

PERMANENT PROJECT BUILDING COMMITTEE

**Town Council Chambers
North Branford Town Hall
Monday, June 14, 2010**

MINUTES OF REGULAR MEETING

Vice Chairman Steve Whalen, called the meeting to order at 7:10 p.m.

Roll Call: Steve Whalen, Tony Sidera, Kirk Engstrom, Tom Bailey,
Chris Manna, Carol Davidson (arrived at 8:35 p.m.)

Absent: Jack Krasko, Al DeRosa, David McMahon, Carolyn Candelora

Others Present: Michelle Knockwood, Purchasing Assistant; Bob Hull, Libraries;
Bill Choti, BOE; Larry Secor, Nafis & Young Engineers; Keith
Goldberg, Arcadis; Michael Scott, Newman Architects; Erik
Bengston, Turner Construction Co.; Richard Branigan, Town
Manager; Bruce Hoff, Turner Construction Co.; Scott
Schoonmaker, BOE; Chris Cardany, Langan Engineering; Mark
Hopper, Schoenhardt Architects

Citizens Statements: None.

Approval of Minutes for NBIS:

Minutes from 3/22/2010 meeting, motion made by Tony Sidera, motion seconded by
Kirk Engstrom, approved unanimously.

Minutes from 4/12/2010 meeting, we do not have 3 regular members here tonight, cannot
approve at this time.

Minutes from 5/10/2010 meeting, we do not have 3 regular members here tonight, cannot
approve at this time

Minutes from the 11/9/2009 meeting and the 12/28/2009 meeting still not approved.

NBIS Renovation and Expansion Project

- I. North Branford Intermediate School Staff Concerns
No staff concerns at this time.

Erik advised they are no longer on site full time. They are still working on change orders, they are being written and processed.

II. Purchasing/Operations:

- a. In-Contract Allowances Summary Sheet:
- b. Recommendation Letter Log
- c. Potential Change Order Log – Open Items Only
- d. PCO's

PCO's approved by Jack Krasko: 13 at this time

LR-277/PCO-140: Revisions to Gym Ductwork (\$3,724.00)

LR-279/PCO-279: Furnish and install ¾" copper lines to VAV 4-4 not shown on M1.12. T&M \$1,500.00

LR-280/PCO-301: Change wire and fuses for elevator modernization to 125 amps: \$1,113.00

LR-281/PCO-297.1: Final installation of circulator pump to separate high temp domestic water return line. \$1,499.00

LR-283/PCO-166: Temporary hookup for folding partition at gym & outlet for TV in Admin. Lobby \$1,500.00

LR-284/PCO-326: ASI-083: Roof debris containment in gym \$4,720.00

LR-288/PCO-334: Repoint existing chimney over Area D, Stair 3 that was leaking. \$1,391.00

LR-289/PCO-240: Relocate oil vent pipe inside exterior wall at area D \$3,441.00

LR-290/PCO-273: Handrail at Area D loading dock & revised plantings \$2,403.13

LR-335/PCO-335: Install temp. lights & exit signs in hallways E100 for a TCO during phase two \$2,603.00

LR-336/PCO-336: Final credit for unused portion of painters caulking allowance (\$1,000.00)

LR-293/PCO-103: Final bond costs for M.F. Higgins \$316.00

LR-294/PCO-103: Final bond costs for A.A.I.S. \$2,889.00

Larry advises LR-335/PCO-335 should be LR335/PCO 291 and LR-336/PCO-336 should be LR-336/PCO-292

Motion made by Kirk to approve the above PCO's, Attachment A to the minutes, seconded by Tom, approved unanimously.

PCO's for Building Committee Approval

LR-278/PCO-147: RFI-194, Revisions to exhaust for existing kiln. \$3,471.00. There was a conflict on the drawings showing it going through a window, it needed to go out an exterior wall. Jack wanted this discussed here at the building committee. Larry feels this is an unforeseen condition, it is in the center of the building, between 2 rooms.

LR-282/PCO-213: Furnish relays & wall switches to tie front lobby ADA doors into fire alarm & additional switches, hinges, & power supplies. \$7,408.00. This is to get the ADA doors to function properly. It needed a 6 wire hinge. Conflict on the doors on how to wire them, needed this equipment for them to work properly. Larry did not review this one yet. An additional paddle was added in the vestibule, the hardware schedule was not updated in time. The \$7,408 is for labor, a couple of transformers, additional paddles. Cost for additional wiring and penetration through brick wall. This came after original specs for the handicap, it was not caught. Charge to Newman Architects.

