

**PERMANENT PROJECT BUILDING COMMITTEE**

**Town Council Chambers  
North Branford Town Hall  
Monday, January 9, 2012**

Vice Chairman Steve Whalen called the meeting to order at 7:02 p.m.

**Roll Call:** Steve Whalen, Jack Krasko, Kirk Engstrom (arrived 7:03 pm), Tom Bailey, David McMahan, Rose Angeloni, and Victor Palma

**Absent:** Tony Sidera, and Brian Lynch

**Others Present:** Michelle Knockwood, Purchasing Assistant; Richard Branigan, Town Manager; Anthony Candelora, Mayor; Lou Paternoster, BOE; Bill Choti, BOE; Salamone & Associates

Skipping Item #2 on the agenda: members have not been appointed yet

Farewell to Dave McMahan, this will be his last meeting if he is replaced.

**Citizens Statements:** none

**Discussion and Action: NBIS Renovation and Expansion**

- a. Approval of Minutes 12/12/2011 meeting – Dave makes a motion to approve the minutes, Tom seconds the motion. Approved unanimously.
- b. Report and Action (if required)

There is an email from Michael Scott advising that he cannot attend this meeting. Steve reads the email portion pertaining to the scope of the inspection that the PPBC is requesting. He asks Richard this. Richard advises that we need an inspection of the entire HVAC system to make sure that it was put in according to the manufacturer's guidelines and the specifications for the project. Richard advises that he has spoken to Gary Rook from APG, they have been very responsive for the windows and doors on the project. Gary Rook was contacted by Bruce Hoff at our request to come in and give us an estimate of what needs to be replaced with the continuous hinge for the doors. This was

recommended more than 2 years ago, Juyoung Park (the original architect on this project) did not agree with what was originally proposed, they were asking for a modification, and at that time it would have been done at no charge. Richard would like Bill Choti to confirm what does need to be done. Gary will be out there this week for an inspection. Jack feels the Town should not pay for this, the architect should pay for this. Steve agrees with Richard that Gary Rook should look at this and provide us with a recommendation. Dave feels all high usage doors should be looked at now, instead of waiting. Jack feels that either Peter Horton or Michael Scott should be there, so there is no continuous finger pointing on this matter.

Bill Choti is asked how many doors need to be fixed so they work properly. Right now there are 6 doors that need major work, 30 doors need adjusting, and there are a number of doors that the lock sets do not match, where the striker is, it is wrong. The lock does not fit in the strike zone, they never worked properly. You could never lock the doors. The eight main entrance doors need the continuous hinges. These are the exterior doors. There are 8 interior doors, he is having problems with 4. Sixteen doors should be done.

Richard advises that he is going to set up a meeting with Peter Horton or Michael Scott, Bill Choti, Gary Rook from APG and himself to go thru and look at those doors, and then see what comes back from Newman. It goes back to Newman for the design. Bill advises that the gentleman who came with Michael Scott was the person who supplied the hardware, he did not put the doors up, he also suggested going with the continuous hinge.

Bill discusses the classroom doors. They do not open 180° they stop at 90°, this is based on where the stop hinges are. The fire marshal does not want the doors to stop at 90°. This will be on his report. There are 4 doors that are having this problem.

Michelle asks what DTC should look at for the HVAC when they come out, the Committee advises they should look at the whole system. Tom feels they should look at the whole system since there are issues with condensation, issues on the roof.

Bill Choti asks if his people, the BOE people should open up the roof or do we have the people who installed it open up the ceiling tiles? How should this be done? Dave comments that we are paying Bill as a BOE employee to do BOE projects, this project is a Town project, not technically his job to baby sit the contractors. Jack advises if we had a clerk-of-the-works they would do this job. Jack advises Bill should be there when they do the inspection. Dave feels Bill's labor time should be billed back to the contractor who is responsible. Bill should keep track of his time on this, the same thing with the doors situation.

