Penfield Pavilion Building Committee
Monday January 31, 2011
Sullivan Independence Hall
725 Old Post Road
Fairfield, Connecticut

Present: Mr. Gallagher, Mr. Plotkin, Mr. Convertito, Mrs. Griffin, Mrs. Crowley, Mr. Jones
Absent: Mr. Kelly, Mr. Galle, Mr. Pesci
Others: Mr. C. Wiles, Mr. White, Mr. Lombardo

I. Call to Order

Mr. Gallagher called the meeting to order at 6:30 p.m.
Mr. Gallagher officially welcomed Mrs. Griffin to the Committee

II. Review of the Minutes

Mr. Plotkin made a motion to accept the minutes of December 20, 2010. Mr. Convertito seconded the motion. All in favor – motion passed.

III. Project Progress Report

Mr. White reported that they had planned to have the foundation finished by Christmas, however several unforeseen issues have impacted the schedule. A decision was made to over excavate the site to level 5 on the advice of the geotechnical engineer because there was a peaty material underneath the proposed building.
The Geotech engineer had recommended to over excavate and remove the peat. Mr. White said this was challenging because there was water down 3-4 ft. After the peat was removed, it was backfilled with stone. They lost 3 weeks because of the over excavation. Mr. White said that the January weather (storms and low temperatures) has slowed the work. The crews were pulled from the Penfield Project to plow.
Mr. White said that they will pour concrete down to 20 degrees. They have poured two large shear walls. None of the piers have been poured but they will do that next week. All the rebars are in place.
Mr. Gallagher asked if we are renting the scaffolding. Mr. White said they are renting it from Waco Scaffolding. Mr. Gallagher asked if there had been any vandalism at the site. Mr. White said no.
Mr. Gallagher said that the crew from the Public Works Department was doing an outstanding job on the project.
Mr. Gallagher asked if we can't make up time, will there be a financial impact. Mr. White said that Secondino is prefabricating all the walls off site and this will pick up 2-3 weeks. Mr. White said that by next meeting he will have a better handle on this.

IV. Discussion and Vote on Landscape Plan Authorization

Mr. White said that Mr. Placko has agreed to the final layout of the ramp and the number of trees to cut down.

As part of the Penfield Pavilion Design Team, Mrs. Crowley submitted a document that states:

This State of Connecticut Arborist's recommendation of Trees are also from neighbors in the beach area who have successfully grown these specimens for a showcase of natural beauty providing cover for a building and which tolerate a salt habitat. They are hardy, weather-resistant, disease-resistant, require partial to full sun, bloom during three seasons of spring, summer, and fall, endure winter temperatures to zero degrees, require no trimming or pruning, and grow to allow view of the coastal waters without towering over the roofline of the Penfield Pavilion Building. Fast growing young roots mature into strong trees, yet are not a danger during storms.

WEEPING CHERRY – Prunus Subhitella Pendula – fragrant pink cherry blossoms. Matures to 25 feet tall

KWANZAN CHERRY – Prunus Semulato Kwanzan – fragrant rosy pink double blossoms. Matures to 20 feet tall

ROYAL PURPLE SMOKE – Cotinus Coggygria – large plumes of feathery purple flowers. Matures to 15 feet tall

CANADIAN RED BUD – Cercis Canadensis – dense rosy pink masses of flowers followed by glossy gree heart-shaped leaves. Matures to 25 feet tall

DWARF ALBERTA SPRUCE – miniature cone-shaped evergreen. Matures to 6 feet tall

BOXWOOD – Buxus Microphylla – small shiny evergreen leaves. Matures to 6 feet tall

KOUSA DOGWOOD – large white spring flowers, red summer berries, scarlet fall foliage, snow-covered winter branches. Matures to 25 feet tall

PEE GEE HYDRANGEA - cascades of ivory white blooms. Matures to 15 feet tall

Mr. White said that Mr. Wiles has a rough landscape plan. Mr. White said that he has asked Oliver Nursery to put together a plan. The cost will be $1,500.

Mr. Gallagher asked if Mr. Placko and the TPZ will require a formal Landscape Plan. Mr. White said yes.

Mr. Convertito made a motion to authorize Mr. White to engage Oliver Nursery to put together a Landscape Plan for the front of the building not to exceed $2,000. Mrs. Griffin seconded the motion.

Mr. Convertito said that he would like to make sure that where possible, whatever plantings are installed should be indigenous.

All in favor – motion passed.

V. Change Orders/Invoice Review

Mr. White handed out the following documents: Vendors Used on Penfield Project, Sources and Uses of Funds Phase II, Status of Key Accounts.

Mr. White said that he needed approval for $22,420 for Secondino. Mr. Convertito made a motion of approve payment to Secondino and Sons for $22,420. Ms. Crowley seconded the motion. All in favor – motion passed.

Mrs. Griffin asked where the peat is. Mr. White explained that it is still stored on site and has been tested for contamination. He said the plan is to utilize it at the new train station.
Mr. Gallagher made a motion to approve change order 004 for $6,733. Ms. Crowley seconded the motion. Mr. Wiles said the change order comes from a misinterpretation of saddles and glue-lam beams. Originally, Secondino wanted 9,500.00 but has agreed to take off his overhead profit to achieve the number of $6,733.00. Mr. Convertito asked if the plans were clear as to what was called for. Mr. Wiles said that the question should have been brought up in the bid process. Mr. Convertito asked in anyone could have misread the schematic. Mr. White said yes. Mr. Gallagher asked if the number represents the costs. Mr. Wiles said yes.
Vote was all in favor – motion passed.
Mr. Gallagher asked Mr. White and Mr. Wiles to come back with change order number 3 for next meeting, since that change order had not yet been approved by the committee.

VI. New Business

Mr. Gallagher said that the wave pattern in the deck was one of the alternates. He said that it became evident that we were going over budget and the wave pattern would have cost $20,000. Mr. Gallagher said that Mr. White and Mr. Wiles had suggested to drop the wave pattern, as it had also become evident that maintenance to the wavy portion of the deck may be problematic in the event decking boards required replacement and Mr. Gallagher had agreed. He said the committee needed to vote to drop the wave pattern.
Mr. Gallagher made a motion to withdraw alternate number 3 for wave pattern on decking. Ms. Crowley seconded the motion. All in favor – motion passed.
Mr. Lombardo addressed the kitchen equipment that was bid out. He said the original budget was $121,270. He said that upon further review with Wiles and Warehouse Supply, it was decided to remove the small items that the concession contractor could provide. He said that we will provide the core equipment. One sink that had been duplicated in the bid was removed. The new price to Warehouse is $101, 988. Secondino's estimate for specific equipment ($15,910) was lower than from Warehouse so it was decided to go with Secondino. The outdoor counter from Warehouse will be $2,800. Total price is $120,698.
Mr. Plotkin reported that the Parks and Recreation Commission met last week and took no action on the tree warden issue. They also voted to have smoking restricted at Jennings Beach and at the Penfield Concession.

VII. Public Comment

No public comment

VIII. Adjourn

Mr. Plotkin moved to adjourn the meeting. Mr. Convertito seconded. Meeting adjourned at 7:42 p.m.

Linda Crowley, Secretary Ellen Marks, Recording Secretary