

PERMANENT PROJECT BUILDING COMMITTEE

**Town Council Chambers
North Branford Town Hall
Monday, July 11, 2011**

Vice Chairman Steve Whalen called the meeting to order at 7:06 p.m.

Roll Call: Steve Whalen, Jack Krasko (arrived 7:10 p.m.), Tony Sidera, Kirk Engstrom, Tom Bailey, David McMahon (arrived 7:22 p.m.), Chris Manna

Absent: Al DeRosa, Rose Angeloni, Brian Lynch and Victor Palma

Others Present: Michelle Knockwood, Purchasing Assistant; Larry Secor, Nafis & Young Engineers; Richard Branigan, Town Manager; Bill Choti, BOE

Citizens Statements: None.

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

Richard Branigan advises that the sub-committee met regarding choosing the architect, a decision has not been made, the interviews are scheduled for next week. At this point in time he recommends tabling all items pertaining to Stanley T. Williams, including approving the minutes.

Kirk makes a motion per recommendations that we table the STW minutes and any further discussion until our next meeting. Second by Tom, approved unanimously.

Financial Report

Report submitted by Anthony Esposito. Richard advises that the packet includes the running report for NBIS, it did not include the Atwater Project, since that is basically closed. In summary the last number for NBIS is \$756,000, with \$28,000. in uncommitted PCO's. Michelle advises that there are PCO's tonight to be approved. Richard advises that we are \$700,000 to \$800,000. less that needs to be bonded a year from this fall.

NBIS Renovation and Expansion Project

a). Approval of the Minutes

June 13, 2011 meeting: Motion made by Kirk, seconded by Tom approved unanimously.

b). Report and Action

Larry advises that he has sent the Committee a letter that tonight will be his last meeting. He will be available if needed. Everything is closed out except the retainage for Greenwood and the bonds. He also advised that Mark Caputo wants the tiles put back in the ceiling where they were taken out to see if there are any new leaks. The C.O. can be obtained once the inspectors have come out. He is still trying to get the painter to come out. He has a new purchase order, but he has not been able to schedule a date.

Bill Choti asks the Committee where they are on the rain cap for the chimney. There is a proposal from Squire Fabrication that hopefully will be approved tonight. There are still 3 active leaks in the building and there are still issues with the automatic doors in the building. The door that was repaired by the auditorium to keep the rain water out is against fire code, both doors must open together, they now open in succession. This will be a \$300. charge.

Another issue is the automatic doors in the front of the building, there are 8 sets. Bill brought in his door vendor to look at them. He brought in the construction installer, who brought in the hardware manufacturer, who then passed it on to the electronics person who installed the doors, then passed on to the person who installed the hinges. After this chain of people, Bill called his door vendor. They had a possible fix. They would like to install additional hardware since the weight and height of these doors is causing the top of the doors to cave in. When the doors are closed there is not enough strength from the motor to open the doors. This would cost \$1800. for this repair, and they would be repairing 8 sets of doors.

The air balancing is still being worked on. At one time every unit was working on the roof, they are currently working with Commercial Air to repair this.

The louver is complete for the C.O.

Jack asks how we can get a C.O. if we are violating the fire code on the doors. Bill states as long as we are repairing the door, and the fire marshal is aware of it, and he takes the part that they put on the door off the door, then it would be in fire code. Jack feels it is a problem with the design or the contractor. He feels we should not be paying for it. Larry feels it is a design issue. Newman was aware of this. Richard asks if these items were on the punch list. Bill advises yes, for 2 years. They work fine for one week, and then they break down again.

Many of the interior doors have the same problem. All are falling in, they do not close together. Tony wants to know if Newman should look at this. Bill advises they are aware of it. The problem is as time goes on this will happen to more doors. Tom asks if Milazzo said anything about this.

Richard wants something in writing from Bill Choti with the location of the doors and the pattern of how this is progressing. He will send a letter on behalf of the Committee to Newman Architects with a copy to Milazzo and APG and Turner, put them on notice that there is a problem, and that it is a design issue. We would copy Jeff Donofrio as well. The main concern now is that technically the building cannot be properly secured at this point in time. Bill would like some urgency on this. Bill will send an email to Richard on this.

Proposal:

Squires Metal Manufacturing \$2,475.00

Michelle asks who is lifting the cap in place, Bill advises the bucket truck from Public Works. They are capping the dead (leaking) chimney; the cap will go over the stack.

Tony makes a motion to approve the proposal from Squire Metal Manufacturing to repair the chimney cap in the amount of \$2,475. Motion seconded by Kirk.

Discussion: Jack asks what the other quotes were. This amount is below the bid threshold, but not below the 3 proposal requirement amount. Amend the motion until we receive two other bids.

Tony changes the motion to authorize repair of the chimney cap but not to exceed \$2,475., contingent on getting two other proposals. Motion seconded by Kirk, approved unanimously.

Richard asks if there are any suggestions for this. CAS (Commercial Air) is one suggestion.

NBIS:

Nafis & Young Invoice #196-11 \$620.00

Kirk makes a motion to approve Invoice #196-11 in the amount of \$620 for Nafis and Young, motion seconded by Tom, approved unanimously.

Jack makes a motion to approve the following change orders:

Greenwood	Change Order #6	(8,335.00)
Greenwood	Change Order #7	(5,237.00)
Greenwood	Change Order #8	(1,607.00)

Greenwood	Change Order #9	(1,387.00)
Greenwood	Change Order #11	3,050.00
Ferguson	Change Order #25	(1,608.00)
Ferguson	Change Order #26	(3,625.00)
Ferguson	Change Order #27	(765.00)
Ferguson	Change Order #28	(627.00)
Ferguson	Change Order #32	5,237.00
Ferguson	Change Order #33	(4,771.00)
APG	Change Order #8	3,165.00
APG	Change Order #12	(5,152.00)
APG	Change Order #13	(685.00)
APG	Change Order #14	(1,037.00)
APG	Change Order #15	(1,277.00)
APG	Change Order #16	(470.00)

Dave seconds the motion, approved unanimously.

Retention being held:

Greenwood \$10,000.

Discussion regarding releasing the above retention. Jack advises that Bill Choti advised there are 3 active leaks, he recommends holding this. Kirk makes a motion that we continue to hold the retention for Greenwood in the amount of \$10,000, motion seconded by Tom, approved unanimously.

Adjournment: On a motion made by Kirk, seconded by Dave, approved unanimously, the meeting adjourned at 7:50 p.m.

Respectfully submitted,

Janet Canning, Clerk