

PERMANENT PROJECT BUILDING COMMITTEE

**Stanley T. Williams
Tuesday, October 12, 2010**

MINUTES OF REGULAR MEETING

Vice Chairman Steve Whalen, called the meeting to order at 7:04 p.m.

Roll Call: Steve Whalen, Jack Krasko, Tony Sidera, Kirk Engstrom, Tom Bailey, David McMahon, Chris Manna, and Carol Davidson

Absent: Al DeRosa, Carolyn Candelora

Others Present: Michelle Knockwood, Purchasing Assistant; Bob Hull, Libraries; Larry Secor, Nafis & Young Engineers; Peter Horton, Newman Architects; Richard Branigan, Town Manager; Bill Choti, BOE; Brian Oblon, Arcadis, Erik Bengtson, Turner Construction Co.; Keith Goldberg, Arcadis

Citizens Statements: None.

Atwater Library Renovation and Expansion Project

a). Approval of Minutes for Atwater Library

September 13, 2010 meeting: Motion made by Tony, seconded by Tom, approved unanimously

b). Report and Action

Brian advises that the replacement of 3 bushes has been completed, with one tree by the front driveway being replaced. Cosgrove overseeded 1 ½ weeks ago.

A request has been made for additional lighting in the basement over the children's circulation desk. The other power item out there is for the hot water heater, which was discussed at the last meeting. Statewide would not complete the work, an alternative quote from Power Network Solutions was received. A third quote was requested, as of

today, no quote has been received from TKW. At this point we are just waiting for a quote from TKW to meet the requirements of three quotes. The value of the lowest bid is \$3,800.

The lighting over the children's circulation desk will come from attic stock. The electricity will have to be connected. Mark Hopper has a submittal (cut sheet) for a light they want to use in the services area, a light that sits on top of the bookshelf. Nothing has been done on this, it is still outstanding.

Waiting for these quotes to come in, and have one electrician come in and do the above work. We just need to purchase the fixture for the technical area.

Jack makes a motion for the lowest responsible bidder be accepted for the electrical work, motion seconded by Kirk. This includes the lowest hot water heater bid, so whoever gets that bid will get the work for the lights. Approved unanimously.

A request was made for additional fencing by the driveway. The purchase order has been issued to Cosgrove, just waiting for them to install it. Brian will follow up on this.

Should have all close out documents and OEMs by next Monday.

Tony asked about the additional signs for entrance to Atwater. Fran from Public Works was going to talk to New Haven Sign to put up a road sign by Sea Hill Road. He has not heard anything yet on this. The State of Connecticut dictates how far back the sign is set back, 20 feet. The size of the sign has to pass P&Z "historical" requirements.

Tom asks is anything has been done about lowering the speed limit. Richard advises nothing has gone to the traffic authority for recommendation to the State.

Keith advises he sat with Anthony two weeks ago. Everything to date balances, there are a few items still to be paid.

Bills to Pay:

Kirk makes a motion to approve the following invoices:

Action Air (Retainage & Final)	Application #11	\$31,513.95
W.J. Mountford (Retainage & Final)	Application #7	\$ 6,700.00
Pat Munger Const (Retainage & Final)	Application #11	\$ 1,228.00
Ciulla & Donofrio	Invoice #13926	\$ 207.00
Fusion Cable Systems	Invoice #8981	\$ 665.00
Pinnacle One	Invoice #0342938	\$14,181.52
PSI	Invoice #5770	\$32,818.19

Carol seconds the motion.

Tony wanted to know why we used Jeff Donofrio. Brian explained how Action Air owed a subcontractor \$193. and a FOI request came through for “all” paperwork related to the project. Jeff contacted the lawyer for the subcontractor. This has been taken care of, they were paid by Action Air and a copy of the check was submitted as proof of payment.

Approved unanimously.

