

PERMANENT PROJECT BUILDING COMMITTEE

**Town Council Chambers
North Branford Town Hall
Monday, June 8, 2009**

AMENDED MINUTES OF REGULAR MEETING

Vice Chairman, Stephen Whalen, called the meeting to order at 7:10 p.m.

Roll Call: Vice Chairman, Stephen Whalen, Jack Krasko, Anthony Sidera, Bonnie Symansky, Carol Davidson

Absent: Chairman, Alfred DeRosa, Debbie Prunier

Others Present: Richard V. Branigan, Town Manager; Michelle Knockwood, Purchasing Assistant; Anthony Esposito, Finance Director; Joanne Wentworth, Town Council; Bob Hull, Libraries; Scott Schoonmaker, BOE; Bill Choti, BOE; Keith Goldberg, Pinnacle One; Bruce Hoff, Turner Construction; Michael Scott and Juyoung Park, Newman Architects; Larry Secor, Nafis & Young Engineers; Bob Mocarsky, Schoenhardt Architects

Citizens Statements: None.

Discussion and Action Re: NBIS Renovation and Expansion Project:

On a motion made by Bonnie Symansky, seconded by Jack Krasko, the Amended Minutes of the May 26, 2009 meeting with regard to the NBIS Renovation and Expansion Project were approved unanimously.

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

With regard to the Contractor Allowance Sheet, Mr. Hoff stated that they are getting light on carpenter hours, but are still in good shape for labor hours.

Mr. Hoff reported that he is not seeking approval on any PCOs at this time.

With regard to progress to date, Mr. Hoff reported that in the weight room they have demo'd and completed abatement. He stated that in Area A, the first floor has been sheet rocked and they are taping off now and some of the sheetrock is now up in Area B. Also in Area B, the fixtures are in and the ceiling grid will begin on June 9, 2009, they are starting to install the ceramic tile. On the third floor of Area B, touch up taping was done

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today and the cabinets are in almost all of the rooms. He also reported that the bathrooms have been completed in Area A. He also reported that the project is in really good shape at this point in time.

Mr. Hoff stated that they are looking at overtime costs for the summer in Area E for the weight room and gymnasium, and he provided the Committee with a schedule he had drafted regarding same.

With regard to the two week look ahead, Mr. Hoff stated that they will be working on the punch list in the kitchen area, dumpster enclosure, dumpster pad, removal of tank. They will continue to demo in the locker room area and will continue with mechanical, electrical and plumbing in Area E. They are continuing installation of light fixtures and finishing up brick work on the 3 story addition, along with continuing installation of gyp board on the 1st floor. He also stated that 450 lockers were received on site today and they found somewhere to store them, which was not an easy task. Mr. Hoff stated that they will continue painting on the 2nd floor, begin installation of cabinetry, as well as continuing with gyp board on the 1st and 2nd floors of Area A, along with taping on the 2nd and 3rd floor and finally finish up with fixtures on the 1st and 2nd floors and begin painting.

Mr. Hoff stated that he has taken scopes from 3 other jobs for final cleaning and will be putting something together for the Committee to review regarding same. With regard to the radiant heat for sidewalks he is putting a package together with 3 options on the radiant flooring. One will be to tie back into the boiler system and put small hot water heater in nurses storage area; two is to install a small gas boiler and venting for same to meet the criteria and would probably have to run a new gas line; and third is to install 3 small electrical units that would fit in a closet. He added that this item will most likely be run through Xenelis as a change order.

Anthony Sidera asked for an updated on the infrastructure piece of the technology bid and Purchasing Assistant Knockwood stated that she is still waiting for an answer from the consultant and there have been no recommendations made yet.

Larry Secor of Nafis and Young stated that when the move occurs, there are TV monitors that will need to be recycled.

Michael Scott of Newman Architects then discussed a letter given to the Town Manager with regard to their contract expiring at the end of June and the fact that they would be seeking compensation to extend the contract. Town Manager Branigan stated that the letter is being sent to Attorney Donofrio for review of same.

Finance Director Esposito presented the Committee with an updated Project Cost Analyses, pointing out that there have been no substantive changes to same.

