

PERMANENT PROJECT BUILDING COMMITTEE

**Town Council Chambers
North Branford Town Hall
Monday, October 24, 2011**

Vice Chairman Steve Whalen called the meeting to order at 7:08 p.m.

Roll Call: Steve Whalen, Jack Krasko, Kirk Engstrom, David McMahon, Rose Angeloni, Victor Palma and Marie Diamond

Absent: Al DeRosa, Tony Sidera, Tom Bailey, Chris Manna, Brian Lynch

Others Present: Michelle Knockwood, Purchasing Assistant; Richard Branigan, Town Manager; Bill Choti, BOE, Pam Gery, Park & Recreation Dept; Michael Scott, Newman Architects, Mayor Candelora, Jonathan Delgadillo, Salamone & Associates, P.C.

Citizens Statements: none

Introduction of Salamone Associates to the Committee:

Jonathan Delgadillo, the business manager of Salamone Associates introduces himself and explains that this company has been in business for almost 30 years. Joe Salamone is the project engineer, Jonathan is the project manager. They are aware of the scope of this project with a budget to meet.

Jack makes a motion to go to Section 8 of the agenda, Stanley T. Williams Elementary School Interior Renovation Project, motion second by Kirk. Approved unanimously.

Discussion – Referral – Stanley T. Williams Elementary School Interior Renovation Project

Richard gives an update for STW. The contract was awarded to Salamone Associates by the Town Council. They have a contract that has been drafted, Richard and Michelle Knockwood are reviewing the comments that have been received from the Town Attorney's office. Richard discusses that the Town expects Salamone to attend weekly or

bi-weekly job meetings, as well as attendance at the Permanent Project Building Committee meetings.

The budget for this project is \$200,000. The second week of November the announcement will be made for the STEAP Grants, we applied for \$500,000. The next step, once the contract has been executed, will be to set up a Kick Off Meeting on site. Pam Gery asks what is anticipated at this point before the next meeting. Michelle advises that once the contract is signed, they will get started. Richard says after the Kick Off Meeting then the Building Committee will go over the program with another walk through of the building. Jonathan advises that Phase 1 should be 2 to 3 months (the design).

a. Approval of Minutes

September 12, 2011 meeting: Motion made by Kirk, second by Rose. Approved unanimously.

Discussion and Action: re: NBIS Renovation and Expansion Project

a). Approval of the Minutes

September 12, 2011 meeting: Motion made by Dave, seconded by Kirk approved unanimously.

b). Report and Action

Richard discusses that the Building Committee requested his office contact Newman Architects, Turner Construction and some sub-consultants to see where we stand with NBIS. A meeting took place a week ago Friday to discuss the building envelope issues with NBIS. The contacted parties attended with Attorney Jeff Donofrio representing the Building Committee, absent from the meeting was Turner Construction Co. Progress and direction were made at this meeting. The issues are being narrowed down. There are copies of the correspondence in the packets passed out to the Committee. Richard summarizes the major concerns. The roof does not appear to be the significant problem. The penetration is caused by the mechanical system. There are some wall system issues that continue to be a problem, joint of the old and new building. One of the next steps anticipated is to do flood testing to see if it is the roof or the building system itself that needs to be torn apart again.

Michael Scott advises that the choral roof area could be a membrane leak roof problem. He recommends getting the mechanical system water tight. He also recommends flood testing Area D and Area A, and look at the wall construction. Michael explains to the Committee that Attorney Donofrio has sent a letter out to Ferguson, Newman and Horizon to address humidity controls, testing and balancing the system. Must get the system water tight.

Dave asks why this has happened. Michael replies that the specifications were not met, it is a craftsmanship issue. It can be a control, mechanical or roofing issue, or a combination of these items. Michael feels all the roof top units should be looked at. DTC should look at the junction of area C to B.

Bill Choti advises that Horizon did get in touch with him today, they want to come out and look at the units. They are looking at a re-commissioning; they will be sending him facts and figures on this. ABS is coming back out tomorrow. He advises that Ferguson, ABS, Trane and Horizon may all need to come in to look at the units. Dave asks if weather is going to be a factor in this. Bill feels the next couple of weeks would still allow us to do this, later than that may have a problem.

Richard asks about the facts and figures from Horizon, are they asking about new charges? Bill is waiting to get information from them and will forward it to the Committee to see what they are planning to do. Jack states they were paid for commissioning, the system did not work, now they want to re-commission it to work. We don't need a re-commissioning, we need a true commissioning. Bill feels that Horizon will say when they left everything worked, but Bill feels it did not work. We need to see the commissioning reports, the last punch list, items listed and what was resolved in that process. The items are identified by the Commissioning Agent (Horizon).

Michael feels we need to get the system up and running. Bill Choti will forward the proposal from Horizon to Michelle. Jack advises that we can't go up there and check what they do, Dave feels that is the problem with the Committee, we have no verification, he feels the Committee should be restructured in his view and presented to the Town Council.

