

PERMANENT PROJECT BUILDING COMMITTEE

**Town Council Chambers
North Branford Town Hall
Monday, December 22, 2008**

AMENDED MINUTES OF REGULAR MEETING

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

Roll Call: Vice Chairman, Stephen Whalen, Jack Krasko, Anthony Sidera, Carol Davidson, Chris Manna, Bonnie Symansky (joined meeting at 7:20 p.m.)

Absent: Chairman, Alfred DeRosa, Gabriel Varca, Debbie Prunier

Others Present: Richard V. Branigan, Town Manager, Michelle Knockwood, Purchasing Assistant; Robert Hull, Libraries; Joseph Faughnan, Town Council; Robert K. Wolfe, BOE; Keith Goldberg, Pinnacle One; Bruce Hoff and Ty Tregellas, Turner Construction; Michael Scott, Newman Architects; Larry Secor, Nafis & Young Engineers, Inc.; Mark Hopper and Angela Cahill, Schoenhardt Architects

Citizens Statements: None.

Discussion and Action Re: Smith Library Renovation and Expansion Project:

On a motion made by Carol Davidson, seconded by Jack Krasko, the Minutes of the December 8, 2008 meeting with regard to the Smith Library Renovation and Expansion Project were approved unanimously.

Keith Goldberg, of Pinnacle One, reported that project is 99.9% complete. He stated that the fire alarm and security system are done and the fire marshal has signed off with his approval on both of them. He also reported that the millwork done and that the painter has a crew of three on the job will be done tomorrow (December 23, 2008).

Mr. Goldberg then stated that the railing would be there on December 30, 2008 and installed by end of the week. Lastly, he stated that he has been working with Jaimie and Bob on the furniture and the shelving will be installed on December 30, 2008 and he will be turning over the keys to Bob and Michelle next week.

Vice Chairman Whalen inquired as to whether or not all of the issues with glass items and window work had been addressed/fixed, to which Mr. Goldberg responded that the only item left is the panic window and that would be coming tomorrow (December 23, 2008) and everything else on the "punch list" has been addressed and/or fixed.

On a motion by Jack Krasko and seconded by Carol Davidson, the following applications/invoices were approved unanimously:

Eagle Elevator.....App. #2.....	\$40,468.00
Eagle Elevator.....App. #5.....	\$ 2,035.00
Eagle Elevator.....App. #6.....	\$15,263.00
Eagle Elevator.....App. #7.....	\$ 2,312.00
Eagle Elevator.....App. #8.....	\$ 2,035.00
Eagle Elevator.....App. #9.....	\$ 1,071.00
W.J. Mountford.....App. #10.....	\$34,336.80
Spectrum Floors.....App. #3.....	\$ 5,358.30
Pinnacle One.....Inv. #0255291.....	\$26,331.11*

*portion of invoice for Atwater: \$7,362.50; portion of invoice for Smith: \$18,968.61

Discussion took place regarding installation of a switch/portal for wireless connection for digital back office and it was decided that Anthony Sidera would review information provided by the Purchasing Assistant and report back to the Committee on his findings.

Discussion and Action Re: Atwater Library Renovation and Expansion Project:

On a motion made by Jack Krasko, seconded by Carol Davidson, the Amended Minutes of the November 24, 2008 meeting with regard to the Atwater Library Renovation and Expansion Project were approved unanimously.

On a motion made by Anthony Sidera, seconded by Jack Krasko, the Minutes of the December 8, 2008 meeting with regard to the Atwater Library Renovation and Expansion Project, were approved unanimously.

Mark Hopper, of Schoenhardt Architects introduced himself and Angela Cahill to the Committee. Mr. Hopper then summarized a letter he sent the Town Manager indicating the team members Schoenhardt has put together for the Atwater project and what their responsibilities will be, along with an updated schedule.