Michelle asks if there should be a joint inspection. Richard comments that DTC, Ferguson, along with Bill and the building official should go through the whole thing and look at it. This is the only way to ever know if it was done properly.

Rose asks about Larry Secor doing this oversight. There is really no difference paying Larry or paying Bill, actually we are just giving the money back to the BOE. Richard

wants Bill to bring the punch list pertaining to the doors, Bill advises he never received the punch list. He will check with Allan Davis to obtain a copy of the punch list.

On the bills to pay list there is an item that needs clarification by Bill Choti. The bill for Automated Building Systems, \$928. Bill advises this is when we were going through the automated process of the cooling system and why the system was not working. They were brought in to go through the entire program to find out why the outside dampers were not closing and also training for Bill.

Bill explains now we are in the heating season, the rooms on the north side of the building are cool and the south side are hot. The temperature sensors in the building are sampling and then averaging the temperature in the building . He still cannot get the rooms to be within a few degrees of each other, so he wants to move the averaging up to the air handling on the roof. ABS's work was done during cooling season, we will not know if what they did corrected the problem until the next cooling season. ABS did not know what would happen when the heat came on. They fixed the humidity sensor and the wiring and they went through the entire program to see if they could get the building closer. Bill is now fine tuning everything. Each morning they are taking an hour to an hour and a half to get certain things to work. He also states that some of the radiant heating has an electronic valve, but there is nothing on the computer to adjust that electronic valve. So ABS will need to come back to get some more clarification on this. Richard asks if this is a DTC issue, Bill does not know. He has not had a day where everything works the way it should. It is very difficult to get this system to balance.

Steve asks if this bill is project related or normal maintenance. Dave makes a motion to pay Automated Building Systems, Invoice #15256 in the amount of \$928. Seconded by Tom. Jack asks if they came in to verify, and repair. The wiring and humidity were the items they looked at. These two items were there since day one. Jack suggests this is an error on the installation. This attaches it to the project, not a maintenance issue. Motion approved , with Jack opposing. This should be paid, and charged back to Ferguson. Per Richard, a copy of the bill will be sent to Attorney Donofrio with an email. Jack makes a motion to pay Ciulla & Donofrio to pay invoice #15256 for \$209.25, second by Kirk, approved unanimously.

Bill asks about Turner contacting him to have Ferguson come back to look at something. This was about Greenwood coming back out to look at the boot on the roof.

A question was asked regarding the water testing for Area A. The water testing cannot be done until all the air handlers are sealed no more water should go on the roof. Can areas A and B be done independent of C and D? Bill cannot see any reason why it couldn't be done, outside of the weather. Bill also advises that someone did something on Area D, repaired the ductwork, but there was another section to be sealed that was not. Bill was not notified of anyone coming, and does not know who was on the roof. Richard wants to know when they come to NBIS how do they get on the roof. Bill advises the contractor just puts up a ladder and goes on the roof. Richard states that they need to check in the office first before going on the roof and contact must be made to Bill. Mayor

Anthony feels a written notice should be sent to all contractors advising them of this procedure. Tom advises they should give prior notice of 24 hours when they are coming. Richard advises that Michelle will be sending out an email to all contractors that are still involved in the project that this procedure must be followed.

### **Discussion – re: High School Roof Project**

- a. Approval of Minutes 12/12/11 meeting – Jack makes a motion to approve the minutes, Dave seconds the motion. Approved unanimously.
- b. Report and Action (if required)

Steve asks Bill about the invoice for Reflections on Wood, \$2,165. A report from one of Mark Caputo's people advised that the damage was pre-existing. Bill feels that this information is incorrect. We had pre-existing and we had new damage. There were two leaks that were there after the roof was installed, these two leaks were in the process of being repaired, when two areas popped. So they were after the roof was installed. Once the areas popped they had to be cut out and installed. The pre-existing part was leaking. Once the new roof went on it got worse, floor could not be used once it popped. This second leak happened during the second storm on a Friday night, when the seams needed to be fixed, no one found the damage until Monday morning that is when the floor popped. Jack feels the BOE should pay part of it, and Silktown another part of it. The invoice has been paid by the BOE. This is a reimbursement to the BOE. Will have to figure out what percentage belongs to the BOE, and what percentage belongs to Silktown Roofing. Jack does not feel it is worth the effort on this, we'll just be adding cost to it. Richard asks if the Committee wants him to ask Silktown Roofing if they will give us any kind of credit before processing their change order, so we would reimburse the difference? Committee advises yes. Richard will talk to Mark Caputo. The change order for Silktown Roofing is being tabled.

