

MINUTES
Town of Brookfield
Municipal Building Committee
Regular Meeting
March 17, 2015 – 7:00 P.M.
Town Hall – Room 133

1. **Call to Order:** Meeting was called to order at 7:05 P.M. by Chairman Paul Checco.

Present: Committee Members: Paul Checco, William Perrone and Brian Lerner, alternate.

Absent: Joshua Flowers, Rob Gianazza, Tony Licursi,

2. **Approval of Minutes:**

o **January 20, 2015 MBC Regular Meeting:** Approval deferred to next meeting as necessary quorum was not present.

o **February 5, 2015 MBC Special Meeting:** Approval deferred to next meeting as necessary quorum was not present.

3. **Park Revitalization Plan:**

o **Cadigan Phase:** The chairman reported meeting with LandTek, who to date has complied with 90% of closeout documents. We are still missing drainage calculations for perimeter drainage and as built drawings from a certified Connecticut engineer. Since LandTek made changes to original design of this drainage system the Chairman feels strongly that this certification is required. With regard to the courts that are bubbling, CCA has been asked to get three prices for redoing these courts. Steve Sullivan received 3 quotes in the 40-50 thousand dollar range. The chairman also reported that the original plan called for minor repairs to the bathrooms, but after evaluating the cost, the architect has been asked to do a rebuilt estimate on the bathrooms in hopes of getting more work done at better price. As for the concession stand, it will still only receive fixing up because to do anything more would require Health Department approval.

o **Beach Phase:** The Chairman noted that Hawley Construction did not lose too much work time over the winter and fortunately, having gotten the building foundation in before winter weather hit, they were able to complete the framing. Hawley is hoping to start work on seawall this week. Chairman reported that after site inspection, the Assistant Building Inspector is defining the staff room as a locker room, therefore, the convenience bathroom must be ADA accessible. Mr. Checco stated that after reviewing with Mr. DiPinto, it was decided that toilet would be removed from this bathroom but hand sink would remain reclassifying this as storage space. The Fire Marshal also visited the site and since he feels the building would be used at night, he is requesting exterior path lighting from the building to the road, across the road and on Cadigan Park side (parking lot). The Chairman noted that on the permit application the building is designated as seasonal, dawn to dusk, which provides documentation as to the permitted use of building. The architect, Rick Zini, is in the process of working this out with the Fire Marshal. The Chairman noted that the goal is to open boat ramp Memorial Day weekend.

4. **Correspondence:** No correspondence

5. **Invoices:**

After review and brief discussion regarding lack of compliance with closeout documents, a motion was made by Brian Lerner to approve conditionally Application for Payment No. 4 from LandTek dated 11/30/2014 in the amount of \$649,076.28 pending satisfaction of architect's required closeout documents including drainage calculations and as built by licensed engineer in the State of CT. The motion was seconded by Bill Perrone and passed unanimously 3-0.

A motion was made by Brian Lerner to approve Application for Payment No. 3 from Hawley Construction dated 2/28/15 in the amount of \$55,261.50. Motion was seconded by Bill Perrone and passed unanimously, 3-0.

A motion was made by Brian Lerner to approve Invoice No. 4861 in the amount \$375.00 and Invoice No. 4811 in the amount of \$900.00 from DeStefano & Chamberlain for special inspections. Motion was seconded by Bill Perrone and passed unanimously, 3-0.

A motion was made by Brian Lerner to approve Invoice No. 2600 in the amount of \$7,381.28 from Doyle Coffin Architecture dated Feb. 1, 2015. Motion was seconded by Bill Perrone and passed unanimously, 3-0.

A motion was made by Brian Lerner to approve Invoice No. 2015-7874 in the amount of \$378.04 from Connecticut Materials Testing Lab, Inc. dated March 15, 2015. Motion was seconded by Bill Perrone and passed unanimously, 3-0.

6. Additional Business; Dennis DiPinto requested the MBC's assistance, as needed, with the Greenway Project noting this is a State project and he will be managing it. This would involve a committee member attending meetings and Mr. DiPinto feels the committee's expertise would be a great help. The committee agreed to offer their assistance.

7. Public Comment: No comment

8. Next Regular Meeting – June 16, 2015

9. Adjournment: A motion was made by Brian Lerner to adjourn the meeting at 7:40 P.M. The motion was seconded by Bill Perrone and passed unanimously, 5-0.

Respectfully submitted,

Paul Checco
Municipal Building Committee