LR-285/PCO-296: Removal of existing unused chimney \$15,419.00 This was previously approved, not to exceed this number, we approved it, but did not have the figure.

LR-286/PCO-327: ASI-085: Dust collection system per ASK-103 in Tech Ed \$10,024.00. Had to reroute the duct work in the tech ed room, 3 ports for the duct work to tie into. This was caught by the Fire Marshal, dust collection, but not specs to duct unit, voltage 220. To be put on Newman Architects list of errors.

Motion made by Kirk to approve the above (4) PCO's, Attachment B to the minutes, seconded by Chris, approved unanimously.

Finalize and Closeout of CO's – 16 can come off, they have been approved, 13 to 14 are back charges, which will be worked on in the next two weeks. A handful of change orders remain that need to go before the committee.

Potential change order 308, ASI-086: Additional electrical work in Theater Arts Room - \$36,486 – this is an unstudied amount. Can possibly go to local contractor.

Xenelis Construction Co. has submitted a proposal for the grading work in the back of the building. The total package based on the drawings is \$36,714.16. Turner Construction recommends going with Items #1 and Item #2 on the proposal and then add an additional berm on the hill that is not included in the proposal. It should cost around \$20,000 for this work, it would be a not to exceed number. Would like to know how the Town wants to proceed. Richard would like explained what the phrase in item #1 means, “labor to correct grading”, it seems to reflect to what the original grading was meant to be, and do we have the original grading established and did Xenelis do what was on the original drawing? Answer was to the extent that he could. It was not 100%. On 2/25/2010 the site was not finished at that point in time. The site was not punch listed out. When he says to correct grading the sketch given subsequent to that event does change the grading more. Per Richard, it seems he never completed the grading that he was originally contracted to do, this is how Richard reads it, is this accurate? Bruce has to talk to Xenelis on this. Richard asks if we have a credit due? Bruce advises that he thinks the price was greater than submitted here. Michael advises he has the documents on this and he go can through this with great detail. Michael advises that the design team with Turner has gone through and compiled a prioritized list of things that can be done. Richard questions if this is the list we have. Michael advises that there is an issue of sump pit pricing. This list we have is for the grading in back. Why isn't item #3 on the list being recommended? Is the design team or Turner Construction not recommending this? Bruce states it is a combination of both. Michael explains that there was a tremendous amount of water coming in to the building from three sources, the roof, walls and the ground. The roof and walls have been addressed, there is no reoccurrence of water. The design team's categorization feels that this was still a singular event aggregation of circumstances. The monitoring wells have led Langan to see the problem as perched ground water that gets trapped against the ledge rock. It can be addressed by fixing the grade, this can be done as a punch list item to where it was before the project. Other recommendations are to install a sump pit in the electrical room, install an apron or skirt around the building, and then a divert berm on the hill, this has been recommended by the Town Engineer. Item #3 on the list would catch some water, but not where the water came in on the 25th. They are not recommending sumps in the old boiler room, the new boiler room and the water surface room (there are floor drains in place here). This is Newman Architects total recommendation. All options were priced. The price of not to exceed \$20,000 would allow the work to get under way. The price for the sump pit number is very high for 4 sump pits. Need to get a price just for the electrical room. Best course of action is to sit down with the building operators and the Town and work through the numbers. DTC recommends the sump

pump size but the one we have priced has all the bells and whistles, will need to sit down and review what is actually needed.

Richard explains to the Committee that to do the (3) options of \$36,000 in total will give us peace of mind on this issue, the responsibility is yet to be established on how this is going. While we have Xenelis here we need to do as much surface work outside as they have included in their proposal.

Tom asks if approved will it be done before the fall semester? Bruce replies yes.

The sump pump will be pursued separately.

The additional berm up slope has been requested by the Town Engineer, this is an extra \$3500. to \$4500. Bruce will talk with Xenelis about the credit of the original work not being completed and will get back to the Town on this.

Tony makes a motion to move forward with items #1, 2 and 3, not to exceed \$36,714.16, motion seconded by Chris.

Any discussion? Bill Choti explains there are two existing yard drains that are filled with silt. He recommends that Newman or Langan inspect these and see if the line is clear, they may need to be flushed. This will be a punch list item.

