

PERMANENT PROJECT BUILDING COMMITTEE

**Town Council Chambers
North Branford Town Hall
Monday, January 25, 2010**

MINUTES OF REGULAR MEETING

Vice Chairman Steve Whalen, called the meeting to order at 7:05 p.m.

Roll Call: Anthony Sidera, Chris Manna, David McMahon, Kirk Engstrom,
Steve Whalen, Carolyn Candelora (arrived at 7:40 p.m.)

Absent: Al DeRosa, Carol Davidson, Jack Krasko

Others Present: Mayor Candelora, Richard Branigan, Town Manager; Michelle Knockwood, Purchasing Assistant; Bruce Hoff, Turner Construction; Michael Scott, Newman Architects; Bob Hull, Libraries; Bill Choti, BOE; Larry Secor, Nafis & Young Engineers

Citizens Statements: None.

Discussion and Action Re: NBIS Renovation and Expansion Project

Richard Branigan announced this would be the last meeting for Bruce, he is going on to a project in Greenwich.

Bruce goes over the agenda, no concerns from BOE staff.

Bruce reviewed the PCO's:

PCO 129 and PCO 144 were reviewed and approved by Jack before he went on vacation:

1. PCO 129/LR-169: in café, an intumescent finish on the exposed plywood for fire rating purposes, this is not yet done. \$2630.00
2. PCO 144/LR-151: Bruce explained the price of the valve was between \$1200 and \$1500, the price of \$4925 includes labor and installation
3. PCO 113.1/LR-168: Lighting fixtures in stair 3, new T fixtures and took couple of K's out. \$7,266.
4. PCO 137/LR-172: these are general revisions \$14,889.
5. PCO 154/LR-179: request due to noise in the teacher's dining room, provide acoustical ceilings, replace duct (s shaped duct). Material, \$1,000, Labor \$1800-\$2000). \$5168.
6. PCO 164/LR-173: pertains to revisions to locker room and damaged masonry walls built on double slab, crumbled when taken down. Column in center when

- wall was opened up. Flipped janitor's closet room around. Did work in (3) additional areas. Secured walls, slabs, etc. \$15,905.
7. PCO 203/LR-156: Second Floor, field condition, when doors swung out, it hit bottom of landing by ½" or 1". Tear down wall, add 2 new doors where old building tied into new building. \$8068.
 8. PCO 243/LR-176: 2nd floor D wing-duct shaft replace joist, replaced with structural steel. Duct work installed. \$9,247.
 9. PCO 258/LR-175: Additional signage, Bill Seward suggested 6 roof hatches, kitchen gas valves, to know where they are. \$663.
 10. PCO 260/LR-178: Second floor bathrooms, finish tube radiation, moved up off of wall, built soffit to keep same ceiling height, so finish tubes aren't exposed. \$2,577.
 11. PCO 274/LR-182: First floor, adjustments for ceiling heights. \$993.00
 12. PCO 276/LR-177: Additional roof ladders requested by BOE. This was discussed at last meeting, but not approved, onto E roof, to top of gym, then ladder to C roof. Ladder off of E roof to F roof. For mount purpose. \$7768.
 13. PCO 282/LR-180: B201-6th grade science roof drain pipe exposed thru roof, covered with maple box. \$362.
 14. PCO 283/LR-181: Theater arts, modify cabinet heights to fit under ceiling, cut in field to fit. \$1450.
 15. PCO 288/LR-174: Remove deck rails, and portable classrooms, \$11,120.
 16. PCO 293/LR-170: Builders Risk policy wouldn't cover copper grounding stolen from job site (installed). \$6438. (deductible is \$25,000)

Looking for approval tonight for these items.

On a motion made by Tony Sidera and seconded by David McMahon the above items were approved unanimously.

Progress:

FF&E moved into first floor.

Bert on job site tomorrow.

Tech Ed area to be completed.

Tom Cowell said first floor can be occupied by 2/1/10, minus Tech Ed. Will visit site tomorrow for approval of this area.

Two week look ahead:

41 items left in the kitchen

67 items left in the gym

Misc. cleaning to be done in areas C&D

163 miscellaneous cleaning items in area B

92 miscellaneous cleaning items in area A

Received punch list for C&D today, will start working on these areas.

