

**PERMANENT PROJECT BUILDING COMMITTEE**

**Town Council Chambers  
North Branford Town Hall  
Monday, February 8, 2010**

**MINUTES OF REGULAR MEETING**

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

**Roll Call:** Steve Whalen, Jack Krasko, Tony Sidera, Kirk Engstrom, Tom Bailey, Carolyn Candelora, David McMahon, Chris Manna

**Absent:** Al DeRosa, Carol Davidson

**Others Present:** Richard Branigan, Town Manager; Michelle Knockwood, Purchasing Assistant; Brian Oblon, Pinnacle One/Arcadis; Michael Scott, Newman Architects; Bob Hull, Libraries; Scott Schoonmaker, BOE; Keith Goldberg, Pinnacle One/Arcadis

**Citizens Statements:** None.

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

Ellen from Turner Construction reviewed the Agenda.

Contractor Allowance Summary Sheet-working on reconciling final amounts. Mountford is finished, Xenelis, Ferguson, Greenwood still to be finished . Milazzo is close to being reconciled, CT Mason and United Steel, there is still work to be done. The painting contractor has hours to use, he will be caulking, patching and touching up areas. The electrical and mechanical will be the last. With money left over will write credit change orders back to the contractors. Jack asked the completed ones to be shaded on the summary sheet. The ones that are zero, are closed.

**PCO's for Building Committee Approval this evening:**

LR-171/PCO-292- pertains to window treatments in Areas C&D, last meeting wanted to know why there were 8 windows and 10 clutchesô 2 of the windows were 12ø long, they were divided into 2 shades, resulting in 2 extra clutches. \$3197.00

LR-183/PCO-187: Remove lockers, cutting/and patching, furnish & Install Drywall at Top of and at Existing Walls in Corr. C200. \$11,221.00.

LR-184/PCO-235: 6 basketball hoops, only 2 had electrical plugs, need to wire (4) additional basketball hoops, request for additional (4) plugs, oversight by NA, on the architectural plans, but not the electrical \$7,686.

LR-185/PCO-275: 4 higher windows ó cost of shades, didn't have shades, couldn't see the white boards, cost \$3031, request for breakdown; material plus overhead \$1157.46, trucking is \$350 plus 15%, equals \$402.60, plus 20 hours of labor charged. You are basically charged for ½ a day. Going rate for workers \$73.45 per hr

LR-186/PCO-284: Area C &D, no place to attach ceiling grid, can't attach ceiling grid to window, so had to build soffits, this was the best course of action. \$9,818.

LR-187/PCO-285: additional lights at servery in café. \$2,986.00

LR-188/PCO-239: You had different floors, different levels. Each contractor did their own additional patching. \$5,234.00

LR-189/PCO-232: old entrance to building, revised stair section, soffits. \$2,261.00

LR-190/PCO-179: while removing ceiling in locker room discovered a second ceiling above first ceiling, masonry went full height, had to remove all masonry block \$18,769.00

LR-191/PCO-269: replace existing CMU block over door frame, masonry is unstable \$4,305.00

LR-192/PCO-303: detail was shown on drawing, wasn't sure who was to provide them. Was missed by everyone on drawings. Custom made partitions, by APG that were done during course of work. They were not included in anyone's specs. \$2,040.

LR-193/PCO-253: CT Mason ó rebuild door openings, CMU was unsafe. \$4,179.

The above items are what they are submitting tonight for charges.

Questions at this time:

Jack has question on change order LR-171/PCO 292: wants to know why we are addressing this again. We are making another change order on a change order. There

seems to be a problem with the weight, raising and lowering the shades. We have a 20 year warranty on these shades, manufacturer should fix this issue for free. Whatever has been designed is not working. They are already installed and cut, the change order for this has not been approved. Wants to set this aside till next meeting.

Jack also questioned LR184/PCO 235. Feels we should pay for the material for the outlets but not the additional charges. This was never discussed before, appears work was done unauthorized. Ellen explains that it was caught as they were going along, they fixed it then, they were not brought back in. Still wants to know why this was not brought up sooner.

Move to vote on these items at this time.