Richard asks Michael if the commissioning agent balanced the building, everything was up and running according to specifications, if there were penetrations in the system at that time would it be possible to balance that building and get it operational. Michael replies they saw penetrations that were sealed up with duct tape that had failed. Typically you need a series of seasons for the system to be tested, it seems to have held for the time. Michael feels Caputo has a good plan in place for the water coming in the building. Michael explains we can make an appeal to Trane, when the penetrations don't hold up you can make a claim against the warranty. Richard states we can do the same thing with the roof issue, Michael advises we can request someone else to come out and look at the roof, since we are a customer of Firestone.

Bill wants to know who on the Committee is taking the lead in these matters. Richard advises that his office will take the lead.

Ferguson needs them there to look at the issue, to develop a plan of action. Richard advises if there is un-insulated ductwork in the building, then it all needs to be reinspected.

Richard discusses the reimbursement process for NBIS. There was a meeting last Friday with Phil Mazzotti from Turner Construction, Kim Neubig , Anthony Esposito and a few other people. The ineligible costs were over 7 million with the State for reimbursement. We now need to update the computer, the cost as of today with Phil retooling it what was 7.78 million is now down to \$433,591. Does not know what will happen once the State receives this information.

Bills to be paid:

RN Pro Painting – this was for the painting of the support stack.

Dave makes a motion to pay the following:

RN Pro Painting	Invoice #1	\$ 1,600.00
Squires Metal Mfg	Invoice #12845	\$ 2,475.00

Motion second by Kirk, approved unanimously.

Discussion and Action: re: High School Roof Project

a. Review invoices for R&S and Electranet

Jack wants to know who is R&S? The Town Council requested this project go out to bid, R&S would like to get paid for their initial work of providing a bid.

Jack makes a motion to table this permanently the invoice for R&S for \$3,000. consulting service to determine a bid. This is not to be paid, this is a competitive bid process. He suggests this bill gets turned back to the Superintendent of Schools.

Motion second by Marie.

Discussion: Richard advises that the information on this bill made it up to the Town Council. The Town Council advised that this was not an appropriate bill to be paid. Greg Rose of R&S Group prior to the presentation to the Town Council met with Richard. Richard's responsibility is to meet with people who are preparing to meet in front of the Council, to make sure they are prepared to present. The Town Council wanted GSA pricing explained. Greg Rose represents a supplier that uses GSA pricing. The Council wanted to know how the pricing structure worked versus a competitive bid situation. He needed to explain background info on GSA pricing works. There was questioning from the Council on how the pricing worked. Richard's recommendation to Greg was to prepare for the Town Council presentation, not to incur any additional costs whatsoever. He explained background information on how GSA pricing works.

Motion to table this approved unanimously.

Electranet:

The roofer broke the wires. Jack advises that the contractor who fixed this should get paid, but who pays him. The person who broke the wire (Silktown) we do have retainage for him, we can deduct this amount from the retainage. We need to have Caputo do a change order to deduct this amount from his contract.

Bill Choti advised that the BOE hired Electranet to come and fix lights in the gym. Silktown Roofing denied that there were any wires on the roof, and that they cut the wires. Subsequently when the roof was complete and they went to start the unit ventilators on the roof those wires were also cut, they hired their own electrician to come and rewire the conduits to those units. Bill is not sure how this is going to work.

Kirk makes a motion to approve the bill from Electranet, Invoice #0003448 in the amount of \$710. Also, this amount is deducted from Silktown Roofing's retainage.

Motion second by Marie. Approved unanimously.

b. Review interim report from M.A. Caputo Associates

Richard summarizes: Caputo reported to the Town Council two meetings ago that the projects have been completed; there was minor gutter downspout work that had to be completed. This is the first phase. There is a current balance of \$54,000. left in the high school roof project. There is more work to be done. The concern is where the downspouts are draining off to. Richard spoke with the Public Works director, there is an opportunity to connect all of the downspouts on a temporary basis to get the water off the roof before the winter, then put in a permanent drain structure. Would like to all to be connected on a temporary basis using PVC and installing it with Public Works and school staff. The estimate for materials is \$500 to \$1,000 for piping, no cost for equipment, but can be charged back to the project. The work can be done on a Saturday. Between \$2500 and \$3000 would cover all the charges and this would come back to the project. Richard recommends this be done to get the water off of the roof.

Jack makes a motion for \$5,000 (not to exceed) for materials and labor to connect all of the downspouts to remove the water from the roof on a temporary basis.

Motion second by Kirk. Approved unanimously.

Bills to be paid:

Dave makes a motion to pay:

Barrett Inc.	Application #2	\$ 21,225.75
Silktown Roofing	Application #1	\$223,938.75
M.A. Caputo Associates	Inv. #NBSH-11-3	\$ 8,000.00
Barrett Inc.	CO #2	\$ 11,149.39

Motion second by Marie.

Richard wants to confirm that the change order for Barrett is included, yes it is.

Motion approved unanimously.

Financial Report

Report submitted by Anthony Esposito for review at your leisure.

Adjournment: On a motion made by Jack, seconded by Kirk, approved unanimously, the meeting adjourned at 8:20 p.m.

Respectfully submitted,

Janet Canning, Clerk