

PENFIELD REEF LIGHTHOUSE PRESERVATION COMMITTEE

Thursday, November 10, 2011

Sullivan Independence Hall

725 Old Post Road

Fairfield, CT 06824

FINAL MINUTES

Members Present: Sandye Mann, Vice Chair Dave Peck, Jennifer Carpenter, Pat Conley, Deanna Hoffman, Sherri Steeneck, Mary Jo Cornell, Paige Herman, Dr. Evan Tilley, Mike Jehle, Steve Elworthy, Linda Cote Crowley

Members Absent: David Agonis, Bill Sapone

Others Present: Artist Craig Smith

I. Call to Order

Chair S. Mann called the Meeting to Order at 4:09 PM in the First Floor Conference Room, followed by the Pledge of Allegiance.

II. Approval of the Minutes

Chair S, Mann made a Motion to Approve the November 3, 2011 PRLPC Minutes. S.Elworthy Seconded. Unanimous.

III. Correspondence and Communications

Chair S. Mann referred to the November 8, 2011 Memo from Public Works & Parks Director Rich White regarding the updated preliminary restoration cost estimates for the lighthouse. The estimates increased in several areas to account for: the uncertainty involved with not having an inspection done by a hygienist to identify the extent of contaminants- such as, lead and asbestos; not being able to more thoroughly inspect hidden areas behind the walls and ceiling, etc., and; the difficulty in anticipating the added cost for a contractor to commute to and from work on an offshore structure. **Phase Two - Interior Work to \$201,000** estimate includes a \$10,000 passive ventilation system; \$40,000 labor and materials removal of plaster walls, ceilings, lathe, floor tiles. abatement; \$30,000 (3 dumpsters @ \$10,000 each) proper disposal of plaster, wood, tiles and other hazardous materials; \$35,000 barge transportation, \$25,000 replace damaged wood and large foundation timbers; \$15,000 rebuild/replace stair cases; \$46,000 Contingency.

The estimates for the **Phase One - Exterior Work** are **\$187,000** which include a \$30,000 replacement of damaged exterior shake shingles and trim; \$35,000 windows and flashing; \$40,000 seal and paint exterior including railings; \$35,000 repair and replace roofing; and \$10,000 repoint brick and granite; \$37,000 Contingency.

Tasks required totaling **\$453,000** are \$30,000 for an architect to inspect the lighthouse and to prepare a detailed report on restoration; \$20,000 for an environmental hygienist to prepare and monitor an abatement plan; \$15,000 for preparation of plans and specifications; and \$187,000 Phase I - Exterior Work and \$201,000 Phase II - Interior Work.

R. White stated that the Lighthouse has not deteriorated to any significant degree other than wear and tear from the recent storms during the last few years. The lighthouse inspection made by Town of Fairfield Building Supervisor Ed McCourt and Town of Fairfield Engineering Architect Jim Girardi assisted him with this revaluation of the original earlier cost estimate.

Chair S. Mann discussed the status of the Penfield Light Auction with GSA Representative Kevin Lagare, who will review the original file in acquiring the lighthouse to find something in **writing** that was sent to the Town of Fairfield as the second of only two bidders informing the committee that the light was returned to the federal government. The deadline for the auction has been extended to a date TBD –to be determined- as indicated on the web gsapenfieldlight.gov.

IV. Old Business

S. Steeneck spoke with State of Connecticut DEP Representative Mary Donahue regarding grant availability. The Town, as a 501(c) (3) organization, can apply for up to \$400,000 from the State and the committee needs to raise funds for half of that amount - \$200,000. Of the initial amount raised for estimated architectural and repair costs, \$20,000 of the \$40,000 require fundraising. E. Tilley recommended that we contact Bruce Williams at Captain's Cove, since these amounts for fundraising are doable. M. Donahue referred S. Steeneck to the recent refurbishment of the Stonington Light for actual repair costs. S. Steeneck suggested that the committee meet with and consider a partnership with the Norwalk Seaport Association, managers of the Sheffield Light.

S. Elworthy reminded the committee of the direction of the PRLPC **Charge** at this time. S. Steeneck read the Penfield Reef Lighthouse Preservation Committee Charge as recorded and Approved in the July 7, 2011 Minutes, in order to prepare Chair S. Mann to provide more detailed information for the next Board of Selectmen Meeting on Wednesday, November 16th. Vice-Chair asked what the point is in meeting. Chair S. Mann responded it's our responsibility. This thorough evaluation and recommendation shall include: The educational, historical, and/or possible cultural uses of the Lighthouse and how they may be implemented; Present a preliminary preservation and maintenance plan, preferably in conjunction with the Fairfield Museum and History Center; and, Present a financial plan identifying the costs involved and likely sources of revenue or outside funding, including any possible partnerships or associations with other non-profit organizations. Chair S. Mann will update the Board of Selectmen with more information, even though the entirely newly elected Board of Selectmen are not available until they are sworn in. Fairfield Museum Director M. Jehle commented that the Museum's Board has indicated that it would be willing to add the Penfield Lighthouse to the Museum's Management Agreement with the Town, which if approved, could allow some flexibility in managing the restoration and ongoing preservation of the light.

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V. New Business

None

VI. Public Comment

C. Smith is positive that the Committee can raise the necessary funds for the light and is willing to help.

VII. Adjournment

P. Herman made a Motion to Adjourn. Vice Chair D. Peck Seconded. Unanimous.

The Meeting Adjourned at 5:15PM. The next Meeting will be held in the Second Floor Conference Room, Sullivan Independence Hall, on Thursday, November 17, 2011 at 4:00 PM.

Respectfully Submitted,

Linda Cote Crowley
Secretary