

PERMANENT PROJECT BUILDING COMMITTEE

**Town Council Chambers
North Branford Town Hall
Monday, July 12, 2010**

MINUTES OF REGULAR MEETING

Vice Chairman Steve Whalen, called the meeting to order at 7:11 p.m.

Roll Call: Steve Whalen, Kirk Engstrom, Tom Bailey, David McMahon, Chris Manna, Carol Davidson

Absent: Jack Krasko, Al DeRosa, Tony Sidera, Carolyn Candelora

Others Present: Michelle Knockwood, Purchasing Assistant; Bob Hull, Libraries; Bill Choti, BOE; Larry Secor, Nafis & Young Engineers; Keith Goldberg, Arcadis; Erik Bengston, Turner Construction Co.; Richard Branigan, Town Manager; Bruce Hoff, Turner Construction Co.; Scott Schoonmaker, BOE; Mark Hopper, Schoenhardt Architects, Peter Horton, Newman Architects, Anthony Esposito, Finance Director, Joan Candelora, Anthony Candelora, Mayor

Citizens Statements: None.

Atwater Library Renovation and Expansion Project

a) Approval of Minutes for Atwater Library:

Only the minutes from the June 14th meeting can be approved.

Carol makes a motion to approve the minutes, seconded by Tom, approved unanimously.

b) Report and Action

Keith advises that the library is done. There are only 14 items that remain on the punchlist. The 14 items have to do with the following:

- In the main building, the new light fixtures that were put up had accent glass that was broken, defect in the manufacturing process-just need the cracked ones replaced.
- The radiant ceiling panels need to be adjusted

Atwater Library did go for a CO inspection and a fire alarm inspection, the fire marshal requested changes be made to the fire alarm panel, which were made. One issue is still outstanding that Mark Hopper will discuss.

Change orders for Atwater Library:

#107- electrical work needed from the main electrical room to operate the new hotwater heater for the sidewalk melting system. This was discussed and approved for \$17,500. at the 6/14/2010 meeting. A price has been received from Statewide Electric to complete the electrical work for \$5,891.00. The work will be done after the CO is obtained, this is fine with the building official.

#112 – this is a zero change. The handicap lift was suppose to be in, it was not, so temporary rails had to be installed, but the charge will go directly to Eagle Elevator.

#113 – changed 5 or 6 interior signs from 8X8 to 6X6 due to existing space, they would not fit the door frames and shelving. \$220.00

#114 – when the original Atwater sign was removed the bottom had rotted out, this is the cost to repair the post. \$346.00

One more item is the exit sign changes that the fire marshal requested be changed, this will be another couple hundred dollars if that. This will be it for the change orders.

All that needs to be approved is #113 and #114. Kirk made a motion to approve change order #113 for \$220.and #114 for \$346., Tom seconded the motion, approved unanimously.

On the summary section of the last page, the summary shows we are under budget by \$455,249. Keith will be sitting with Anthony Esposito to finalize the figures in the next two weeks. He feels it should come in \$400,000. under budget. This is for Atwater only. Very close to finalizing Smith Library.

Steve asks about the catch basin that is at Atwater, Keith advises that it is the old catch basin from the corner of North Street, which will be out by Wednesday, and pavers will be in there.

Carol asks about the dirt that is in the circle in the driveway. Bob Hull advises that they may plant something in there, possibly annuals, but for the time being it will be dirt.

Carol asks about the snow plow, Keith advises that Fran requested it be dirt and the curb be lowered for snow plowing so the plow can be dropped and can get in there.

The phones are in and installed, they are up and running. The wireless internet is functioning but there is no contract with Comcast yet. The wired network, which is the State, they are waiting for the router to be delivered by the State. Fusion Cable and Data Systems will be working on both the wireless and continuing the wired router for the Connecticut Education Network Fund. The wired system works according to Keith they have utilized it.

They have not officially announced an opening date yet because we do not have the wireless internet in place according to Bob. They are hoping that everything will be in place by August 2nd, the Library Board has approved this date as long as everything is in and ready to go.

Steve asks if the handicap lift is in. Yes, all the millwork is done, the main shelving is there. 98% all ready to go.

According to Mark Hopper the last remaining item to discuss from the CO inspection is there was no provision on the drawings for two-way communication out of the area of refuge in the lower level, which is required. This is part of the area of refuge. He is looking at options for different ways to get this installed, and will let Arcadis as well as Richard know what the outcome is. He will get this information as quickly as he can.