LR-171/PCO-292 ó hold

LR-183/PCO-187: Motion made by Jack, seconded by Dave, approved unanimously

LR-184/PCO-235: Opposed by Tom, Dave, Chris, and Jack ó On Hold

LR-185/PCO-275: Motion made by Jack, seconded by Kirk, approved unanimously

LR-186/PCO-284: Motion made by Jack, seconded by Chris, approved unanimously

LR-187/PCO-285: Motion made by Jack, seconded by Dave, approved unanimously

LR-188/PCO-239: Motion made by Jack, seconded by Tony, approved unanimously

LR-189/PCO-232: Motion made by Jack, seconded by Dave, approved unanimously

LR-189/PCO-232: Motion made by Jack, seconded by Dave, approved unanimously

LR-190/PCO-179: Motion made by Jack, seconded by Tony, approved unanimously

LR-191/PCO-269: Motion made by Jack, seconded by Tony, approved unanimously

LR-192/PCO-303: Motion made by Jack, seconded by Kirk, approved unanimously

LR-193/PCO 253: Motion made by Jack, seconded by Tony, approved unanimously

### **Arch/Engineer review**

Michelle questions when PCO's would be reviewed. Pete has been assigned to get PCO's done before he goes on vacation per Michael Scott.

## **Pending Contractor Pricing**

Sub consultants to still be reviewed for additional fees.

## **TCCo. Additional Services request**

Richard suggested Jeff Donofrio to attend a meeting ó Turner and sub consultants. Do this in Executive Session, (6 PM) ó February 22, 2010.

## **III. Construction Progress:**

### **Progress to Date**

The elevator did not pass inspection, had 3 stops previously. Shaft is taller than elevator. Code requires 24ø from elevator to floor. (had extra landing). Need to put sleeve around piston. Kone to do this as part of contract. Other options: reopen a third stop to go to storage room (was nursesø old office). Room will not be handicapped accessible. If you have to take sleeve out and want third stop later on would be expensive, about \$5,000. (3) 8ø risers, room is 20øX 25øapproximately. Ellen to get firm pricing for next meeting.

Tech Ed ó spray booth to be sent back. Ceiling electrical drops have been resolved. Transformers have not been shipped, free coordination (supplied by Ferguson) for saws. Equipment that came with only (1) transformer.

Missing window shades in Areas C & D (Milazzoø sub)

Michael to look at the following 2 items:

1) Spray booth ó has 25% restocking fee plus shipping and handling fee. May make the whole room a spray booth.

2) Theater room ó no lights in rafters for lights.

Flooding hot water/boiler loops with Glycol. Ferguson on site. Have not been balanced, to do over February vacation.

Final Fire Alarm Tie-inø fire marshal scheduled for 2/16/2010.

Fabricating Kiln Duct PCO-147 ó agreement from DTC

Breeching support ó BVH designed breeching, 2 stacks come into one. The original documents were not 100% clear, nothing shown on structural drawings. Jeff Donofrio to review. Final breeching stack has not been installed yet. (5øextension).

## **Open Discussions/Issues**

Erik is in field working on punch lists.

## **Closeouts**

Should have most of PCO's done by the end of the month to start closeouts.

## **Unforeseen field conditions:**

Elevator failed inspection, discussed above.

Roof/Window leaks ó had southerly storm and found new leaks. Cut out caulk joint for mullions to weep properly. David questioned warranty of windows ó 1/15/10 was start of warranty date for complete job. Richard wants all windows inspected and get a letter from APG. Redoing all caulking per manufacturer's recommendation.

## **Day Two Work:**

Went over PCO-305, (additional landscaping on Caputo Road), to do or not to do

PCO-296 ó chimney removal: this is a safety concern, it serves no function, there will be maintenance problems over time. Jack thought capping off chimney would be a better way to go. Possibly repoint chimney. Richard requests getting a cap price.

## **Applications for payment :**

Question before we start from Jack, the last item IT Pros, the release of performance bond, actually a bond was not submitted, they paid the Town cash in the amount of \$61,605.50. Usually in this case there is a hold back, a retainage. They are looking for all of the money back. Ellen advises we do have a warranty, but would prefer money held. Not everything is occupied, and we are going to pay him in full? Per Richard, requests to Mr. Chairman to hold off on this until Jeff Donofrio can review.