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

Advanced Perf. Glass.....App. #8.....	\$113,810.00
CT Masons.....App. #11.....	\$ 28,802.10
Ferguson - Electric.....App. #10.....	\$ 80,010.39
Ferguson - HVAC.....App. #10.....	\$174,579.74
Ferguson - Plumbing.....App. #10.....	\$ 37,957.63
Greenwood.....App. #9.....	\$ 29,043.40
M. Frank Higgins Co.....App. #4.....	\$ 11,560.55
S.G. Milazzo.....App. #13.....	\$ 157,490.37
W.J. Mountford.....App. #14.....	\$ 3,016.25
Nova Wood Products.....App. #1.....	\$ 70,300.00
R & M Painting.....App. #3.....	\$ 9,500.00
United Steel.....App. #13.....	\$ 912.00
Warehouse Store Fixture.....App. #5.....	\$ 11,234.51
Xenelis Construction.....App. #14.....	\$ 69,221.75
MT Group.....Invoice #MTCT106508.	\$ 428.00
MT Group.....Invoice #MTCT106647.	\$ 911.00
MT Group.....Invoice #MTCT106680.	\$ 798.00
Nafis & Young.....Invoice #173-09.....	\$ 8,598.00
Newman Architects.....Invoice #17524.....	\$ 36,632.35
Turner Construction.....App. #19.....	\$ 88,495.62

Discussion then followed with regard to Newman Architects letter dated June 1, 2009 regarding an extension to basic services contract. This letter will be discussed in further detail with Attorney Donofrio at the next meeting.

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

On a motion made by Carol Davidson, seconded by Anthony Sidera, the Minutes of the May 26, 2009 meeting, with regard to the Smith Library Renovation and Expansion Project, were approved unanimously.

Finance Director Esposito handed out an updated Project Cost Analyses for the project and reviewed the same with the Committee. Town Manager Branigan requested a

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revised spreadsheet with four columns showing the original budget, revised budget, estimated budget and final budget figures.

Bob Hull reported that the end panels are in and the library is very happy with them.

Keith Goldberg discussed his recommendations for each contractor with regard to release of retentions. Vice Chairman Whalen asked if the Committee agreed that it should heed Mr. Goldberg's recommendations and, as such, Jack Krasko moved to accept Pinnacle One's recommendations with regard to contractors' retainage, which was seconded by Carol Davidson and passed unanimously.

Purchasing Assistant Knockwood stated that there is an outstanding bill from Schoenhardt and asked the Committee to refer to the letter for the handrail which stated that Schoenhardt is accepting 50% responsibility and Town Manager Branigan recommended that this item be reviewed with Attorney Donofrio at the next meeting.

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

On a motion made by Carol Davidson, seconded by Anthony Sidera, the Minutes of the May 26, 2009 meeting, with regard to the Atwater Library Renovation and Expansion Project, as amended, were approved unanimously.

Keith Goldberg of Pinnacle One reported that the 100% construction documents are complete, they are tweaking some drawings and will be sending it to the printer by the end of the week and will deliver same to the Building Department. Mr. Goldberg reported that there have been 2 dates set aside for bid opening, June 25, 2009 and July 8, 2009 with the bid opening for abatement occurring on June 18, 2009. Mr. Goldberg stated that the project signs have gone up on the site and the trailer will be coming within the next couple of weeks.

With regard to bid dates, Mr. Goldberg stated that construction bid posting will be June 19, 2009 with a walk-through on June 25, 2009 and bid opening scheduled for July 9, 2009. He also stated that there will be 14 individual contracts bid on.

Keith Goldberg then reviewed the comprehensive estimate, pointing out that his comments are highlighted in yellow and to let him know if there are any questions regarding same. He also stated that he feels very confident that we will maintain a budget amount of \$3,000,000.00 and no more, including alternates.

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Jack Krasko mentioned a problem with getting the Town to remove fill from projects in the past and stated that it would most likely be cheaper to have the site contractor remove the fill.

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

Schoenhardt Architects.....Invoice #0512604-29..... \$20,663.83
Schoenhardt Architects.....Invoice #0512604-30..... \$13,866.10
Pinnacle One.....Invoice #0277003.....\$38,808.10

Anthony Sidera asked whether or not there is an expiration date with Schoenhardt's contract (as with Newman's on the NBIS project) and Purchasing Agent Knockwood stated that she will look into that.

Town Manager Branigan asked if someone from Schoenhardt could appear before the Town Council for a short presentation of project and Bob Mocarsky stated that he would plan on appearing before the Town Council at their next meeting of June 16, 2009.

Discussion and Action Re: Other Business

None.

Adjournment: On a motion made by Anthony Sidera, seconded by Carol Davidson, the meeting was adjourned by Vice Chairman, Stephen Whalen at 8:52 p.m.

Respectfully submitted,

Meaghan T. Campbell
Recording Secretary