Richard asks about the electrical service to the heated sidewalk. The new price is \$5891.00. Richard wants to know what this includes, if it includes running new electrical work from the community room from the sub-panel over, Keith advises it does include all work. Is there a time frame on this? Keith advises it does not affect the CO.

Action Air Systems, Inc. – invoice for \$1160.83, this has already been approved by Jack. Will be seeing a change order, this irrigation system is up and running. It was to run the water line to the new irrigation system.

Kirk made a motion to approve the following invoices:

Action Air	Application #9	\$29,262.51
Action Air	Application #10	\$ 9,903.75
Pat Munger Const	Application #9	\$58,501.00
Pat Munger Const (retention)	Application #10 (final)	\$28,334.67
Omega Painting	Application #3	\$ 7,104.00
Omega Painting (retention)	Application #4 (final)	\$ 4,067.25
Spectrum Floors	Application #4	\$ 864.02
Spectrum Floors (retention)	Application #5 (final)	\$ 3,828.00
Statewide Electric	Application #8	\$20,687.77
Statewide Electric	Application #9	\$ 4,142.00
Statewide Electric (retention)	Application #10 (final)	\$14,841.65

Topper & Griggs	Application #7	\$ 1,662.53
Topper & Griggs (retention)	Application #8 (final)	\$ 4,950.43
United Glass (retention)	Application #3 (final)	\$ 2,293.36
Deltacom	Invoice dated 6/29/10	\$ 2,140.00
Desco	Invoice #2010-7377	\$ 9,810.00
Interscape	Invoice #1984.0	\$ 6,684.00
Wm B. Meyer Inc.	Invoice #C1048/12	\$ 384.00
Pinnacle One	Invoice #329321	\$40,143.54
Schoenhardt	Invoice #05126.04-43	\$ 5,537.05

Motion seconded by Tom. Any discussion? Michelle is concerned about releasing the retentions before a CO is issued. Michelle suggests holding off on the retentions, and just paying the bills due.

Kirk makes an amended motion to include all the above except for the retention for Pat Munger Construction retention #10, Omega Painting retention #4, Spectrum Floors retention #5, Statewide Electric retention #10, Topper & Griggs retention #8 and United Glass retention #3, until such time we have a CO. Tom seconds the amended motion, the committee approves unanimously as amended.

Financial Report by Anthony Esposito, Finance Director

Atwater Library: The amount expended as of 7/9/2010, \$3,553,062.66, will have final figures in the near future, it looks like \$500,000 under budget.

NBIS Project: The amount expended as of 7/9/2010, \$33,080,060.33, final costs will be wrapped up shortly.

The final costs of these two projects will remain open until November when the bonding is done.

Steve asks about the contingency in the school budget, asks about the pending CO's. Larry advises that there is approximately \$1.291 million left in the project with PCO's pending of \$216,000. The project should finish one million under budget.

NBIS Renovation and Expansion Project

a) Approval of Minutes for NBIS

Can only approve the minutes from the meeting of June 14, 2010. Steve has a question on the minutes, page 4, the paragraph that begins, Xenelis Construcion has an error toward the bottom of the page. The sentence reads, "They are not recommending sumps in the old boiler room, the new boiler room and the water surface room (there are floor drains in place here). It should read, "They are not recommending sumps in the old boiler room, the new boiler room, and the water service room (there are floor drains in place here).

Kirk makes a motion to approve the minutes with the above change noted, motion seconded by Chris, approved unanimously.

Erik discusses that remaining LR's that are on the list, this is what they have left to close out. There are 6 LR's to be discussed this evening:

LR #295 – PCO 103 – final bond costs for R&M Painting: \$423.00 – reimbursement for the increase to his contract amount.

LR #296 – PCO 337 – repair 1.5 inch water main to portable classrooms. Done T&M verified by TCCo; \$341.00 When the pole was being put in the corner, the water line was hit.

LR #297 – PCO 36.3 – egress ramp work at Area F for phased turnover (chainlink fence and path from Area F to the portable classrooms) \$1,904.00. Used up the allowance money, the temporary sidewalk had to be rerouted by Xenelis.

LR #298 – PCO 251.1 – contract adds for S.G. Milazzo, Ferguson Electrical due to rework from the water damage caused by Greenwood Industries on 10/24/09. These monies are being recouped via Greenwood Industries Insurance Company by the Town of North Branford. \$5,919.00. This is for the record only, it still needed to be presented to the Committee. Richard advises that this is for the October 2009 rain issue, this is just the first round. This is not the winter round which we will see again in the next few meetings. The expenses will be documented against the project and recouping the costs will go back against the bond, the insurance company or errors and omissions.

