

PERMANENT PROJECT BUILDING COMMITTEE

**Town Council Chambers
North Branford Town Hall
Monday, July 27, 2009**

MINUTES OF REGULAR MEETING

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

Roll Call: Vice Chairman, Stephen Whalen; Jack Krasko; Anthony Sidera; Debbie Prunier

Absent: Chairman, Alfred DeRosa; Bonnie Symansky; Carol Davidson

Others Present: Richard V. Branigan, Town Manager; Michelle Knockwood, Purchasing Assistant; Bob Hull, Libraries; Bill Choti, BOE; Keith Goldberg, Pinnacle One; Bruce Hoff, Turner Construction; Michael Scott and Juyoung Park, Newman Architects; Larry Secor, Nafis & Young Engineers; Mark Hopper, Schoenhardt Architects

Citizens Statements: None.

Discussion and Action Re: NBIS Renovation and Expansion Project:

On a motion made by Vice Chairman Whalen, seconded by Jack Krasko, the Minutes of the June 22, 2009 meeting with regard to the NBIS Renovation and Expansion Project, as amended, were approved unanimously.

Bruce Hoff of Turner Construction reported that there have been no Board of Education concerns to report.

With regard to progress to date Mr. Hoff reported Alan David had updated his schedule this date and Mr. Hoff will e-mail that update to all Committee members. He then stated that in Areas A and B they do have all ceilings in and framing for gyp board and are looking to get inspections done this week to close up that section. He also stated that with regard to the upper floors, the ceiling pads have been dropped in, they have installed tack boards and windows, the doors are hung and the hardware is on. They are installing the ceiling grid in the main lobby area and working in the stairwell. They have completed approximately 95% of the demolition in the gym area, as well as the whole back area being roughed in as far as underground and concrete pouring, door frames are going in, duct work is going up, windows were started today and rough-in of electrical should be complete in a couple of days. The roof has been ripped down to decking in Area F, they did have some leakage because of the area that needed to remain open after

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3 inches of rain fell, they did put some sandbags in to keep as much of the water out as possible. The steel is all on site and the fuel tank is also on site and they are piping into the building. They have poured the front sidewalk area and the radiant snow and ice melt went in, they are starting to topsoil from the back and will work around to the front.

With regard to the two week look ahead, Mr. Hoff stated that they will continue to work on the balance of the site work, in the gym and locker room area, they will continue to infill and have another day of door frame installation, backfill underground at the girl's locker room, continue to install ductwork, electrical rough-in, installation of gym windows and are looking to paint the gym probably early next week. They will continue to asbestos abatement in Area D and miscellaneous demolition in Areas C and D. They are also working on acoustical panels inside band room. They will complete the installation of gyp board in staircases one and two in Area B at the 3 story addition, complete taping in stairwells one and two, begin gyp board installation for ceilings on first floor and elevator lobby and complete taping of first floor gyp board. They are also completing VCT on the 2nd floor and are continuing installation of vinyl base on 2nd and 3rd floors. They will continue building the Tel-Data room and start door hardware installation on the 2nd floor while continuing painting of exposed deck in media/library area. In Area A they will complete the installation of metal panels, complete the installation of the science room casework on the 2nd floor and casework on 1st floor. They will also continue with the installation of the interior set of glass doors at the north and south entries. They will begin installation of gyp board for the ceilings on the first floor, taping of the gyp board ceilings on first floor, installation of VCT on 1st floor and begin installation of vinyl base on 2nd and 3rd floors.

Mr. Hoff pointed out that he provided the Committee with an updated overtime allowance in package, stating that approximately \$12,000.00 has been used due to the fact that Ferguson was up on roof doing some piping for condensing units in Areas A and B to get air conditioning going in building.

With regard to final cleaning, Mr. Hoff reported that the bid was awarded to K & P out of Poughkeepsie, NY. He stated that he went through scope with representatives of the company and there were no issues, he also stated that there was no start date agreed upon at this time.

Mr. Hoff then mentioned PCO 119 stating that it is a cost that was discussed a couple weeks ago regarding a change to some light fixtures/access panels. He noted that the Building Official was liberal with the access panels and he was able to get him to allow placing them every 20' instead of every 5'.

Discussion then followed regarding window treatments and Newman Architects recommendation to change the color from gray to a white fabric. After some discussion, Town Manager Branigan stated that it should be related to the principals of the project to stay off the job site if they plan on making changes this late in the project as it is unfair to the Board of Education, the Superintendent of Schools and the PPBC. It was decided that the color of the window treatments would remain gray as originally planned.

Purchasing Assistant Knockwood then stated that IES submitted a proposal for additional work which went way above and beyond what the original proposal and presented that for the Committee to review. Anthony Sidera moved, seconded by Debbie Prunier to approve contracting with IES for additional hours, with the caveat that the Board of Education is aware that the cost of the additional work is coming out of their budget as the work is being performed for their technical staff and said motion was approved unanimously.

Discussion then followed with regard to interior alarm system and access. It was agreed by the Committee to refer the matter to the Board of Education for their review and discuss the matter at the next meeting.

Larry Secor of Nafis & Young reported that they have experienced layoffs and unfortunately, Lou Severino had been laid off as of this date and Mr. Secor would be handling everything regarding this project from this date forward.

Vice Chairman Whalen stated that the Committee should perform a walk-through of the site prior to the next meeting and then meet back at town hall for the regular meeting.