No further discussion, approved unanimously.

Another note on this, Bruce advises that he will not have someone out there while they are working, they will be stopping by to check on it. Richard states just let him know when it is being scheduled so either the Town Engineer, Public Works Director, Richard, or Larry will be out there.

Richard asks the Committee to review a spreadsheet that was prepared by the Finance Director and Larry with Turner Construction. On the lower right side there is a figure of \$1,488,788.59. If you compare this with the number at the very top of the column, \$36 million, the projection is that this project if we closed it today, would be 1.5 million dollars under budget. There are some items that still need to be addressed. So the question is are the pending PCO's in the \$1.4 number, they are not included in that number per Larry. Larry feels \$1 million is a fair number. Richard mentions to the Committee that some items are potential claim down the road, and that some expenses that we have incurred may be covered under E&O.

Richard suggests that another handout we received for technology items that have been put on hold be reviewed. The items have been prioritized. Items 27-29 have been deleted from the list. We are looking at a figure of \$220,459.26. The highest priority item is the 115 computers that are 6 to 7 years old. Items 15-25 are for items for a TV studio that is in place right now that we do not

have any of the hardware for. These are outstanding items that we would like to include.

Street Sign is discussed, is this part of infrastructure or technology? It really does not matter at this point, it is reimbursable regardless of where we take it out of.

Tim Hartigan has a breakout of where all the computers would go. Fifty into labs, some into music labs, mini labs. Committee wants to know what Xserve and SIF is, the Superintendent will get back to the Committee for an explanation of these items.

Committee decides to give an amount and let the technology person decide how it will be spent.

Original budget \$750,000. There is still approximately \$10,000 in that account. Security system was included in the \$750,0000. The security system is only half way through.

Tony makes a motion to expand the technology budget by \$110,000., for now, with the idea being we want to see where we come in on the security system, and then we can bring it up again at that point. We are time sensitive per Scott. Committee goes back to the list. Go back to \$175,000., would that let the items be purchased? Scott would purchase the sign, the studio up and running, and a block of computers, but the computer order would have to be cut down. The price of the computers would double next year from \$400 to \$800. Committee would like to know what Items #7, #8 and #9 are. Tony makes a motion to expand the technology budget for \$200,000 for now pending information on Items #7, #8 and #9, and also look at the remaining technology budget, and bring it up again at that point. Motion seconded by Tom, approved unanimously.

Bills to pay. Tony made a motion to pay the following bills:

NBIS

AAIS Corp.	Application #:13 (final retainage)	\$17,330.20
Advanced Perf Glass	Application #17	\$12,768.95
M. Frank Higgins	Application #12 (final retainage)	\$10,514.81
Kelly Bros	Application #9 (final retainage)	\$20,812.00
Simplex Grinell	Application #13 (final retainage)	\$25,144.00
Ciulla & Donofrio	Invoice #13586	\$ 733.50
Electrical Energy Systems	Invoice #1900	\$42,000.00
Wm. B. Meyers	Invoice #C1052/15	\$ 184.00
Nafis & Young	Invoice #258-10	\$ 2,449.00
Newman Architects*	Invoice #17926A (consultants)	\$32,540.50
Newman Architects*	Invoice #18021	\$ 2,112.20
Newman Architects*	Invoice #18022 (Langan-water)	\$14,904.92
Turner Construction	Application 31	\$35,588.19

*An error found, overbilled on their fees, needs to be corrected, then paid

Motion seconded by Tom. Any discussion? Larry points out the accounts that were final closeouts, Michelle mentions AAIS and Simplex Grinnel were also final closeouts. Approved unanimously.

Michelle questions Kelly Brothers still have an issue with the locks going through the door, this is an APG issue.

Items to Discuss/Info.

Forth Sport Floors, Inc. Price came down to \$32,925. \$1300 is for the 2 volleyball sleeves. Erik advises they will not be charging us for the 2 volleyball sleeves. Motion made by Kirk to approve \$32,925.00 with the understanding that the installation of 2 new sleeves at no charge, seconded by Chris. Approved unanimously.

Roof and window leaks: The science room and the cafeteria in the southeast corner have leaks. Erik will check on this.

Water cascading off roof: Per Michael Turner Construction will not be pursuing this. Per Richard, this needs to be presented to the Building Committee. Another meeting should be made to discuss this. The school needs some input, and we need to figure out where the water is to go and what it will look like.