LR #299 – PCO 333 – proposal – add Simplex Analog telephone line to main office for intercom system in event of digital phone service failure. \$1,539.00. This is a proposal from Ferguson Electric and their subcontractors that is not yet completed, it is from the second floor, down to the front office, allows an analog system in case the digital system fails. They are adding an additional panel in the telecom box. Tom asks who requested this? Larry advises it was requested by the principal, it is really a necessity.

LR #300 – PCO 338 – additional cost for rock excavation when installing the new oil tank in front of Area D - \$5,537.00. The trench rock had to be removed so the tank could be placed sub-grade.

Larry has 2 LR's to add:

#1 – the electrical work in the Theater Arts Room. A price was received from Ferguson Electric for \$36,000. Under the contract there is one other firm that can do electrical work, EES. The drawing was given to EES, they came back with a price of \$9,365.00. This is for the same work that Ferguson Electric was going to do. Hopefully this can be approved tonight.

#2 – school has requested at the north entrance, a handicap ramp. There is one on the south side entrance. There is a teacher with a medical condition that finds it very difficult to come off the south side entrance and roll up the hill. Larry has received a price of \$3,262. from Xenelis to put a ramp in there, this price was approved by Jack.

Kirk makes a motion to approve PCO's 1-6 as read with a note that LR #298-PCO 251.1 is being turned over to be processed as an insurance claim, motion seconded by Tom. Approved unanimously.

Motion to approve by Kirk, the bid of \$3,262. for the handicap access ramp by Xenelis Construction as approved by Jack Krasko. Seconded by Dave. Approved unanimously.

Motion to approve by Kirk to accept the bid from Electrical Energy Systems for \$9,365. for the lighting for the Theater Room with the understanding that it will be added to the Errors and Omissions. Seconded by Dave, approved unanimously.

Steve asks if Erik has anything else to discuss. He advises the following:

- the valance lighting in Corridor D will be installed this week.
- The shop class duct system for the shop vacuum is being assembled in the duct shop, they are waiting for the nozzles, they should be in Wednesday or Thursday
- The vertical rods at the handicap entrance doors will be installed on the 14th or the 15th of this month
- Xenelis Construction received the last finalized drawing for the drainage work in the back of area Area C and D – Erik will call them tomorrow to see where he stands with that
- The test pits are done – found an area of ledge where there is a drop of 5 ½ feet, where the rest is at 3 feet

Steve asks if Xenelis owes a credit for work that may not have been completed, Bruce advises that Xenelis will throw in the additional berm at no cost, where originally it was priced \$3500 - \$4500. Richard wants to know to what extent Xenelis has restored the sight to the contract drawings? The point still needs to be clarified, did Xenelis conform to the full project specifications before the drainage work was authorized.

Michelle asks Erik if he knows when Greenwood will be finalizing the roof for Firestone inspection. According to Erik, Chris Rubido from Greenwood Industries, the Firestone warranty has been issued. Erik has this confirmed in an email, but he has not received the hard copy. Erik has requested additional copies that Firestone has accepted the roof for warranty. This does not mean that Newman Architects and the consultant have accepted the roof.

Michelle asks Larry about APG with the water leaks, Larry advises that he has discussed this, and APG needs to order some material, which they did, it has been received and they need to install it. It pertains to the one window over the science room D201.

Bill Choti advises that air handler #13 on the 2nd and 3rd floor keeps going down. They end up with condensation when the system goes down, and it has already ruined 7-14 ceiling tiles. Trane did come down, they want to know what the startup procedure was. Bill is not replacing the ceiling tiles until he has an answer. Richard asks if the commissioning agent is aware of the problem with this unit, no he is not. Larry will take it up with him. We had to wait for the air flow systems to be installed. Larry recommends we hire Trane for 6 months to balance the system.

Scott mentions a couple of window leaks. Richard asks if the window leaks are the same issues that previously were addressed with APG. Erik advises they are a different condition from which had been fixed previously. The leak over the science room, D201 is a totally different condition. The leak in the cafeteria previously had a leak at the top, which was fixed. Now it is leaking half-way down. Richard asks if these (2) problems have to do with the way they were installed. Erik advises no. Larry agrees with Erik.

