor of keeping them. Ms. Crowley said that she had no objection to keeping Wiles. Ms. Dyer said that the original process got frayed and that is why a building committee was established. She said no one knew who was in charge during the original process.

Mr. Tanguay said that there were ten (10) meetings. Ms. Crowley said that changes were made by Parks and Recreation without further input by the group. Mr. Tanguay said that the RTM asked about the lockers. He said that the Pavilion was originally a private club and we inherited lockers. Mr. Galle suggested that the Committee go back and look at some of the other schematic renderings that have been presented. Mr. Tanguay said that Wiles anticipates starting construction soon. Mr. Galle said that we are looking at Demolition to begin in Sept. 2010. He said that this is not difficult engineering. Mr. Tanguay made a motion to retain Wiles as architect. Mr. Plotkin seconded the motion. It passed unanimously.

IV. Committee Discussion

Lockers – Mr. Galle said the more lockers, the better. He said there is less than one season on the waiting list. He had no opinion on day lockers. He said the advantage of seasonal lockers is that families with young children can bring toys, towels and chairs. Mr. Jones had no opinion on seasonal lockers but thinks day lockers are a good idea. Mr. Pesci said that people he knows love the lockers and that he would be in favor of it. Ms. Crowley said that the existing facility has lockers and that the new facility should have them also. Mr. Tanguay said he has been talked out of the lockers because nobody else has them and the facility is terrific the way it is. Mr. Plotkin said he is not against lockers but doesn't think we should add to what we have. Ms. Dyer said that lockers are

beneficial but not a necessity. She is not in favor of adding more lockers. Mr. White said there are 100 day lockers in the existing facility. Ms. Dyer said that we need to inform people that they are there. Mr. Galle asked how day lockers work. Mr. White said that people check in with the person at the desk. They pay the fee and get a key. Ms. Dyer stated that the consensus of the group seems to be that no one feels strongly about expanding lockers. Mr. Kelly said that some members of the public want lockers. Mr. Plotkin said that it was people who already have lockers. Mr. White suggested that we go to a lottery system for the lockers. Mr. Convertito asked how many lockers we are going to lose. Ms. Dyer said 50 lockers. Mr. Galle said that he thought it was about 150. Mr. Kelly asked what it would look like with 50 more lockers. He felt that the committee should find a middle ground. Mr. Convertito suggested that the PBC meet with the architect. Ms. Crowley said that she felt they never got to the point of seeing the design with the additional lockers. She said that if we add more lockers, she doesn't want to lose public space, i.e. the deck, public bathrooms. Mr. Plotkin said he agrees that more lockers should be considered. Mr. White will speak to the architect to find out how much 50 more lockers would cost. He will also invite the architect to come and speak to the PBC.

A special meeting of the PBC will be on Monday, December 14, 2009 at 6:30 p.m.

There was a brief discussion about the contract. Mr. Flatto reported that Twig said that additional costs will be added on to the initial bid. Mr. Kelly said that we should make sure that all the contracts are signed. Mr. Plotkin suggested that the chair of the Board of Finance be invited to speak to the PBC.

V. Public Comment

No Public comment.

VI. New Business

Mr. Kelly said that he wants to know how Wiles is handling the HVAC and mechanicals and that he would like to be involved with that.

Election of Officers for 2010 – Mr. Kelly made a motion to approve the current slate of officers for next year. Ms. Dyer seconded the motion. It passed unanimously.

The slate of officers are Mr. Gallagher, Chair; Mr. Galle Vice Chair; Ms. Dyer, Secretary.

Meeting Schedule – Mr. Kelly presented the Proposed Meeting Schedule for next year.

The dates are as follows: Jan. 25, 2010, Feb. 22, 2010, March 29, 2010, April 26, 2010, May 24, 2010, June 28, 2010, Sept. 27, 2010, Oct. 25, 2010, Nov. 29, 2010, Dec. 27, 2010. Special Meetings will be added as necessary. Mr. Kelly made a motion to approve the proposed meeting schedule. Mr. Pesci seconded the motion. It passed unanimously.

Cost estimating – Mr. Galle asked if we wanted to use the architect for cost estimating.

Mr. White said that we did for phase 1. Mr. White said the cost of phase 1 was 1.2 million and the estimated cost for phase 2 was between 2.2 million and 2.4 million.

These numbers were updated one month ago. Mr. Flatto said it was a bond item. He reiterated that the projected cost was 2.4 million. He reported that he received a letter from the Governor's office informing him that the town will be receiving a \$200,000 grant towards the project.

VII. Adjourn

Mr. Plotkin made a motion to adjourn the meeting. Ms. Crowley seconded the motion. The meeting was adjourned at 7:25 p.m.

Respectfully submitted,

Patti Dyer, Secretary
Ellen Marks, Recording Secretary