

**PERMANENT PROJECT BUILDING COMMITTEE**

**Town Council Chambers  
North Branford Town Hall  
Monday, May 11, 2009**

**AMENDED MINUTES OF REGULAR MEETING**

Chairman, Alfred DeRosa, called the meeting to order at 7:03 p.m.

**Roll Call:** Chairman, Alfred DeRosa, Vice Chairman, Stephen Whalen, Jack Krasko, Anthony Sidera, Bonnie Symansky (arrived at 7:07 pm), Carol Davidson

**Absent:** Debbie Prunier

**Others Present:** Richard V. Branigan, Town Manager; Anthony Esposito, Finance Director; Bill Choti, BOE; Bob Hull, Libraries; Keith Goldberg, Pinnacle One/Arcadis; Bruce Hoff, Turner Construction; Michael Scott and Juyoung Park, Newman Architects; Bob Mocarsky, Schoenhardt Architects; Larry Secor, Nafis & Young Engineers, Inc.

**Citizens Statements:** None.

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

On a motion made by Anthony Sidera, seconded by Jack Krasko, the Minutes of the April 27, 2009 meeting with regard to the Smith Renovation and Expansion Project were approved unanimously.

Finance Director, Anthony Esposito, presented the Committee with a memo showing the financial status of the project (copy attached). He stated that he is confident that the final budget figure is pretty accurate, however, they have some estimate number in for work that cannot be completed until September. He also reported that the construction cost is firm, however, the soft costs are still questionable at this time.

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

On a motion made by Anthony Sidera, seconded by Jack Krasko, the Minutes of the April 27, 2009 meeting with regard to the Atwater Library Renovation and Expansion Project were approved unanimously.

Bob Mocarsky of Schoenhardt Architects stated that they are wrapping up the drawings and have been in contact with the Building Official and Fire Marshal and Keith Goldberg is working with the estimators at this time. He stated that once they get the estimate in, they will be handing the drawings over to the Town. Keith Goldberg then distributed an updated schedule (copy attached).

Finance Director, Anthony Esposito, reported that the budget for Atwater is approximately \$4,500,000.00 as shown on the financial status memo.

Town Manager Branigan asked Keith Goldberg if he had a solid number for the construction costs on the project and Keith Goldberg responded that he did not have a figure at that time, but will provide him with the information.

Chairman DeRosa asked if they would all of the information needed by the next meeting and Bob Mocarsky responded that they will have the information as the drawings will be done by next week and they should have the estimate information also.

On a motion by Jack Krasko, seconded by Stephen Whalen, the following invoices were approved unanimously:

Eagle Environmental.....Inv. #7359.....	\$ 2,649.00
Pinnacle One.....Inv. #0269025.....	\$ 15,455.25

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

On a motion made by Jack Krasko, seconded by Stephen Whalen, the Amended Minutes of the April 13, 2009 meeting with regard to the NBIS Renovation and Expansion Project were approved unanimously.

On a motion made by Stephen Whalen, seconded by Anthony Sidera, the Minutes of the April 27, 2009 meeting with regard to the NBIS Renovation and Expansion Project were approved unanimously.

Again, Finance Director, Anthony Esposito presented the Committee with the Finance Status Memo for the NBIS project, stating that he broke down all 20 contracts so it would be easier to understand. He stated that there are no real new items since last time Committee looked at and there is approximately \$15,000,000.00 left in budget and that the Town is waiting to wrap up a couple of other lingering projects to appease the State and increase the eligible cost number.

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Town Manager Branigan called attention to a report from Nafis & Young indicating that approximately 2.85% of the contract sum has been paid in change orders. He noted that Attorney D'onofrio reported to him that there is proposed legislation which states that change orders greater than 5% will not be eligible for reimbursement and anything in excess of 5% of total project cost, only 50% of the amount in excess will be eligible. Mr. Branigan will continue to monitor the proposed legislation and report back to the Committee.

Chairman DeRosa stated that a parent had voiced their concern about the safety of the large windows if children lean on them. Michael Scott stated that they are constructed of 2 layers of tempered glass and are certainly safe. Anthony Sidera inquired as to the safety of using the blind system with the chains, i.e. children getting caught in them and hanging. Michael Scott stated that this is typically only an issue with the younger age groups and he does not foresee it as a safety issue.

Bruce Hoff, of Turner Construction then reported to the Committee that not much had changed on the Contractor Allowance Summary Sheet since last meeting and there will be more at the next meeting.