The spray booth is up and running, just needs louvers in the doors. Is someone doing this? Not that Larry knows of. Michelle will check with Peter Horton.

Sign out front and parking lot: will be getting a price on this.

Final roof inspection: There is still work being done on the roof. Greenwood and Firestone have to come back one more time. There is an antenna on the roof that needs to be moved off the roof.

Contract extension: Recommendation from Jeff Donofrio to extend architects contracts, the consultants. It is okay to accept the invoice through Newman Architects. No motion needs to be made.

Discussion and Action re: Atwater Library Renovation and Expansion Project

Financial Report

Anthony and Keith went over finances. Smith is pretty much done. \$4.7 million out of the \$9.5 million, Atwater is looking to be about \$450,000 under budget when they are done. A full 10% is under budget. Will have some flexibility to wrap things up properly.

Exterior of the building:

- All landscaping and planting is done, the planting beds have been mulched today

- Started preparing the lawn, all prepped will be back tomorrow. Not going to hydroseed, going to seed and put down straw.
- Finished paving and the parking lot is done. The curbs are done.
- Topsoil will be done tomorrow.
- The line striping has been done today

The goal is to be done by Friday.

Tom questions if anything is going to be placed in front of the transformer. Nothing can be done to the transformer. Per CL&P they have placed a sticker on the transformer, nothing can be placed in front of it. All the landscaping is done. The access road to the transformer will be done Wednesday.

That is it for the exterior of the building per contract.

The roof has been signed off by Firestone, Keith should be getting the paperwork next week.

Interior of Building:

- Inside of the building is done
- 80% of the punchlist is done
- The heat pump downstairs is too loud, Keith is not accepting it
- All carpeting is in
- The light fixtures are done
- Painters will be back on Thursday to go room by room and check it off
- Bookshelves are 75-80% done
- They are starting to take the delivery of furniture
- Elevator Issue: finally received confirmation that it is shipping on 6/29/10, Keith is writing a 3 page letter which says this is fine. But it states there is an \$1100. fine per day for each day after that because it needs to be done by the 30th due to the fact that the books are arriving on July 12th through the 14th. It is going to conflict with the shelving that is already in place. He has until the 30th to put it in. The \$1100 came about by Keith, what it costs Arcadis to sit there and watch them put it in. If any damage is caused by the elevator going in, he is responsible for the damage. He is slowing up the millwork.

All work will be done by Friday (punchlist included) except the elevator and the millwork around it.

Steve asks how does the Historical Society like the sidewalk? Keith received a call that it was unacceptable. Now that it is mulched, it looks very nice. It has a float finish with a stamped pattern of stone in it.

Additional paving recommended by the State DOT to straightened out a ponding problem on North Street. They asked us to resolve it. The grading has been recommended by the

Public Works Director, Keith has received a quote from Cosgrove for about \$7500. This straightens out the entry way onto North Street, gets rid of the puddle and the ice that is going to be forming there, and allows things to flow properly to the drainage system. The Town Engineer recommends to go with this. This is item #105 on the list. Motion made by Kirk to approve this work to be done not to exceed \$7500, seconded by Tom. Approved unanimously.

Item #106: Additional units were needed to better service the building air flow. \$1,330.00 Replace the diffusers, added from return grills. These are the material costs. Kirk made a motion to approve, seconded by Carol. Approved unanimously.

Item #107: In order to operate the new hot water heater for the sidewalk melting system, new electrical is needed from the main electrical room. \$15,102.00. The hot water heater needs 100 amp disconnect, the pump needs a 30 amp disconnect. The panels that are there are maxed out. Keith has to run down the shaft from the mechanical room, this is \$15,000. All the ceiling tiles need to come out, an additional \$2,000. Once you start to remove them, they explode. Twelve electrical panels in the building, 800 amps are going into the building. He has tried (2) alternate plans, that have been rejected. An electrical panel cannot be exceeded by 80%. Only solution by the engineer is to go into the mechanical room. This figure, \$15,102, should grow to \$17,000. Two options, one go T&M, and the second the Town does this at a later date. Richard asks if the heat pump installation was a change order to an original bid, yes it was per Keith. Did anyone on the design team give any thought to what we were going to put in when we were done or were they going to leave us with an empty room. No one thought to add an extra conduit for this future, or to increase the size on one of these panels? I guess the answer is no per Richard. We have an engineer to do this. Per Keith we do have extra conduits, but we cannot use them, they have geo-thermal wells above them, no power can go through them. What is the time frame to do this? Keith advises next week, 3 to 4 days. Richard asks if Lucian has met with the building official? No. Richard advises that is over designed. There has to be a way to reconfigure the panels. Richard advises that Lucian get down there with the building official and bring in our electrical official Lou to figure this out. This cannot wait until the next building committee meeting. Richard advises if we do not do it now, we are not going to do it. Richard advises that the Committee approve, not to exceed \$17,500. They work on this, and then email the Committee with the progress. Richard advises that this may be a claim against the mechanical and the design team. The plan should have been updated. Kirk makes a motion, not to exceed \$17,500, pending further review, seconded by Carol. Approved unanimously.