Applications for payment presented:

## **NBIS**

Advanced Performance Glass	Appl #15	\$ 50,642.60
Electrical Energy Systems	5	\$ 4,962.80
Ferguson Electrical	Appl. #17	\$101,915.85
Ferguson Electrical	#18	\$ 6,901.93
Ferguson (HVAC)	#17	\$ 91,753.70

Ferguson (HVAC)	#18	\$ 14,906.59
Ferguson (Plumbing)	#17	\$ 49,750.84
Ferguson (Plumbing)	#18	\$ 1,619.64
Kone	# 5	\$ 4,731.00
Major Theatre	# 1	\$ 7,837.50
Ciulla & Donofrio	Inv #13262	\$ 488.25
Nafis & Young	#102-10	\$ 6,510.00
IT Pros	#10106	\$ 2,400.00
Turner Construction(includes Estimates changes for Jan)	Appl #27	\$ 43,768.19
Newman Architects	Inv. #17853	\$ 14,405.79

On a motion made by Jack Krasko, and seconded by Chris Manna the above items were approved unanimously.

**Minutes:**

Tabled until next meeting so everyone has a chance to review them.

Michael and Scott, any news on the security system? Question on existing light pole, would need additional light in back for security camera. It appears we can have camera in back, Don will talk to Michelle about this. Nothing more about the school.

On agenda, Anthony, don't see him, will pass on this.

**Atwater Library**

Site work ó electrical around parking lot going in.

Geothermal well ó a well in the back corner was leaking. Originally thought we would have to excavate and remove, turned out it is a leak inside of building, will be back-filled tomorrow. Then all geothermal wells will be 100% .

Exterior of building, some punch list items to be done. The roof is 99.9% done, to be cleaned. The cupola is done, there is copper on it.

Inside of building: not much has changed, rough electric is 100% done and inspected. Additional fire proofing to be done, requested by Tom Cowell. Hopefully start tomorrow, Wednesday. A firebat installation, separate soffits on exterior walls, then to be inspected. Then we can start to insulate and sheetrock.

HVAC is done and inspected.

Mechanical pent house is done.

Three basement mechanicals are done and inspected.

Electrical rooms are 85% to 90% done. Two electrical rooms done.

Jack questioned about well leaking, this was discussed.

Jacked asked about firm completion date. Keith will have at next meeting. Coordinated furniture with Jamie who will coordinate with Michelle. Final grades of the parking lot must be resolved.

Millwork was measured on 1/20 ó will take about 1 month to fabricate.

Will take about 6 weeks to sheetrock, then painting, etc. Front of building by door has been completed. Additional detail work was done.

On 1/25 had Town Council members make statements about 5 or 6 items. One being about installation of structural steel, the leveling plates and grouting. Two locations were questioned, looked like there was no leveling plate and no grout.. Column to sit on leveling plate. Leveling plate was 1/2" off the base plate. Fill with concrete ó 3000 psi mix. Structural engineer was contacted, no issues, will send report confirming this. Will be reinspected by structural steel firm.

Exterior Siding ó thought was nailing incorrect, 3 gaps to be addressed before painting. Now is not the time to be doing it.

Caulking in rain ó not standard caulk, made for hardi trim. Will put on punch list to be reviewed before paint goes on. You can install 0 to 40 degrees, rain is not an issue.

Foundation ó to be installed per contract documents. Will ópargeö foundation in spring ó concern finish on foundation, scratch coat concrete.

Holes in floor joists ó holes to be up to 2" ó call made to Tom Cowell. Issue has been addressed, Statewide Electric responsible for all costs associated with this. Will sandwich 2" X 6" to it.

Structural steel: welds do not ólook pretty.ö, but were structurally sound. MT Group reinspected and is ok. We have a report to follow this up.

Siding ó Hardi Manufacturing came out today to site to do audit. Installation was okay. Couple of areas need to be caulked. Overall installation is done correctly. Will submit report to us.

Parking lot sub-grade: be sure all testing was being done okay, was muddy on site (45 degrees). Back filling, testing, etc ó was done properly or not? Will do reinspection again. Will run compaction tests. Nuclear test done every 6" or so.

Smith ó plastic replaceable unit for apron for handicap sidewalk for concrete ó salt & water puddling underneath it. Need to look at it for repairs.

Richard said Public Works had no input into design of Smith, has for Atwater. Jack asked Schoenhardt to look at the problem

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