

PERMANENT PROJECT BUILDING COMMITTEE

**Town Council Chambers
North Branford Town Hall
Monday, November 10, 2008**

MINUTES OF REGULAR MEETING

Vice Chairman, Stephen Whalen, called the meeting to order at 7:05 p.m.

Roll Call: Vice Chairman, Stephen Whalen, Jack Krasko, Anthony Sidera, Anthony Sidera, Carol Davidson, Chris Manna, Bonnie Symansky (joined meeting at 7:07 p.m.)

Absent: Chairman, Alfred DeRosa, Gabriel Varca, Debbie Prunier

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

Citizens Statements: None.

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 October 27, 2008 meeting with regard to the Smith Library Renovation and Expansion Project, as amended, were approved unanimously.

Keith Goldberg, of Pinnacle One, reported that they are on track of meeting their goal of finishing by the middle of December. He then reported that they have finished grading and will finish seeding this week and that the grass is starting to pop. He also stated that paving would begin on Thursday, it had been scheduled with DOT and they should have the permit on November 11, 2008. He also reported that the sheet-rocking is complete, the ceiling grids would be complete on Thursday and tile and carpeting would be

installed next week. He stated that they are on schedule to be completely finished by the middle to the end of December.

Volerio Giadone, of Schoenhardt Architects, reported that there have been some changes and adjustments with the lights in the upper level and outside light. He stated that overall he believes the project is progressing quite well. He also stated that they met with DOT last week and was surprised they had not yet received the permit, but stated they expected to have it any day.

Mr. Giadone then reported that he received notification from the stated that his request for code modification was denied with regard to the handicap handrails. He continued to explain that his concern was that the rail projected out too far and would be dangerous for children using the walkway. Keith Goldberg stated it would cost approximately \$2,800.00 to change and bring to code. Jack Krasko stated that the architect should have requested an exception earlier and asked if the decision could be appealed. Town Manager, Richard V. Branigan, stated that he would ask to the Building Official, Tom Cowell to speak with Dan Tierney at the State Building Official's office before moving on a change order. Vice Chairman Whalen stated that this issue will be taken up at the next meeting.

Discussion followed regarding a copy of a letter received from Bob Hull, Library Director, regarding a grant received from the Ronald McDonald House for education play for the library which he presented to the Committee and thanked Carol Davidson for providing him with the information on the grant. Jack Krasko moved that any grant(s) and/or any information with regard to any grant(s) that come in outside of the scope of the Permanent Project Building Committee's responsibility be presented directly to the Town Manager without involving the Committee, which motion was seconded by Carol Davidson and passed unanimously.

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

CT Boiler.....App. #8.....	\$18,268.75
MT Group.....Invoice No.: MTCT104738.....	\$ 437.60
Schoenhardt Architects.Invoice No.: 0512604.25.....	\$32,599.24

Finance Director, Anthony Esposito, reported that Smith Library has spent \$3.5 million to date.

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Jack Krasko asked the Finance Director if he meets with Keith Goldberg and Anthony responded yes and that he would be meeting with him again in another week or so. Keith Goldberg then indicated a savings of approximately \$100,000.00 on his bill.

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 October 27, 2008 meeting with regard to the Smith Library Renovation and Expansion Project, as amended, were approved unanimously.

Volario Giadone, of Schoenhardt Architects, presented drawings of changes to the Atwater Library site showing a turnaround and a drop-off site, which is the one major change as far as the layout is concerned. He pointed out that there has been some changes made to landscaping and the storm drainage system in that they reduced the size of pipes and pipe material which reduced cost. He then reported that the location of circulation desk on the upper level changed and the exterior plans of building show small changes to window sizes and locations.

Keith Goldberg, of Pinnacle One then reported that based on the schematic design, the cost of additional structural steel is coming in at approximately \$97,000.00, which is erring on the high side. Jack Krasko asked Finance Director, Anthony Esposito, how much was being held in contingency to which Mr. Esposito responded \$234,000.00. Town Manager, Richard V. Branigan stated that this is the second time this matter has come to this point at a meeting and there is a need to have a contingency amount of 12 – 15%, if that number is down to 5% - 7%, in Schoenhardt's estimating did they keep the same contingent percentages? Town Manager Branigan then reported that the Planning and Zoning Commission has continued the site plan approval for Atwater library to November 20th and suggested to move the project forward at least to where the site plan be approved by Planning and Zoning. Town Manager Branigan then added that the project needs to stay in tact when it leaves this room, as every time it is picked up and architectural are added to it, dollars are added to it, every time there is a delay it raises feasibility in getting the project done. Jack Krasko moved to move forward with documents being presented to the Planning and Zoning Commission, seconded by Carol Davidson and approved unanimously.

Finance Director, Anthony Esposito, reported that Atwater Library has spent \$210,000.00 to date.

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Discussion and Action Re: NBIS Renovation and Expansion Project:

Bruce Hoff, of Turner Construction reported that the locker room sinks are now taken care of and have hot water. He then reported a minor issue with walkway between the school and the modular classrooms with ponding which has been corrected putting in additional gravel.