Financial Report

Committee reviews

NBIS Renovation and Expansion Project

a). Approval of Minutes for NBIS

September 13, 2010 meeting: One correction to be made. On page starting with Closeout Status List, third paragraph from the bottom, should read: “Michelle advises that first it must get approved by the Board to pay the **bill**, then additional funds will have to be placed on the purchase order, then it goes back to Jeff Donofrio’s hands.”

Motion made by Tony, seconded by Dave, approved unanimously.

b). Report and Action

Erik advises the following:

- Xenelis is 100% complete with the work on the hill in the backyard.
- Two to three leaks have been discovered. Newman Architects, Turner Construction Company, and subs have been on the site. There is a leak in D201. The first week of September they opened a wall, it was discovered that metal flashing inside of the wall was in reverse. CT Mason should be here on Friday weather permitting, if not, next week. There are leaks in B100 corridor, and A107, admin room (suite). TBD where the leaks are coming from. APG will be on site tomorrow, 10/13. Do not know if the leak for B100 and A107 are roof leaks, or window leaks.
- In B306 – this is a ceiling leak, and D202, a chimney leak, need to coat bricks. Larry will check on these two items.
- Lot of the window leaks have been fixed and no longer leaking

Richard asks if we have a game plan to get all of these leaks resolved soon and permanently? If not, what do we have to do to get this resolved. Erik advises a site visit again to determine new or old leaks. Reinspect the areas, determine a course of action to resolve this. Richard feels we may need to bring in someone else to resolve these issues.

Larry advises the independent roof inspector provided recommendations and some of the items have been fixed. Richard suggested we use a forensic specialist who reviewed the brick leaks particularly in Area E and Area B – where new the building attaches to the old building.

Chris comments that winter is coming, the leaks need to be resolved ASAP.

Peter states the leaks need to be looked at again. May be an issue with the expansion joints, may be condensation instead of a leak (may be 3-4 leaks with this problem).

Tony asks if we can get everyone on site Friday, when we get the heavy rain? Erik, Larry will be there. Wants CT Mason, APG, Greenwood there

Richard asks Erik have all the issues been resolved with the windows? All but 3 big leaks. APG to still look at some window issues. Tony wants a list of all the leaks, what has been done and what still has to be done. Erik will send to Richard, then it will be passed to the PPBC members.

Per Erik: Bruce and Erik feel the retainage should be released for APG and CT Mason @ 50% (not 80% as recommended by Larry).

PCO's

PCO 117 – Ferguson Mechanical, \$18,974.00. Boiler substitution, water heater on site (as equal) was rejected. Ferguson cannot meet basis of design, came to an agreement for water heater, no venting was shown on the plan (blueprints), manufacturer requires double wall vent pipe, had to run the venting through the roof.

PCO 342 – Advanced Performance Glass, \$21,904.00. – this is a building design issue. Larry feels it was a design flaw to be charged to Newman Architects. This was discussed with Juyoung & Bruce way back when but nothing happened regarding the issue. No RFI was ever done by TCCo

PCO 307 – Ferguson Mechanical, \$20,287.00, United Steel, \$5,667, Ferguson Mechanical, \$2,625.00 – the breeching support was not on the prints. They had to put a large frame from above for support. It is still not corrosive protected, is steel, needs to be painted. Ferguson designed the breeching support. Larry will contact R&M regarding the painting.

PCO 103 – APG, \$480 – bond cost

PCO 103 - CT Masons, \$2,633.00 – bond cost

PCO #174 – LR 224.1 – United Steel – deck removal of tectum, we received credit for this. Add Greenwood, additional insulation. What was not included \$12,060. PCO-174.1 Greenwood additional time and labor to remove all of the tectum, crane rental, took about one week to do, very extensive work.

Breeching issue sent to Jeff Donofrio. He would like a meeting with Turner, Newman Architects, and anyone else involved to resolve these issues.

Jack makes a motion to approve the following:

PCO #117, \$18, 974.00 - Ferguson Mechanical
PCO #342, \$21,904.00 – APG
PCO #103, \$480.00 – APG
PCO #103, \$2,633.00 – CT Mason
PCO #174.1, \$12,060. – Greenwood

Kirk seconds the motion, approved unanimously.