Mr. Hopper then pointed out that their firm is 100% committed and glad to hear that they will be involved with the Atwater project moving forward. He stated that he will be more visible and more involved and wanted to personally express the firm's commitment to the project and leadership roles to ensure that schedules are maintained and that "...all the 'i's are dotted and 't's and crossed."

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Jack Krasko stated that the Committee has run into issues where Schoenhardt went to the Library Committee before going to the Building Committee, changes are discussed and costs are added. Mr. Hopper assured the Committee that all discussions regarding changes would be taken up with the Permanent Project Building Committee first.

Town Manager Branigan stated that the conceptual design is done for building and we are on budget and wants to make sure that because Schoenhardt is changing the design team members, it will not cause any loss of time and that he believes the project can move forward faster than the schedule is laid out as many items have already been gone through once before. Mr. Branigan also added that the Town has been solicited by the Governor's Office to have a "shovel ready" project, with a deadline of January 5, 2009. Bob Hull added that the Library Board has reviewed the plans and do have a basic familiarity of where they are at. Angela Cahill, of Schoenhardt Architects, stated that the schedule would be reworked and resubmitted.

Bob Hull stated that he did speak with Sheila Mossman from the State Library and the Smith and Atwater grants do have final approval as long as both projects proceed.

Discussion and Action Re: NBIS Renovation and Expansion Project:

On a motion made by Bonnie Symansky, seconded by Anthony Sidera, the Minutes of the December 8, 2008 meeting, with regard to the NBIS Renovation and Expansion Project were approved unanimously.

Bruce Hoff, of Turner Construction, reported that they addressed the BOE concerns regarding the muddy walkway, they dropped process down and compacted it, he stated that they are doing the best they can, but they are still going to get some water on the site. He also reported that the snow was not that bad. Bonnie Symansky asked how the icing was? Bruce responded that it was not that bad and that the Town dropped some salt and sand for them. He also reported that there have been some problems with heat in girls locker room, they are tapped out on power and are working trying to adjust the situation.

Mr. Hoff stated that he is not seeking approval on any PCOs tonight and will put them on next months meeting, he also stated that he did not include any contractor's applications for payment with the package, but did include an updated construction schedule.

Mr. Hoff reported that they are approximately five weeks behind in Areas A & B due to weather related issues preventing them from being able to pour slabs, however, he

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believes there is a possibility to make up some time as most of the roofing materials are already here.

As there are a couple of short weeks due to the holidays, Bruce has provided the Committee with a three week look ahead. He informed the Committee that they are still looking to stick to the March schedule in Area F, they are continuing work on the sprinklers and mechanicals, two sections are being poured this week, acid waste tank went in on site and the decking, plumbing and welding of steel is all done, started walk-in freezer and refrigerator installation and began metal panel installation and aluminum fascia in roof area and prepare area for ceramic tile.

Mr. Hoff then reported that the grease trap is in Canada will be here in next couple of weeks.

With regard to Area E, Mr. Hoff reported that they will be pouring the concrete ramp leading to Area B the next morning and the installation of sprinkler piping will continue, along with the beginning of electrical rough-in.

With regard to Area C, Mr. Hoff stated that they will continue to rough in for boilers, set the exterior switch gear, remove existing limestone acid neutralization tank and begin masonry work and install doors and hardware at electrical room.

Mr. Hoff stated that they will be completing slab on grade in Area B and they are setting up scaffold to go from existing roof where locker room is to addition, they will begin framing and start roofing system. A section of the roof has been installed, along with masonry on second floor bathrooms, will start exterior masonry within the next few days and piping for storm drains, along with plumbing rough-ins.

In Area A, Mr. Hoff reported that they will continue the installation of sheet rock and to pour slab on grade.

Jack Krasko asked whether or not the water problem with switch gear was solved. Bruce Hoff responded that he talked to Peter Horton and he said he would talk to the State about a possible code modification, emphasizing that it would be a *temporary* situation, he also stated that the Building Official said we can try to go to the state, but he is not keen on it. Mr. Hoff added that if the Sate Building Official weighs in positively, Tom Cowell will not have a problem with it.