On a motion made by Jack Krasko and seconded by Anthony Sidera, the following invoices were approved unanimously:

MT Group.....Invoice #MTCT107215. \$ 557.00
IES (IT Consultants).....Invoice #28..... \$15,075.00

On a motion made by Anthony Sidera, seconded by Jack Krasko, the following PCO's which had previously been approved by Jack Krasko were approved unanimously:

PCO 121 in the amount of \$1,899.00
PCO 124 in the amount of \$2,183.00
PCO 128 in the amount of \$2,552.00
PCO 130 in the amount of \$1,398.00
PCO 134 in the amount of \$2,145.00
PCO 135 credit in the amount of (\$1,474.00)

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On a motion made by Anthony Sidera, seconded by Jack Krasko, the following PCOs were approved unanimously:

PCO 079 in the amount of \$7,235.00

PCO 114 in the amount of \$4,617.00

PCO 139 in the amount of \$8,981.00

PCO 142 in the amount of \$546.00

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

On a motion made by, seconded by, the Minutes of the July 13, 2009 meeting, with regard to the Smith Library Renovation and Expansion Project, were approved unanimously.

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

On a motion made by, seconded by, the Minutes of the July 13, 2009 meeting, with regard to the Atwater Library Renovation and Expansion Project, as amended, were approved unanimously.

Keith Goldberg of Pinnacle One/Arcadis stated that he had just come from the job site and had met Mr. and Mrs. Vita, whose driveway would be relocated during the construction process. He stated that when he conveyed to them that construction would be starting soon and the construction fence would be going up, Mrs. Vita got very worked up and stated that they would not begin construction until they got their new driveway. After further discussion with Mr. Vita, he believed Mrs. Vita had calmed down some, but wanted the Committee to be aware of her displeasure. He also stated that the abatement would be commencing on August 11, 2009.

Mr. Goldberg then informed the Committee that the bid openings went well, better than expected and that he had already met with 5 contractors. As of right now, we have received bids for every package, except for the elevator and/or handicapped lift and that will have to be rebid.

Mr. Goldberg then reviewed the alternates with the Committee. The first alternate is for window replacement inside facility, stating that for Oscar Abatement to demo the windows (which are lead encrusted) and protect them it would cost approximately \$11,000.00 and to put in new windows, including all blocking, etc. it would be an approximate cost of \$27,000.00. Mr. Goldberg then stated that there are 15 alternates for site work and reviewed several of them with the Committee.

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Jack Krasko mentioned alternate number 20 with regard to the placing of a sidewalk in front of the site and stated that this should only be approved pending the Town's agreement to continue the sidewalk once the Route 80 construction work begins so that the sidewalk actually goes somewhere and does not just end.

Discussion then followed with regard to the cost and status of the well drilling. It was agreed that none of the companies involved in the process have stated that there are too many wells involved.

Jack Krasko moved, seconded by Anthony Sidera to accept the contract for abatement submitted by Oscar Abatement in the amount of \$56,000.00, which was approved unanimously.

Jack Krasko moved, seconded by Anthony Sidera to accept the site work contract from Cosgrove in the amount of \$339,975.00, which includes add alternates 1, 5, 6, 7, 16, 18, 19, 22 and 23, leaving out alternates 2, 3 and 20 at this time, which motion was approved unanimously.

Jack Krasko moved, seconded by Anthony Sidera to award the general trade contract to Munger Construction with add alternates 8, 9, 15 and 17 in the amount of \$503,900.00, which was approved unanimously.

Jack Krasko moved, seconded by Anthony Sidera to award the concrete contract to WJ Mountford in the amount of \$134,000.00 which was approved unanimously.

Jack Krasko moved, seconded by Anthony Sidera to award structural steel contract to Topper/Griggs in the amount of \$96,900.00, which was approved unanimously.

Jack Krasko stated that with regard to add alternate 13 he would like a 13a added to read "that includes the heating system". Mr. Goldberg stated that Vinnie from Action Air is already aware of the issue and he will get a cost from them and have the mechanical engineer look at it to make sure it is the same size.

Mr. Goldberg stated that he does have some concern with the electrical bid and he will be meeting with the company to discuss same, as he believes they came in very, very low.

Mark Hopper of Schoenhardt Architects stated that contacted a landscape architect for specs on a replacement tree that would fit their needs and he is waiting to hear back.

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Town Manager Branigan reported on 11 North street, stating that the Town Council took under advisement the position of the PPBC that the residents should bear some cost of the driveway relocation and Mr. Vita is referring matter to his attorney and the Town Council gave the matter to Attorney Yolen who met with the attorney for the Vitas who came up with a 2/3 - 1/3 match. The Vitas would be contributing 1/3 and the Town would be paying for 2/3 of the cost for paving and this item will be placed on the August 11, 2009 Town Council Agenda. As such, Anthony Sidera moved, seconded by Jack Krasko that the Vitas bear 1/3 of the cost of the driveway relocation and the town bear 2/3 of the cost of the driveway relocation, which was approved unanimously.

The ground breaking date should take place the first week in August.

On a motion made by Jack Krasko and seconded by Anthony Sidera, the following invoices were approved unanimously:

Pinnacle One.....Invoice #0282093.....\$23,807.74
Schoenhardt Architects.....Invoice #0512604-30..... \$ 7,867.55

Discussion and Action Re: Other Business

None.

Adjournment: On a motion made by Anthony Sidera, seconded by Jack Krasko, the meeting was adjourned by Vice Chairman, Stephen Whalen at 9:42 p.m.

Respectfully submitted,

Meaghan T. Campbell
Recording Secretary