

PERMANENT PROJECT BUILDING COMMITTEE

**Town Council Chambers
North Branford Town Hall
Monday, January 11, 2010**

MINUTES OF REGULAR MEETING

Chairman Alfred DeRosa called the meeting to order at 7:11 p.m.

Roll Call: Chairman Alfred DeRosa; Vice Chairman, Stephen Whalen; Anthony Sidera; Kirk Engstrom; Chris Manna; David McMahon, Carolyn Candelaro; Jack Krasko (arrived at 7:14 p.m.)

Absent: Debbie Prunier; Carol Davidson

Others Present: Richard V. Branigan, Town Manager; Michelle Knockwood, Purchasing Assistant; Bob Hull, Libraries, Bill Choti, BOE; Keith Goldberg; Pinnacle One/Arcadis; Ellen Feichtner, Turner Construction; Michael Scott, Newman Architects; Larry Secor, Nafis & Young Engineers, Scott Schoonmaker, BOE, Don Winnicki, BOE, Anthony Esposito, Finance Director, Bill Choti, BOE

Citizens Statements: None.

Discussion and Action Re: Atwater Renovation and Expansion Project:

Keith Goldberg of Pinnacle One/Arcadis reported work is progressing. Siding of exterior walls are done. HVAC is at 98%, insulation of the ceiling is done, plumbing is done and inspected, electrical is roughed out, and windows are done. They are now focusing on the cupola, which should be done Wednesday. The front canopy roofing remains to be done, and the temporary heat is up and running.

A few minor issues were discussed starting with the front canopy, a 2 by 4 curb needs to be done in order for the warranty to take place, framing of the stairwell, how it matches, might have to extend top tread by 2 feet which will make the transition between the existing building and the new building, to be reviewed by architects. The downstairs ceiling height is 6ø10ö, not sure if it can go all around, may have to adjust, the downstairs bathroom may lose 8-10ö of space. May have to rip plaster down.

A brief mention was made of the Smith Library. The electrical work for front door closers is done as well as the closures on the bathroom doors. Just waiting on the automatic openers and one full week of good weather so Empire Restoration can work on the roof.

On a motion made by Stephen Whalen and seconded by Jack Krasko the following applications/invoices were approved unanimously:

Action Air	Application #4	\$71,308.66
Quality Roofing	Application #2	\$23,378.00
R&L Acoustics	Application #2	\$21,391.62
Statewide Electric	Application #4	\$15,463.43
Topper & Griggs	Application #4	\$ 340.10
Pinnacle One	Invoice #0302805	\$35,733.58
Schoenhardt	Invoice #05126-04-37	\$ 9,055.60

Finance Director, Anthony Esposito distributed the Project Cost Analyses for the NBIS, Smith and Atwater Projects, which explains the financial status of each project. NBIS project, we have received 2nd payment from State. Jack asked where we stand with the renovation project for NBIS, "renovate as new?" with the State, the only issue is what level do we have to provide additional information, we are just waiting for confirmation from the State. The "as built" of the auditorium is to still be resolved with BSF. Richard will follow up with a letter to the them.

Discussion and Action Re: NBIS Renovation and Expansion Project:

Ellen Feichtner of Turner Construction reported that we are coming down to the finish line with this project. The first floor Area C is left to finish, 6 rooms need painting, should be completed within two weeks. Once Elevator #2 Equipment Room ductwork is completed, elevator inspection will be scheduled by the State, this should be by the end of next week.

Punch list, high 60% completed in areas A, B, E, & F. Area C & D upper floors punch list is ongoing. The removal of wood decking at Portables was started today, projected completion by the end of the week. Exterior punch list sent to contractors today.

There were no letters of recommendation to bring back to us at this time. They are working with bringing the contractors down to their final numbers. She distributed the close-out sheet for the project, and advised that Ferguson will be the last one. Reviewed Day Two Work, pricing above and beyond original contract, six items listed that they are getting prices on. There are approximately 30 PCOs at Newman Architect to review.

O&M Manuals are coming in and will be reviewed.

Advised that they would be moving out of the trailer by the end of the month into a room in the building.

On a motion made by Stephen Whalen and seconded by Jack Krasko the following applications/invoices were approved unanimously:

CT Masons	Application #18	\$ 27,018.00
Greenwood Industries	#16	\$ 40,660.00
M. Frank Higgins & Co.	#10	\$1 0,730.25
M. Frank Higgins & Co.	#11	\$103,821.89
Kelley Bros	#7	\$ 27,968.00

Kone	Application #5	\$ 3,253.75
S.G. Milazzo	#20	\$195,439.95
W.J. Mountford	#17	\$ 12,930.45
Nova Wood Products	# 7	\$ 27,075.00
R&M Painting	#9	\$ 30,390.50
Untied Steel	#20	\$ 12,227.00
Warehouse Store Fixture	#7 (retainage)	\$ 14,386.15
Business Electronics	Invoice #165108	\$ 150.00
BKM	#548540	\$ 440.00
Wm. B. Meyer	#C1052-7	\$ 300.00
Wm. B. Meyer	#C0M0673.9/1	\$ 7,271.00
Nafis & Young	#019-10	\$ 7,905.00
Newman Arch.	#17819	\$ 11,792.99
Turner Construction	Application #26	\$ 61,359.59
De Clercq Office Group	Invoice #49658	\$ 4,333.00
Midwest Technology	#(none)	\$ 13,320.29
Midwest Technology	õ	\$ 3,430.32
Midwest Technology	õ	\$ 1,819.66
Midwest Technology	õ	\$ 6,153.60
OFI	#61407	\$ 66,408.06

Items to discuss:

Ferguson, claim for installed copper stolen value \$6,438.00. Looking for reimbursement from Town. Jack Krasko recommended this be discussed with our legal counsel (Jeff Donofrio).

Xenelis, modular parking lot. Submitted a price of \$68,100. Richard Branigan advised that no action on this is required this evening. Is trying to get other prices.

Turner is requesting additional fees. To be sent to Jeff Donofrio.

Security Alarm System:

Don Winnicki made a presentation to the Committee wanting to know what the Committeesø feelings are on trimming the system. There is already \$47,000. set aside for the alarm system. The question is whether we obtain a system for \$47,000. or go with the system that is being presented this evening. The cost of this system is \$106,000, which includes the IP system, 12 exterior cameras, 12 interior cameras, access control, card

readers, 23 motion detectors, 42 door contacts at all exterior doors with local audible alarms. The presentation explained where the cameras would be located. Discussion focused on the rear of the building, where at this point, there would not be a camera. Cost per camera is \$1,000. each. Jack Krasko made a motion to add \$60,000 to the budget, which would bring the total budget to \$107,000, this was seconded by Stephen Whalen, and approved unanimously. A suggestion was made to reanalyze the rear of the building.

Questions presented to Board of Education:

Stephen Whalen wanted to know if there would be an open house for the public for NBIS, advised that there would be one in the early Spring.

Alfred DeRosa wanted to know how long it would take to install the security system, Mr. Winnicki advised 3 to 4 weeks.

Adjournment: On a motion made by Dave McMahon, seconded by Steve Whalen, the meeting adjourned at 8:40 p.m.

Respectfully submitted,

Janet Canning
Temporary Clerk