With regard to progress to date, Mr. Hoff stated that 4-5 rooms are taped in Area B, on the second floor, the whole north side of the building is now sheet rocked, they are doing rough-ins in Area A and have installed pavers down to loading dock, the sidewalks are in. Mr. Hoff went on to report that the majority of the glazing on all window frames is complete on the first floor, the grass has been planted in the back of the building and they are working on the back side of Area F. He also stated that the kitchen was reinspected on April 27, 2009 and passed and training will be taking place this week on the equipment and hopefully it will be up and running by next week. Discussion then followed regarding why it took so long to get the training scheduled on the kitchen equipment.

As far as the Two Week Look Ahead goes, Mr. Hoff stated that they are running about 2-4 weeks behind schedule in Areas A & F; in Area E they will begin working on weight room and gym storage area; they are pulling wires in Area C; in Area B they are continuing with miscellaneous electric work and have one more section of air vapor barrier to complete and will continue taking; in Area A they will continue rough-ins and plumbing and complete the installation of window frames/glass and metal panels.

Jack Krasko mentioned that there the Committee has not received any information on heated sidewalks and the Phil Cerrone matter. Larry Secor of Nafis & Young stated that Attorney D'onofrio has been interviewing involved parties and researching the history of

issues and that he still needs to gather all of the facts before he can make a decision on how to proceed.

Anthony Sidera mentioned that Michelle Knockwood wanted to know about WB Meyers' quote for moving and discussion followed with regard to whether or not on-site trailers should be used for storage and the fact that hazardous materials in the chemical lab would need to be specially stored. Bonnie Symansky added that the movers should be instructed to pack any and all books flat as they will be ruined in the storage process. A motion was made by Anthony Sidera, seconded by Bonnie Symansky to accept the proposal of WB Meyers, dated May 8, 2009, which motion was approved unanimously.

Discussion regarding infrastructure reimbursables followed. Jack Krasko made a motion to pay infrastructure reimbursables to Turner Construction in the amount of \$136.00 monthly, which motion was seconded by Bonnie Symansky and approved unanimously.

Stephen Whalen inquired about commissioning agent report and Larry Secor responded that he does not think there are any problems, however, he has not had a chance to thoroughly review the matter and will get back to the Committee.

Chairman DeRosa requested a weekly report from Larry Secor.

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

Advanced Perf. Glass.....	App. #7.....	\$ 206,905.25
CT Mason.....	App. #10.....	\$ 79,274.36
Ferguson (Electric).....	App. #9.....	\$ 121,857.21
Ferguson (HVAC).....	App. #9.....	\$ 142,521.94
Ferguson (Plumbing).....	App. #9.....	\$ 69,211.87
Greenwood.....	App. #8.....	\$ 5,179.40
Kone.....	App. #2.....	\$ 50,673.00
SG Milazzo.....	App. #12.....	\$ 96,112.16
W.J. Mountford.....	App. #13.....	\$ 47,424.00
Simplex Grinell.....	App. #7.....	\$ 18,696.00
United Steel.....	App. #12.....	\$ 7,483.00
Warehouse Store Fixture.....	App. #4.....	\$ 14,938.75
Xenelis Construction.....	App. #13.....	\$ 22,719.25
MT Group.....	Inv. #MTCT106279.....	\$ 1,096.00
MT Group.....	Inv. #MTCT106394.....	\$ 1,938.00
Nafis & Young.....	Inv. #137-09.....	\$ 9,602.00

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Newman.....	Inv. #17479.....	\$	32,026.07
Turner Construction.....	App. #17.....	\$	1,489.02
Turner Construction.....	App. #18.....	\$	91,789.76

On a motion made by Anthony Sidera and seconded by Stephen Whalen, the following PCOs were approved unanimously:

PCO #059 in the amount of \$4,929.00  
PCO #083 in the amount of \$930.00  
PCO #088 in the amount of \$900.00  
PCO #085r in the amount of \$4,191.00  
PCO #0100 in the amount of \$2,603.00  
PCO #102 in the amount of \$4,289.00

**Discussion and Action Re: Other Business**

None.

**Adjournment:** On a motion made by Bonnie Symanski, seconded by Anthony Sidera, the meeting was adjourned by Chairman, Alfred DeRosa at 8:10 p.m.

Respectfully submitted,

Meaghan T. Campbell  
Recording Secretary