

**PERMANENT PROJECT BUILDING COMMITTEE**

**North Branford Intermediate School  
Tuesday, February 22, 2011**

**MINUTES OF REGULAR MEETING**

Vice Chairman Steve Whalen called the meeting to order at 7:43 p.m.

**Roll Call:** Steve Whalen, Jack Krasko, Kirk Engstrom, David McMahon, Chris Manna

**Absent:** Al DeRosa, Tony Sidera, Tom Bailey, Carol Davidson, Carolyn Candelora

**Others Present:** Michelle Knockwood, Purchasing Assistant; Bill Choti, BOE; Larry Secor, Nafis & Young Engineers; Richard Branigan, Town Manager; Thomas Wilt, Ferguson; Damian Cussin, Ferguson; Ryan Ferguson, Ferguson; Jeff Donofrio, Ciulla & Donofrio LLP; Peter Horton, Newman Architects

Steve suggests we move to Item 9B-2 on the agenda:

**NBIS Renovation and Expansion Project**

Discuss stub up charge of \$106,682.00 from Ferguson.

Representatives from Ferguson spoke. Discussing that going back to the spring of 2009 there were discussions on the interpretation of the tele-data stub ups addendum. According to Ferguson Addendum A excludes the stub ups. They have been waiting for a letter in writing explaining the interpretation from the Town. Literature is passed out and members are advised to look at the last 4 pages. Highlighted sheets from the specifications are displayed. It is explained that in the industry when something is being deleted, it is clouded, so clouding removes the work from the contract. By Ferguson's interpretation the clouding removes all that work from the contract. This has been going back and forth since August 2009. There were numerous emails, dialogues and meetings. Ferguson has been looking for a written explanation, if the Town does not agree with the

dialogue and interpretation, please explain why in writing. They have been looking for feedback so this can be resolved.

Reference is made to Addenda #1 on page 8. This addendum was in Ferguson's bid package to the Town, which did not include the stub ups.

Richard asks if the stub ups were included in the bid package would it have been for \$106,682? Ferguson's representative explains that no, it would have been more. They actually brought the price down to a minimum of \$106,682. Richard asks for a breakdown of material and labor. The material is \$26,915. and the labor is \$79,767.

Richard asks if a cloud is used to delete, or to call attention to something in a particular area? It is used to call attention to something that is changed. Discussion goes back and forth on how to interpret clouding and highlighting. Ferguson just wants the Town's opinion in writing so this can move forward.

Ferguson asks Richard about putting something in writing why the Town is not paying, Richard advises that he is only the Town Manager; it must come from the Permanent Project Building Committee. Steve agrees to put something in writing to Ferguson.

Richard asks if there is an amount that Ferguson would be happy with. Damian advises that Lee wants to get a number. Jack suggests we pay for the material, \$26,915. Asks how the committee feels about that? They are in agreement. Damian asks about including ½ the labor, Jack advises no. Damian will take this back to Lee and by 1 or 1:30 tomorrow will get back to the Town Manager.

Richard tells Damian that if the amount is agreeable, a check can be expedited, and it would not be held up.

**Citizens Statements:** None.

### **Atwater Library Renovation and Expansion Project**

a). Approval of Minutes for Atwater Library

December 13, 2010 meeting: Not enough members present to vote, must be tabled.

January 10, 2011 meeting. Not enough members present to vote, must be tabled.

b). Report and Action

One item is still pending, the one overhead light at the circulation desk to be installed. The work is completed. The bill is for \$250. but has not been received yet. Jack makes a motion to pay the bill for \$250. to install the overhead light at the circulation desk. Motion seconded by Kirk, approved unanimously.

Michelle recommends that the Committee start discussing returning the performance bonds for the library. There is no retainage, just performance bonds. Does the Committee want to still hold the performance bonds? Usually the bonds are held a year out. Committee decides to table this until the April meeting at which time Michelle will provide a list of contractors.

**Financial Report** – Nothing to review at this time

### **NBIS Renovation and Expansion Project**

a). Approval of Minutes for NBIS

January 10, 2011 meeting. Not enough members present to vote, must be tabled.

b). Report and Action

Discuss returning performance bonds. Larry suggests there are some contractors that have been held for a year and a half, example: Warehouse Foods. There are some that can be released. Michelle will make a list of the contractors and the dates that we closed them out for the next meeting so recommendations can be made.