645 items closed by last meeting.

Modifications to Time out Room: took down the hanging light, put in wire glass window, took down tack boards.

There is \$95,000. being requested tonight in change orders, Tony questioned where money is coming from, Bruce said from contingency money, still have \$1 million left.

Larry puts in report if retention should be released or not.

All FF&E has been received, except 2 desks.

Saturday-in-house staff to move (2) teachers. Will help Turner move out of trailer. Should be out by Friday. Larry will be done with clerk part of job this week. Will be available if necessary.

Mayor Candelora questioned brick work where it joins auditorium, used rake joint, not the best to be used in the northeast. Question about its warranty. Michael responded, hard baked brick was used, much harder and less porous. Did not proceed full hearty with poor decision.

Richard questioned brick finish be raked jointed to match existing C& D wing. Larry responded clip embedment was issue at beginning of job site. Michael will review prior minutes, put together a memo to give to the Town.

Area F was first area built, after mockup was done, seemed to resolve issue of brick matching.

Mayor asked about the theft of the copper. Questioned the deductible and coverage. Also questioned ladders being so expensive. They are double hunch, go 2ø above roof line.

Tony questioned screening on roof to hide mechanicals, is see thru, is this the final design. Yes. Michael, roof top units are larger on Area B, screen on area A&B, look into southern sky (back lit effect). Did a mockup and didn't look well either. Cost was prohibitive for louver screen.

Mayor ó chimney on back side, no screening on back side of building.

Michael - project was to be designed for classroom and interior space for education. Budget, low slope roof HVAC mechanicals on roof weren't the priority when designed.

Richard: landscaping on Caputo Road, get pricing to replant and restore back there with white pine buffer. 1000 square feet would be Town's responsibility to restore the rest to be Ferguson. Ferguson to reclaim/restore, not just topsoil with grass seed. Xenelis talking to Ferguson about this.

Steve advises that change order PCO 129 and PCO 144 were approved by Jack Krasko, but motion is made by Tony, and seconded by Dave, the following PCO's were approved unanimously:

PCO 129 \$2,630.00
PCO 144 \$4,925.00
PCO 113.1 \$7,266.00
PCO 137 \$14,889.00
PCO 154 \$5,168.00
PCO 164 \$15,905.00
PCO 203 \$8,068.00
PCO 243 \$9,247.00
PCO 258 \$663.00
PCO 260 \$2,577.00
PCO 274 \$993.00
PCO 276 \$7,768.00
PCO 282 \$362.00
PCO 283 \$1,450.00
PCO 288 \$11,120.00
PCO 293 \$6,438.00

Steve now requests bills and invoices be approved.

On a motion made by Tony Sidera and seconded by Dave McMahon the following applications/invoices were approved unanimously:

NBIS:

Compuconn Computers	Inv. #16903	\$ 960.00
HP Computers	#27358512-001	\$13,916.00
Horizon Engineering	#9	\$ 4,200.00
Wm B. Meyer Inc.	#Com-21-0/1	\$ 2,111.75
Midwest Technologies	none	\$ 130.98

Back to the minutes, an email was received with the November minutes for the two meetings and the January meeting.

Approval of Minutes ó

Dave McMahon abstained from the November meetings
Kirk Engstrom abstained from the November 9th meeting

Approval of Minutes for November 9, 2009 meeting: no motion approved, not enough for a quorum.

Approval of Minutes for November 23, 2009 meeting and January 11, 2010 meeting - motion to approve from Kirk Engstrom, seconded by Tony Sidera.

Atwater:

Keith presented a slide show to the members of the progress and issues at Atwater.

Telephone pole is in, have permanent electricity.

Friday, the cupola is being installed.

The roof is done.

HVAC unit is being delivered on Wednesday.

Started last week to bring in material to have grading issues, go up 3 feet, may lower parking lot about 1 foot.

Will prepare parking lot as weather allows.

Have installed hardie plank and trim, Caulking.

Putting together a punch list. Finish caulking store fronts when temperature is warmer.

The seminar room is in original building with custom bookshelves.

