

PENFIELD PAVILION BUILDING COMMITTEE

Fairfield Recreation Department
75 Mill Plain Road, Conference Room
Fairfield, CT
Monday, December 14, 2009

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TOWN CLERK'S OFFICE
FAIRFIELD, CT

DRAFT MEETING MINUTES

Members Present: Mr. Gallagher, Chairman; Ms. Crowley; Ms. Dyer, Secretary; Mr. Galle, Vice Chairman; Mr. Jones; Mr. Plotkin

Members Absent: Mr. Convertito; Mr. Kelly; Mr. Pesci; Mr. Tanguay

Others Present: Mr. Wiles, Wiles & Architects; Mr. Jobst, Wiles & Architects, Mr. Lombardo, Director of Parks and Recreation; Mr. White, Public Works Director

I. Call to Order

Chairman Mr. Gallagher called the meeting to order at 6: 30 p.m.

II. Introduction of Selected Architect

Mr. Wiles presented Phase 2 (see attachment)

-Provided a blueprint and slide show which adds 48 locker units on to the structure while staying within the current existing 15,000 sq. ft. footprint of the building to include:

a. 5,300 sq ft for deck

b. 9,500 sq ft for building,

Mr. Lombardo, Director of Parks and Recreation, and Mr. White, Director of Public Works, have asked Mr. Wiles to amend the original plan to include more seasonal lockers, which would be lost with expansion of the pavilion facilities. In order to retain the original footprint of the building and provide the requested core facilities requirements, a maximum of forty-eight seasonal lockers may be added. This addition will reduce the size of the outdoor deck by the same square footage as the locker room requires. The incremental cost for the locker addition is estimated at \$350,000

- Cost for the project is currently at approximately \$2.8 million.

The renovated facility will include:

-Weather proof decking

-Ceramic tiles floors for bathrooms

-Fully 504 Federal compliant above and beyond ADA compliant

-A Commercial Kitchen to support the food concession. The kitchen will require approximately \$100,000 worth of equipment (not including hoods). Mr. Wiles will be speaking to the Fire Marshall regarding the two exhaust hoods

- The building will also require sprinklers; Mr. Wiles will talk to Fire Marshall about these requirements also

- Outdoor, column mounted showers at sand level with 6 heads for head/feet

-Mr. Lombardo discussed the lockers:

a. Currently the seasonal lockers bring in approximately \$51,000 in revenue

b. Annual fees are: \$175 resident, \$115 senior; \$350 for non resident

c. The current plan calls for a total of 203 large, seasonal lockers. The original complex had a total of 345 large, seasonal lockers, with 225 on the east side and 120 on the west side of the main pavilion. The newly constructed locker section on the east side provides 203 of these lockers. The new proposal which includes an increase in deck space will eliminate the 120 lockers on the east side of the building, and leave a total of 203 large lockers and 60 small, day lockers.

- French doors with picture windows on both sides will be installed at the pavilion, facing the water.
- Gathering room square footage sized for 178 people inside and 78 people outdoors with room for band/DJ outdoors
- Two Handicap access ramps to beach
- Portable ramps are currently used for handicap access to the beach. Currently, during the off season, there is no handicapped access to the deck. The DPW is currently building a permanent ramp for off season access to the decks.
- Town looking into purchasing “sand” wheelchairs which can be stored in the garage, Committee should be investigating alternate funding for ADA compliance
- Two office spaces planned
- Looking to change the number of egresses for locker room. Currently plan has two on either side of rest rooms. These two egress areas make it difficult to monitor locker rentals, and one proposed egress may be eliminated.
- Discussed weather proofing the structure against storms. Although the plan calls for hurricane resistant windows, it does not include battens, shutters, roll ups, or other ways to protect the windows and doors during off season; town currently uses plywood
- Discussed adding an additional ramp for ADA compliance from main building to the beach; Wiles & Architects will present a couple of scenarios as to where they can put additional ramps
- Discussed thermal heating for showers
- Discussed photovoltaic panels or other alternate energy sources for roof; would need to be investigated; other strategies to be used to conserve energy: prevailing winds, shading, nature ventilation, skylights, etc
- Not included in estimates: landscaping or tables
- Dumpsters need to be integrated into the design for garbage created by the beach goers and the kitchen
- Water main has adequate flow in front of Penfield 2, new water and gas lines were brought in to east side

III. Discussion of Architectural & Mechanical Options, including former renderings & cost options for lockers, designs, etc.

Committee decided to present one plan to the RTM. It was discussed whether or not there was a strong opinion from the public whether or not they will be disappointed by the loss of locker space.

A motion on going forward with the additional 48 lockers vs shaded deck space will be discussed at Dec. 30th meeting.

IV. Discussion of Construction Management & Record Keeper

Public works department would do the work of construction management and record keeping. They will act as the Owners rep with the ability to do in-house work and additional subs. They did the work on Phase 1. The town engineers check on the work. Wiles & Architects has worked with Public works Department. Record keeping/bill payment will be handled by Public Works. Committee does not need a Clerk of the Works.

V. Discussion of Cost Estimating and Timelines

30-45 days after Wiles & Architects get a decision from the committee they will be able to provide the design development documents by the end of January, mid February.

Contract will be signed this week and they will start some preliminary planning on kitchen, soil samples.

LEED standards –Wiles & Architects will not be designing the building to LEED standards, however, they do design with energy conservation in mind. Season buildings are very difficult to design to LEED

VI. Committee Discussion

Next meeting is Dec. 30th

VII. Public Comment

Charlotte Leslie, Hunter Road: asked about the playground; committee responded that it is not the purview of the committee

IX. Adjourn

Motion was made by Ms. Dyer and seconded by Mr. Plotkin to adjourn the meeting. Motion passed unanimously at 7:55 p.m.

Respectfully Submitted,

Ms. Dyer

Secretary

Mrs. Leslie

Recording Secretary