Richard advises that there is additional work being done on the front parking lot. First proposal from Xenelis to repave the parking lot was \$85,000. The second proposal received under State contract was from Tilcon for approximately \$55,000 to repave the parking lot. The Town is commencing its road paving project. We can bundle the tonnage together, so the Town is getting a discounted rate on everything which includes the parking lot as well. So the parking lot is being installed for \$35,000 by Tilcon. The Public Works Dept. is preparing the lot. Anthony will be back-charging the overtime cost to the project. A problem has arisen with the installation of the conduit for the outdoor sign. The problem Public Works is running into is with the footage for the portables. M Space took them down, but just to grade level. They are 18" down below the surface. Public Works has removed the footings, there will be a disposal cost. By next week or so, the parking lot will be done. Then we will have to discuss who is going to stripe it. The conduits for the exterior sign have been installed. The only question, we need to get the electrical service back into the emergency lighting system of the school. Richard asks Peter Horton, who advises it has to go back to where the generator can pick up the power. Peter will check on this.

Dave made a motion to pay the following bills:

NBIS

Advanced Performance Glass	Application #18	\$ 4,484.00
CT Mason	Application #21	\$45,971.55
Kone	Application #6	\$ 6,866.98
Kone (retention)	Application #7 (final)	\$ 4,619.00
Kone	Application #7A	\$ 6,672.80
Kone (retention)	Application #8 (final)	\$ 4,001.20
SG Milazzo	Application #22	\$50,650.77
United Steel	Application #21	\$83,598.00
Xenelis Const (2 nd 1/2 of retention)	Application #22	\$33,416.30
Apple Inc.	Invoice #9841189936	\$28,674.00
Apple Inc	Invoice #9841125548	\$ 8,235.90

Apple Inc.	Invoice #9841491161	\$13,593.60
Apple Inc.	Invoice #9841491160	\$ 9,345.60
Apple Inc.	Invoice #9841590003	\$ 4,835.70
Apple Inc.	Invoice #9841211774	\$ 1,168.20
Apple Inc.	Invoice #9841395878	\$ 854.10
Apple Inc.	Invoice #9841492753	\$33,134.40
EES	Invoice #1918	\$13,808.00
Wm. B. Meyer Inc.	Invoice# C1052/16	\$ 100.00
Nafis & Young	Invoice #305-10	\$ 3,534.00

Tom seconds the motion.

Discussion: Michelle advises that we do not have a problem in releasing Kone for retention. Larry advises that ½ of the retention for Xenelis has been released, they are still on the site. He does not feel the second half should be released.

Dave makes a motion to exclude Xenelis Construction, Application #22, for \$33,416.30 from the above list.

Tom makes a motion to second the amended motion. Amended motion approved unanimously.

There is an updated spreadsheet from Tim Hartigan pertaining to the Technology Equipment. The question was asked last meeting, what was a wing printer. A wing printer is a printer in each wing of the building. They do not want faculty members attaching their own printers to the network and have numerous printers throughout the building. The wing printers are \$4500. There is \$16,590.56 left in the original IT budget. The Xserve, SIF, and Wing printers total \$20,000. Discussion on the budget and items already approved.

Kirk makes a motion to approve items 1-25 on the Technology Equipment list, adding the \$16,590.56 from the existing balance of the IT budget, and adding the difference to make up to \$20,000. to cover the balance of items 1-25. Motion seconded by Tom. Amount is \$3,409.44. Approved unanimously.

Any further discussion on NBIS?

Richard asks Peter Horton from Newman Architects about the design for the sign/emergency message board. Richard asks him to follow up with Michael Scott, since this has to go out to bid. The goal was to have it done, now that the conduit is in. Hopefully it will be done by the time school opens in the fall.

A piece of correspondence came in from Turner Construction. The correspondence has gone to our Attorney. They have requested additional services for construction services to the Town. Some is related to possible E&O/or claims. Richard advised that his reply to this was he could not authorize payment for this, they must apply to the Building

Committee, since Turner Works for the Town, if they are looking for additional compensation related to any of these claims, they have to come through here, the Permanent Project Building Committee as change orders. This needs to go to Jeff Donofrio.

Richard wants a Permanent Project Building Committee meeting with Steve, and Jack and the committee who was part of the project before when we meet with our construction manager and architect to try and bring closure to some of these issues. See where the claims will actually go.

At the next meeting will need to have an executive session. We need our attorney here to go over these things, as well as Larry and the Superintendent of Schools.

Steve agrees to this, will work on a date for the meeting. Plan on an Executive Session before the next meeting. May need a special meeting since the Committee only meets once a month.

Adjournment: On a motion made by Dave McMahon, seconded by Kirk Engstrom, approved unanimously, the meeting adjourned at 8:40 p.m.

Respectfully submitted,

Janet Canning, Clerk