All framing done on the inside. Rough wiring will be done by end of week. Light fixtures arriving. Left side of building is roughed, insulated, and inspected.

Downstairs in the children's area, build out wall, new soffit. Working in mechanical room and heat pumps.

Ceiling height issue, took down plaster ceiling, got 2' additional in height.

Will start to sheetrock mechanical room next week.

Unit to be set on roof, then rest of interior duct work will go in.

Community room, not much going on.

Bathrooms inspected for rough ins.

Going Forward:

Site work ó power, rough grade.

Roofing: punchlist (3) items

Stairs in fabrication

Pour concrete by end of week.

Rough electricity, HVAC, etc. inspect 2/1

Will start insulation, drywall, tape.

Paint, will do colors before final selection is made.

Mechanical inspections.

Lighting protection to be finished.

Steve: if parking lot is lowered more than 1ø will we need retaining walls? Keith feels öyes.ö

Discussion is lower grade 3ø if we drop it, will need retaining wall. Hemlich (next door neighbor) has concerns. Canø run onto Rte 80 per DOT, has to go into drains onsite. Grade into yard drains.

Main entrance is not in greatest condition. Rotting on front. Has been taken off . Had integral gutter, has rotted wood. Peeled back to get to solid material. Really bad! Arch peeled away from building, water got behind it. Keystone is still in good shape. Can use hardi plank. Rte 80 lumber has tools to do cutting to match to original design. Can be redone to look like original front, around \$6,000.

Change Orders:

#45: Fire separation of buildings-\$6,284. Did not have to put sprinkler system (\$80,000)

#52: Enlarge (2) mechanical rooms downstairs \$715.

#54: Transformer pad: UI requires within 10ø of curb. Install plastic pavers would support truck. (400 per square pad) \$3570.

#55: Change light fixtures on millwork. Provide pendant lights above circulation desk (was taken out previously). New wall sconce fixtures more money. \$4724.

#56: Remove lathe plaster from ceiling downstairs. Lathe is wrapped around wall. \$2077.

#57: New pressure treated wall.\$1059.

#58: Remove ceiling. \$732.

#59: Add (3) fire extinguishers per Fire Marshal. \$831.

#62: Revise hardware: supplier called to clarify items, 4 locations: (1) add flush bolt, (2) outside doors (keying issue), areas of refuge, master key (knoxbox) separation wall/door fire rated-series # for hardware on door, was different (now matches)

#63: Repairs to front door area of original building. \$1023.

#64: 2 new walls. \$1016.

The above change orders were approved. Motion by Tony Sidera, seconded by Kirk Engstrom.

Mark: After owner's meeting this past Thursday, reflection ceiling plan in Jr. Fiction area - 10' ceiling height, soffit hanging out, extend soffit to end of exterior wall. Eliminate pilasters in reading room.

On a motion made by Tony Sidera and seconded by Kirk Engstrom the following applications/invoices were approved unanimously:

Atwater:

Cosgrove Construction	Appl. #5	\$ 7,695.00
Pat Munger Construction	#4	\$58,100.10
Oscar Abatement	#1	\$55,575.00
Wm B. Meyer Inc.	Inv. #C1048/7	\$ 384.00

On a motion made by Tony Sidera and seconded by Kirk Engstrom the following applications/invoices were approved unanimously:

Smith

Cherry Hill Glass	Inv. # (none)	\$ 5,588.30
Empire Restoration	(none)	\$11,900.00

Motion made by Tony Sidera and seconded by Kirk Engstrom, approved.

Revision to Minutes: estimates, not payments from Jan?

Minutes from 11/23/09 and 1/23/10 were approved with the exception of Smith's minutes from 11/23/09. No vote was made from the 11/9/09 minutes, not enough members from that meeting here tonight to approve.

Approved unanimously to approve (not pay) Statewide Electric in the amount of \$1200.

FYI: Resignation letter from Al DeRosa. Steve would be remaining as vice chair until the end of the projects, then would have elections.

Adjournment: On a motion made by Kirk Engstrom, seconded by Tony Sidera, the meeting adjourned at 9:37 p.m.

Respectfully submitted,

Janet Canning
Temporary Clerk