Larry discusses two items. First there is about \$628,000. left in the budget. He has not met with Anthony yet to go over these figures. Second, the attorney asked him to do PCO cost estimate work, and then he had to go around with Mark Caputo for the roof issues, which resulted in him using up the money that he had previously asked for. He wrote another letter today asking for \$4,900., which covers through the end of April. He is done with Jeff, and Mark may still have some questions, but he does not go by the school anymore. He will meet with the State when the project is done.

Richard mentions the renovate as new issue. According to the State, renovate and renovate as new are the same thing. Richard advises we are due our money.

Dave asks when we will get a permanent CO, we presently have a temporary one. When the spray booth gets a louver in the door, then we will get a permanent CO. The building department wants to wait and see what the spring waters bring, before a permanent CO is issued. They also have issues with the punch list with Turner as well as the sump pumps.

Jack mentions that there are functions that Nafis and Young are performing, that are necessary, but they are using our money, such as with the attorney. Jack feels there should be an approval process so the Town is aware of what it is going to cost. Work should be approved by PPBC before being done.

Agreement is made that Jack will receive an email first on items performed, and he will forward it to the Committee.

Kirk makes a motion for additional funds to be encumbered to Larry for \$4,900 for services through April 2011. Motion seconded by Dave. Approved unanimously.

Bill Choti asks about the punch list that was given to Turner. Michelle advises she has not heard a word. Dave has walked through the building and still sees the same items not completed. Richard recommends if the Committee is okay with it that a letter be drafted to Peter Zannis asking for a written status report. Larry mentions that Bruce offered to go through the list and update it. The list was revised on 11/5/10, Dave has a list. Michelle will make copies to use as a backup.

Larry mentions the wall cracks in building B. They have been repaired, now starting to crack again. It is movement in the outer wall.

Bill discusses the cracks on the 3<sup>rd</sup> floor due to the snow load. He wants to know how to get the resolutions to the Building Committee for their consideration. Whatever the recommendation of the architect is, otherwise do we want to live with the cracks on the 3<sup>rd</sup> floor? Richard asks if it was installed per design, was there to be a 3" gap? Peter advises it wasn't detailed. He would cut it back 1/4" and caulk the joint, put a control joint in. Dave wants to know is it our responsibility to put it in? Jack wants to know if it should have been there.

Bill is asked about the sump pumps. They are operational. The piping just has to be finished and then tested. They go to an above grade drain in the boiler room, runs down to the drain system under the building.

Bills to pay for NBIS.

Michelle advises the Committee that the first two items, Advanced Performance Glass is the balance of the retainage, and CT Mason is the balance of the retainage, with the leaks still in the building she is not sure if we are going to keep these on hold.

According to Jeff on the Newman Architect invoices pertaining to the sign, any fees can be paid. The architectural fees still need a meeting with Newman. This should be held per Jeff.

Motion is made by Dave to pay the following invoices:

United Steel	#24	\$ 5,287.00
United Steel	#25 (final retainage)	\$126,931.00
Ciulla & Donofrio	Invoice #14309	\$ 1,361.25
Electranet	Invoice #3277	\$ 3,210.50
Nafis & Young	Invoice #003-11	\$ 2,108.00
Newman – sign	Invoice #18414	\$ 525.30

Motion seconded by Jack. Approved unanimously.

### **Discussion – Referral – Stanley T. Williams Elementary School Interior Renovation Project**

Richard advises that they are in the process of determining what the final report will look like. This is on the Board of Education's interior conversion. At the last Town Council meeting a referral was made to the Permanent Project Building Committee for the Stanley T. Williams Conversion Project to the Community /Senior Center with a budget of \$200,000. Jack asks if they have provided any backup documentation of what they are looking for \$200,000? Richard advises we have the original grant application. The Council will advise who additional members will be, an alternate and two regular members.

So at our next meeting we will have two new members with an alternate. He feels there should be another walk through. An architect has not looked at it, but will be necessary. They will need handicap bathrooms for the seniors. HVAC work to be done.

Adjournment: On a motion made by Dave, seconded by Kirk, approved unanimously, the meeting adjourned at 8:45 p.m.

Respectfully submitted,

Janet Canning, Clerk