### **Discussion and Action: Stanley T. Williams Elementary School**

- a. Approval of Minutes 12/12/11 meeting – Jack makes a motion to approve the minutes, Tom seconds the motion. Approved unanimously.
- b. Report and Action (if required)

Salamone Engineers discuss the HVAC system at Stanley T. Williams. They have looked at four different types, these are each discussed and explained in their report. There are four different concepts.

- Concept 1: Chilled water plant cooling which would utilize a water chiller and an indoor air handler, the pumps would be located in the boiler room. Cost \$245,000.
- Concept 2: Ducted split systems – indoor air handling units (similar to residential type system, however on a commercial scale with commercial equipment.) Cost: \$175,000.

- Concept 3: Non ducted split systems – except for the gymnasium, which would need a larger unit, the condensing units would be exterior to the building, refrigeration lines from that unit to the indoor unit, and the unit mounted in the space. There would still be a condensing unit in the gym due to the size of the gym. Cost: \$125,000.
- Concept 4: Condenser water plant cooling - this is more money, they wanted to see if this unit would offer energy incentives. A water source unit, exterior condenser, water source supply and return to the unit. Cost: \$275,000.

In their report for each concept they advised the estimated material and installation costs, the annual estimate energy savings, the estimated life cycle, advantages of each, as well as disadvantages.

For our project they recommend Concept 2, the Ducted Split Systems. This offers the end user of the building more comfort with the distribution of air.

The portables need to be addressed. What are the long term uses? The units don't work. They should be replaced, not too many options in the portables.

If the budget does not allow for Concept 2, then Concept 3 would be their next choice. This concept has a little less distribution but would serve the purpose.

Tom asks how it is being controlled. Each unit would have a programmable thermostat in a lock box that only authorized people would have access to it.

Tom asks if the price includes the soffits, yes it does.

Salamone explains they track the outside air, which brings in absolute requirement per code, not bringing in excessive amounts of outside air unless you need it due to the amount of people in the room.

Steve asks about the grant application. Richard advises that we did not receive additional grant money. We have the original \$200,000. to work with.

Richard asks if Salamone has a price for the additional work that needs to be done. He goes on to explain that the seniors will be moved closer to the gymnasium and the fitness rooms will be down near the portables. The original concept was to put the seniors in the long rooms down near the portables. The main entrance to the school would be used instead of a separate entrance as originally planned. In the next two days they should have a price for us. Jack feels we should go with Concept #2, plus the additional work that needs to be done to come up with a figure. Then we could go back to the Town Council and ask for additional appropriation.

There is discussion about the ADA bathroom, this is still being worked on by Salamone. The issue is the door, the wall is so close to it. They may change the direction of the door.

Tom asks about the abatement problems in the ceilings and floors. At this point we don't know the situation.

Jack asks about the reception area be shared with the BOE and the Recreation Dept. He feels in a small town one reception area should handle both groups. Pam had suggested that there would be a reception area set back in the lobby, at the end of the gym. Jack feels one reception area for a building is plenty.

Salamone has a question on the hazardous material; he wants to know if there is a report on this. Rose advises the school has a report on asbestos. Each school must maintain an asbestos book. He should check with Bill Choti on this.

Adjournment: On a motion made by Kirk, seconded by Tom, approved unanimously, the meeting adjourned at 8:44 p.m.

Respectfully submitted,

Janet Canning, Clerk