Another Atwater item is from Physio Control for automatic external defibrillators. We are requesting (2) for \$4,190. (1) will be for Smith Library. Training will be provided by Town staff. It is something that they are trying to have in all the Town buildings. Tony makes a motion to approve, (2) AED devices for \$4,190., seconded by Tom, approved unanimously.

Tony received a quote for installing the data network. Tony and Kirk reviewed the proposal. The price is for a switch, a wireless router, installation including patch cables.

The price is \$3,295.50, it includes the upgrade, this is with Fusion Cable Systems. Ralph Bunce who was with IES (who did Smith) is now with Fusion Cable Systems. Tony makes a motion to approve the installation of the data network for \$3,295.50, seconded by Kirk, approved unanimously.

Bills to be paid. Michelle advises there is one to be added, United Glass, Application #2, for \$5,573.64.

Tony makes a motion to approve the following bills for Atwater Library:

Cosgrove	Application #10	\$121,728.72
Desco Prof. Builders	Application #2	\$ 34,665.69
Oscar Abatement	Application #2 (final retainage)	\$ 2,925.00
Pat Munger Construction	Application #8	\$ 15,296.90
R&L Acoustics	Application #7	\$ 17,826.03
Spectrum Floors	Application #3	\$ 8,407.98
Topper & Griggs	Application #6	\$ 423.25
W.B. Meyers	Invoice # C1048/11	\$ 384.00
MT Group	Invoice #MTCT110474	\$ 483.00
Pinnacle One	Invoice # 0324674	\$ 34,966.10
Schoenhardt (April)	Invoice #05126-04-41	\$ 8,141.70
Schoenhardt (May)	Invoice #05126-04-42	\$ 9,049.95
United Glass	Application #2	\$ 5,573.64

Motion seconded by Kirk, approved unanimously.

Items to Discuss:

Furniture Delivery Schedule: 32 different categories of items on the sheet that was handed out, 6 are completed, 8 items are going to be delivered on the 16th, 11 items will be delivered between now and July, and 7 items will be delivered early to mid-August.

Some items were pushed back due to some changes. Fourth item down on the first page, wood stacks for Atwater Room. Upgrading end panels of the stacks in that room to match the end panels that were throughout the rest of the building. These items discussed with Bob and a change order issued.

Vendors like to wait until 100% of their orders are in, then ship all at once. They are putting pressure on these vendors to get the items that they have in their warehouses shipped.

The list was reviewed with the Committee. Back orders and delays were discussed. Richard asked if there was any leverage with these vendors? These vendors were on State contract. What leverage does Schoenhardt have? Per Mark, these vendors know there is not much competition, they don't feel the pressure we expect them to feel. Schoenhardt is putting pressure on them. Michelle suggests to find out who the contract specialist is at

DAS, the Town can start notifying them of the vendors that they are awarding bids to that are not delivering on time.

Steve asks what the tentative opening date is, Bob advises it is August 2nd.

Carol asks about the Smith Library lawn being fertilized, the hill is washed out. Richard asked Bob if he has spoken to Fran at Public Works on this, no, so he needs to make Fran aware of this.

Adjournment: On a motion made by Kirk Engstrom, seconded by Tony Sidera, the meeting adjourned at 9:55 p.m.

Respectfully submitted,

Janet Canning, Clerk

AGENDA

Town of North Branford Permanent Projects Committee
North Branford Intermediate School
June 14, 2010

- I. North Branford Intermediate School Staff Concerns:
a. Misc. Items:
1.

- II. Purchasing/Operations:
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Attachment
A

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