PCO #307, \$28,579 – not approved

Bills to pay:

NBIS

Jack makes a motion to pay the following invoice:

Advanced Perf Glass	Application #19	\$18,890.75
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Motion seconded by Tony, approved unanimously.

Jack makes a motion to approve the following Application at a 50% rate, which is \$40,033.75.

Advanced Perf Glass (final and retainage)	Application #20	\$80,067.50
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Seconded by Tony, approved unanimously.

Jack makes a motion to approve the following invoice:

CT Mason	Application #22	\$20,292.95
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Seconded by Tony, approved unanimously.

Jack makes a motion to approve the following Application at a 50% rate, which is \$31,427.50

CT Mason (final and retainage)	Application #23	\$62,855.00
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Seconded by Tony, approved unanimously.

Jack makes a motion to approve the following invoices:

Clean Sweep	Invoice #SI-11380	\$1,749.04
Wm. B. Meyer Inc.	Invoice #C1052/19	\$ 100.00
Nafis & Young	Invoice #413-10	\$ 899.00
Newman Architect	Invoice #18202	\$3,142.97

Seconded by Tony, approved unanimously.

Newman Architect Invoice #18203 \$8,223.96
Advised by Attorney Donofrio not to pay this.

Motion made by Jack to pay the following:

Tilcon (parking lot and paving)	Invoice #6391	\$30,113.63
Tilcon (parking lot, stone)	Invoice #1089811	\$11,347.23

Seconded by Tom, approved unanimously.

To Discuss:

1) Acceptance of Roof/Warranty – 5” vs 9” drip edge, Greenwood

Warranty has been received by the Town and approved by Firestone, but the question is, is the Town accepting it since Greenwood still has not finished the drip edge per the contract documents. The Committee questions why we would accept the work that is not done? Greenwood feels because we have the warranty they don't need to put it on. Jeff to send a letter to Greenwood that they are to put 9” on or back charge them by another contractor to finish their work.

Jack makes a motion, second by Kirk, approved unanimously.

2) Meeting with Ferguson, Newman, etc on stub up, change orders, etc. being presented tonight (per Jeff)

3) Sign by the road

Need specs for the electricity conduit, it has to hook up to emergency lighting, generator, control, etc. The design bid is for the sign alone, 2 sided sign.

The bid for the conduit is under the parking lot, we need a connection to kitchen café area, generator, etc.

Last email from Michael Scott stated that the fee that they had given us for overseeing the sign did not include any of this, they would be happy to do this, but they needed approval from the Board to put the package together for us. Missing piece is getting into the building. Do we have enough to get it on the street, we have conduit underneath the parking lot, question do we go admin or back to the cafeteria. If we go to the cafeteria we need more conduit along the south end. If we can go into the admin wing, we can draw it off one of the emergency light systems. System assumes it is going to be wireless, but the distance is too far. Peter will get more information on this. He will talk to Michael Scott.

4) Sump pumps – final work for Xenelis?

Nothing has been done. We never received a price on the sump pumps. Richard asks if John Florio can do the work, Bill Choti advises yes. BOE will give us recommendation at the next meeting what their requirements are.

Bill Choti will be firing off the boilers soon. He would like to have Ferguson and/or Unilux do one more start up for oil/gas change over. John Florio will be there also. A few more issues, they need more heat in the science rooms, no additional radiant heat. Also, they cannot shut the lights off. The relays do not last. Peter Horton to look into this matter. Constantly going thru a process where lights cannot be shut off. Final thing, blue tarp on the wall over the second floor science room, has this been addressed?

The spray booth door to be installed, Bill will get it done to get the C. of O.

Adjournment: On a motion made by Jack, seconded by Tony, approved unanimously, the meeting adjourned at 9:05 p.m.

Respectfully submitted,

Janet Canning, Clerk