

DRAFT MINUTES

Penfield Pavilion Building Committee

Wednesday, May 19, 2010

7:00 p.m.

Penfield I Pavilion

Fairfield Beach Road

Fairfield, Ct.

Present: Mr. Gallagher, Ms. Crowley, Mrs. Dyer, Mr. Pesci, Mr. Kelly, Mr. Galle, Mr. Jones, Mr. Convertito

Absent: Mr. Plotkin, Mr. Tanguay

Others: Sherri Steenak, George Wiles, Craig Wiles, Frank Rivnyak, Jeffrey Dow, Brandt Jobst

I. Call To Order

Mr. Gallagher called the meeting to order at 7:06 p.m. Pledge of Allegiance was recited.

II. Presentation and Discussion of Project Estimate

Mr. Gallagher said the purpose of this meeting was to discuss the project estimate because it needs to go to the Board of Selectman, Board of Finance and the RTM for approval.

Mr. Gallagher said that the estimate recently received from Malkin was \$3,599,570,000. This budget estimate exceeds the preliminary estimates because the one from Malkin is much more extensive. Material was added from Public Works by Mr. White – demolition and disposal \$40,939; foundation \$28, 412; Paving Parking Lot \$152,000; Miscellaneous expenses include erosion control and security fencing \$9,000. The total from DPW is \$332,000. Malkin included site work and site restoration \$110,555. These labor costs can be eliminated since DPW is doing the work.

Malkin estimate	\$3,599,570
Site work	- 110,555
Erosion control	<u>+ 332,000</u>
Grand Total	\$3,821,015

The architects originate estimate was \$3,129,538. This did not include the parking lot lighting which costs \$68,567.

Wiles estimate	\$3,129,538
Lighting	+ 68,567
Foundation work	- 87,500
Cost to DPW	<u>+ 332,000</u>
Grand Total	\$3,442,605

This represents a \$378,000 difference. These two estimates do not include required electrical service to the building.

A transformer has to be added to the outside, and a pad to accommodate the very large transformer will be needed. This estimate does not include furniture. Mr. Gallagher asked if the estimate includes paint. Mr. George Wiles said, yes.

Mr. Gallagher said that the committee has made improvements to the plan. The current plans include air conditioning to the concession area and the life guard rooms. Mr.

Gallagher estimated that the incremental cost for this will be \$60,000. Mr. George Wiles said that the concession area, first aide station and the kitchen will have air conditioning. Mr. Gallagher said air conditioning the first aide station is good if someone gets a heat related illness, but he had reservations about the concession area and the life guard station. Mr. Dow, the mechanical engineer for the project, said that \$60,000 for air conditioning in these areas is an ambitious cost. Mr. Gallagher said that he had a conference call today with Mr. White, Mr. Kelly and Mr. Malkin. He said that to delete air conditioning from the entire building may save approximately \$37,000. The a/c makes the building more attractive to rent, will significantly dehumidify the building and make it a healthier building. A short term savings of \$37,000 may be much more expensive in the long run.

III. Committee Discussion

The committee discussed the electrical components of the project. Mr. Dow said he worked it out with the fire marshalls and UI to have two independent services. Mr. George Wiles explained that the tact of providing two independent electrical services will require a complete isolation of the concession area from the remainder of the building. In effect, this tact will require him to design two separate buildings. Mr. Dow said that they can have up to 3 utility poles – one pole with a disconnect; 2 poles with 400 amp service (1 for the concession and 1 for the rest of the building). The reason that the size and type of electrical service to the building is of concern is that the electrical service that is available on Fairfield Beach Road to the building is a single phase service. A single service cannot provide the required power for the load generated by this building.

There was a discussion about single phase service vs. 3 phase service. Mr. Dow reported that UI has estimated the cost to run 3 phase service from Reef Road would be between \$70,000 and \$100,000. Mr. Dow said it would cost \$40,000 to bring in a single phase service. Mr. George Wiles said that the right thing to do is bring in 3 phase service. Mr. Convertito said that 3 phase service is more efficient. He said that he is concerned if we don't do it now that down the road we will say we really should have done that. He said that we should do what is right for the building and the long term use of the building. Therefore, he agrees that 3 phase service should be brought into the building. Mr. Kelly said that it may be cheaper to bring in 3 phase service. Mr. Gallagher asked Mr. George Wiles for a breakdown of both costs, single phase and 3 phase. Mr. George Wiles said that they are ready to recommend 3 phase service. Mr. Convertito asked if it was the consensus of the architects to recommend 3 phase service. Mr. Dow said he never did a building like this without 3 phase service.

Mr. Convertito made a motion to direct the architect team and the MEP team to eliminate the single phase service and to go forward with the design for 3 phase electrical power and to also provide support documentation for a 3 phase system. Ms. Crowley seconded the motion. It was approved unanimously.

There was discussion about the flood elevation and the frame and peak of the room. Mr. George Wiles said that the idea is to bring Long Island Sound into the room with the high ceilings and maintain the elevations of the existing building.

Mr. Dow asked if Malkin had provided a probability range or margin of error for their estimate. Mr. Gallagher said that he will ask that question of Malkin tomorrow.

Mr. George Wiles passed out schematic views of the parking area view, the beach view and the birdseye view. Mr. Gallagher said he wanted to stay with the present rooftops. Ms. Crowley said she was thrilled with the plans.

Mr. Gallagher said that the next step was to go forward with the funding request. He said Malkin's cost estimate is closer to 3.8 million. He said Mr. White and Mr. Lombardo suggest that the committee get bids before they make funding requests. Bids will take approximately 60 days. Mr. George Wiles said that they can be ready to go out for bids in 10 days. They need 10 days to redesign the electrical service. Mr. Kelly said that he thought they should bid the project now.

Mr. Galle made a motion to direct the architect to complete designs and go out and bid on this project no later than June 7th. Mr. Pesci seconded the motion. It passed unanimously.

Mrs. Dyer asked what we are doing about furniture. Mr. Gallagher said it would be part of the bid. Mr. Kelly suggested that furniture should be put in as non recurring expenses. It was decided that the furniture would remain outside the bid package and will be the responsibility of the Parks and Rec. Commission.

IV. Public Comment

No public comment

V. Vote on Estimate Approval

See above.

VI. Adjourn

Mr. Kelly made a motion to adjourn the meeting. Mr. Galle seconded. Mr. Gallagher adjourned the meeting at 9:02 p.m.

Respectfully submitted,

Patti Dyer, Secretary
Ellen Marks, Recording Secretary