Mr. Hoff stated that he is not looking for approval on any PCOs at this time and that the majority of them will be presented at next meeting, pointing out that PCO #62 is for duct work and #63 should be a credit.

With regard to Contractors' Applications, Mr. Hoff reported Ferguson is billing for the air conditioning units they have at their facility as shown in the pictures of included with his package. Mr. Hoff also reported that they are closing in on getting all submittals done.

Mr. Hoff then provided the following construction update to date:

Area F - electrical is 100% roughed in; roofing is done as far as rubber through whole system; continue sprinkler pipe installation; completed feeds for heating lines; gas lines to kitchen area completed; and one more wall for masonry left.

Area E - completed framing; continue heating line installation (existing corridor).

Area C - continued rough-in electrical and new boiler rooms; started working on domestic water service area; expansion tanks have been installed.

Area B - steel was put in place on Friday; plumbed and decked to date.

He also added that they have installed a sidewalk around back to corner of building – as it makes much easier for food deliveries, especially with winter approaching.

Mr. Hoff then reported that the following is scheduled for the next couple of weeks:

Area F - should complete the roof system; will continue with duct work in kitchen area; sprinkler pipe installation began in east portion and will be closing up some of the walls; running heat lines; should finish interior masonry; RWA will install water meter. He also added that the window systems are due in by the end of December and is not going to stop them from staying on schedule.

Area E - continue heat lines to corridor; finish one more section of brick; start electrical/ conduits; start EPDM roofing.

Area C - continue to rough-in boiler room, continue water service assembly; should begin sheet-rocking area; rigging boilers; 3rd floor decking started; concrete poured; start erecting steel on front portion.

Areas A & B - continue to plumb steel and deck; should deck front portion tomorrow.

With regard to contract reimbursements, Mr. Hoff stated that he met with Purchasing Assistant, Michelle Knockwood and Town Manager, Richard V. Branigan regarding Application #7 and sent their items of concern back to the accountant and will get back to the committee with a response once he has received same.

Larry Secor reported that he is waiting for letters from the experts regarding his findings and meetings and the braces and brick work. However, he did state that it does not appear that it is going to be a problem. Mr. Secor also reported that he found the architects bills to be in Errors and Omissions. Lastly, he reported back to the Committee with regard to the issue of reworking the stairs and ramps on the walls to the portable classrooms that house the air conditioning units and whether or not this was a "Building Code" issue that he researched the code and the Building Official was using the proper code that calls for 6' clearance, he tried to reach the architect, Phil Cerrone, to find out how he interpreted the 5' clearance and had not heard back from him as of the night of the meeting. He will report back to the Committee with regard to this issue once he has talked to the architect.

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

CT Masons.....	App. #4.....	\$130,506.73
Ferguson - Electric.....	App. #3.....	\$193,953.19
Ferguson - HVAC.....	App. #3.....	\$309,980.16
Ferguson - Plumbing.....	App. #3.....	\$188,593.00
Greenwood.....	App. #2.....	\$ 61,845.00
S.G. Milazzo.....	App. #6.....	\$ 15,025.90
W.J. Mountford.....	App. #7.....	\$ 54,649.70
Simplex Grinnell.....	App. #1.....	\$ 57,296.86
United Steel.....	App. #6.....	\$203,764.00
Xenelis Construction.....	App. #7.....	\$101,331.23
MT Group.....	Invoice #MTCT104583.	\$ 6,962.76

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Turner Construction.....App. #8.....\$ 85,000.00
Turner Construction.....App. #9.....\$ 85,000.00

Finance Director, Anthony Esposito, next presented the Committee with a Cost Analysis for the NBIS Project and reported that they had applied for the first EDO and hoped to have the money by the early December.

Michael Scott, of Newman Architects, stated that he had planned on discussing FF&E with the Committee, however, based on a conversation with the Town Manager, they will be waiting until the next meeting to do so. In meantime, the Town Manager, represented that Dr. Wolfe stated that he and his staff would be going over particulars, there may have been some slippage in going over budget and there may have been 450 items not accounted for. Dr. Wolfe is aware of this.

Discussion and Action Re: Other Business

Purchasing Assistant, Michelle Knockwood presented copies of a sign to be displayed on the construction site for NBIS and asked for the Committees input with regard to the contents of the sign. After discussion with was decided to keep the wording on sign to a minimal.

Town Manager, Richard V. Branigan, informed the Committee that the principals of Schoenhardt Architects were advised that they would be required to make a presentation to the Committee with regard to the request for payment of additional fees.

Adjournment: On a motion made by Jack Krasko, seconded by Anthony Sidera, the meeting was adjourned by Vice Chairman, Stephen Whalen at 8:38 p.m.

Respectfully submitted,

Meaghan T. Campbell
Recording Secretary

cc: Town Clerk, Town Manager, Members, Mayor, Deputy Mayor, Purchasing Assistant, Superintendent of Schools, Library Director, Council Liaison, BOE Chairperson, Project Managers