With regard to State Reimbursement, Town Manager Branigan represented to the Committee that there was a meeting held with Dr. Wolfe, Anthony Esposito, Finance

Director and Ty Tregellas of Turner Construction with regards to the key elements of identification of non-reimbursable costs and how to address same. Mr. Tregellas went on to summarize in detail the ICSW provided to the committee. He stated that a letter will be drafted to the State so that the Town's position will be understood.

Michael Scott, of Newman Architects then addressed the Committee with regard to FF&E, advising that the FF&E were approved by the BOE after several focus groups and the total was brought down from approximately 1 million to \$753,000.00. Mr. Scott added that the finishes still have to go to the board and that once we go to the State we can put the manufacturers on notice to hold prices and will also get our renovate as new status.

On a motion made by Jack Krasko, seconded by Bonnie Symansky, the FF&E budget was approved unanimously.

Michelle Knockwood, Purchasing Assistant, brought to the Committee's attention a non-Town employee accident report with regard to an incident wherein a rock allegedly damaged the back door of Little People's Junction, causing damage in the amount of \$254.40. As such, a motion was made by Anthony Sidera to approve payment of this claim in an amount not to exceed \$254.40, along with a letter being sent by the Town Attorney to Little People's Junction, indicating that the Town will be paying this amount in full and final settlement of all claims, which motion was seconded by Bonnie Symansky and passed unanimously.

Michelle Knockwood also brought to the Committee's attention a proposal received from Earth Technology for the removal of the limestone pit in the amount of \$3,100.00. As such, a motion was made by Anthony Sidera to approve proposal of Earth Technology not to exceed the amount of Three Thousand One Hundred (\$3,100.00) and 00/100 Dollars for the removal of the limestone pit, which motion was seconded by Bonnie Symansky and passed unanimously.

Michelle Knockwood lastly brought to the Committee's attention a proposal from Stanley in the amount of \$4,075.00 for the installation of a security system in the modular classrooms, noting that there will also be a monthly monitoring fee involved. As such, a motion was made by Anthony Sidera to approve proposal of Stanley in the amount of \$4,075.00 for the installation of the security system with the understanding that the Board of Education will be responsible for the monthly monitoring fees, which motion was seconded by Jack Krasko and passed unanimously.

Larry Secor, of Nafis & Young Engineers wished everyone a Merry Christmas and recommended they follow the recommendation of the expert with regard to the brick wall.

Town Manager Branigan reported that there have been three potential claims made that may or may not arise out of these three projects and all three claims have been referred to the Town Attorney, who will be recommending special council, Attorney Jeffrey D’Onorfio, who specializes in construction projects.

On a motion made by Jack Krasko and seconded by Bonnie Symansky, the following applications/invoices were approved unanimously:

Advanced Performance Glass.....App. #2.....	\$170,525.00
Newman Architects.....Inv.....#17294.....	\$ 33,037.34
Newman Architects (FF&E)..Inv.....#17295.....	\$ 24,937.50
MT Group.....Inv..... #MTCT105181..	\$ 266.00

Discussion and Action Re: Other Business

On a motion made by Bonnie Symansky and seconded by Anthony Sidera, the following invoices were tabled pending review of contracts by attorney, which motion was approved unanimously:

Phil Cerrone, Architect (Oct.) NBIS Modulars.....	\$ 495.00
Schoenhardt Architects (Nov.).....	\$7,520.70

Town Manager Branigan wished Dr. Wolfe well and happy holidays to all.

Adjournment: On a motion made by Bonnie Symansky, seconded by Jack Krasko, the meeting was adjourned by Vice Chairman, Stephen Whalen at 9:07 p.m.

Respectfully submitted,

Meaghan T. Campbell
Recording Secretary