

**PERMANENT PROJECT BUILDING COMMITTEE**

**Town Council Chambers  
North Branford Town Hall  
Monday, November 14, 2011**

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

**Roll Call:** Steve Whalen, Jack Krasko, Tom Bailey, David McMahon, Rose Angeloni

**Absent:** Al DeRosa, Tony Sidera, Kirk Engstrom, Chris Manna, Brian Lynch, Victor Palma, Marie Diamond

**Others Present:** Michelle Knockwood, Purchasing Assistant; Richard Branigan, Town Manager; Peter Horton, Newman Architects

**Citizens Statements:** none

**Discussion and Action: re: High School Roof Project**

- a. Approval of Minutes 10/24/11 meeting – not enough members to vote, minutes tabled.
- b. Report and Action (if required)

The Committee reviews the letter, invoice and email in their packets. Steve states that the roof consultant feels that the roof damage was not caused by the contractor. Jack comments that according to the two emails it looks like it is school maintenance because it was prior to any roofing. The Board of Education says it is damage caused by Silktown, the Board of Education has paid the bill, they are looking for reimbursement from the Committee. Dave asks Richard's opinion. Richard's involvement with repair to the floor was relative to a safety issue. Silktown did a walk through before they started and took photos below the roof and of the roof material before they started. Caputo feels they are not responsible for this portion of the damage. Richard advises since the Superintendent is not here, or Mr. Choti, to table this item. The Committee members agree, item is tabled.

Bills to pay.

Dave makes a motion to pay the following:

Barrett Inc.	Application #3	\$10,591.92
M.A. Caputo Assoc.	Invoice #NBHS11-2	\$ 7,500.00
M.A. Caputo Assoc.	Invoice #NBHS11-4	\$ 2,000.00

Motion second by Tom, approved unanimously.

Richard advises the only remaining bill may be for additional drainage work that was discussed at the last meeting. They found a way to divert the roof water to the north side, there is an existing drain that they are going to direct the water to. This coming week the drainage should be installed. Dave asks about the downspout freezing up. Tom explains that as long as the downspout is vertical it will not freeze. If it runs horizontal, it should have insulation encapsulated on it. So if the pitch is 1-2% it should be insulated until it comes over the side. This type of product can be obtained through Holmans. Tom advises to go with insulation for peace of mind, since this is a temporary fix.

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

- a. Approval of Minutes 10/24/11 meeting – not enough members to vote, minutes tabled.
- b. Report and Action (if required)

Richard advises there is a kick off meeting scheduled this Friday at 10:00 a.m. with a walk through with Salamone, to get him acquainted with the building. The contract is finalized, it is ready to be executed, this should be done prior to the walk through.

Steve asks if Rose Angeloni has anything from her aspect, she asks what the status of the Steap grants are, they have not come out yet. Richard feels the storm has pushed everything back. He advises Vin Candelora might know, Richard asks Rose to call him.

**Financial Report** – review at your leisure, call Anthony Esposito if you have any questions.

## **Discussion and Action: re: NBIS Renovation and Expansion Project**

a. Approval of Minutes 10/24/11 meeting – not enough members to vote, minutes tabled.

b. Report and Action (if required)

Michelle advises that she received an email from Michael Scott. Peter Horton from Newman Architects is present at the meeting. He did the walk through with Steve from DTC. They started in Area D of the Middle School, and the second floor has the leaks coming through there. They went on the roof and looked at the air handling units, he feels that is where the problems are. They noticed there was a piece of unistrut that had been laid across the top of the duct and then caulked and laid back like a dam to prevent the water from getting to the joint, this is where there is a leak on the roof. He also mentioned there was some damage from the chemical that was used when the air unit was charged, this should be repaired by whoever serviced the unit. He also noted that on the roof there were some copper pipes that were supported by steel hangers, corrosion is happening here, so the steel hangers should be changed to stainless steel. He addresses the question of un-insulated ducts, there was a 4 foot section between Area B & C with no insulation. Tom asks who inspected this. Peter replies the building inspector. Peter recommends we look in the transition areas between the phases to see if there is insulation in the ducts.

Michelle asks if Ferguson has been on site. Peter replies that he has not been aware that they have been on site. The last item Peter checked was the report of a natural gas smell. He walked down there, and did not smell anything in the boiler room. The Fire Marshal and the Building Inspector both checked this out, and found no such issue. Richard advises the principal will be getting a letter from the Fire Marshal with a cc to the Superintendent so there is a proper chain of reporting these types of items, not sending an email to Michelle advising there is a maintenance issue with the boiler.

Jack asks who is going to follow up on all these items since Turner is no longer here. Jeff Donofrio suggested in an email that both Larry Secor and Turner Construction should follow up on these items. Jack asks if Larry is covered under the original contract, or are we going to pay him again? Michelle advises that we had been paying Larry on a per hour basis. Dave suggests no more money to Nafis & Young. Richard advises that Michelle has been following up on this. Tom has concerns about the duct work, the transition piece that was not properly sealed up. He asks why the building inspector cannot go up and inspect to make sure this is done to code. Peter Horton advises there are two penetrations coming through in the mentioned area. Tom advises that unless Ferguson can show us on a print where is the cut off, this cannot be capped. Tom feels whoever signed off on these building inspections report should be held responsible for this. There were special inspections done on the building. Our building inspector relied

heavily on special inspections, Richard does not know what was covered on these special building inspections. Jack advises the hangers need to be changed, the duct work needs to be fixed. Jack wants to know who is going to force these issues. Richard advises he will keep track of these issues.

Peter explains there are two issues we are dealing with: Area D – physically sitting on the roof there is a mechanical leak, not a condensation issue, Ferguson needs to come back and fix this. Area B & C on the second floor, there is a condensation issue here, Michael Scott had suggested a flood test in this area. Area D – this should be flood tested

Richard mentions the flooding should be done all at once with Caputo supervising. Company #1 will be flooding it on a volunteer basis.

Bills to be paid:

Jack makes a motion to pay the following:

Ciulla & Donofrio Invoice #15074 \$ 958.50

Nafis & Young\* Invoice #391-11 \$ 372.00

which requires an additional \$270.75 to pay the above amount

Motion second by Tom, approved unanimously including additional funds for Nafis & Young.

Richard asks Tom Bailey if Tom Cowell has any specific questions can he ask him, Tom agrees this will be okay. Richard feels all the duct work needs to be reviewed, not just the transition duct work. They first need to establish where the insulated duct work begins and where it terminates.

### **Calendar for next year meeting dates**

The meeting for November is changed to Tuesday, November 13, 2011.

Dave makes a motion to approve the meeting dates with the modification of the November meeting, to November 13. Second by Tom, approved unanimously.

Adjournment: On a motion made by Dave, seconded by Tom, approved unanimously, the meeting adjourned at 7:45 p.m.

Respectfully submitted,

Janet Canning, Clerk