

PERMANENT PROJECT BUILDING COMMITTEE

**Town Council Chambers
North Branford Town Hall
Monday, December 13, 2010**

MINUTES OF REGULAR MEETING

Vice Chairman Steve Whalen called the meeting to order at 7:02 p.m.

Roll Call: Steve Whalen, Jack Krasko (arrived 7:10 pm), Tony Sidera, Tom Bailey, David McMahon, Chris Manna

Absent: Kirk Engstrom, Al DeRosa, Carol Davidson, Carolyn Candelora

Others Present: Michelle Knockwood, Purchasing Assistant; Bill Choti, BOE; Larry Secor, Nafis & Young Engineers; Richard Branigan, Town Manager; Bruce Hoff, Turner Construction Co.; Scott Schoonmaker, BOE; Michael Scott, Newman Architects; Ken Liebeskind, North Branford Patch

Citizens Statements: None.

Atwater Library Renovation and Expansion Project

a). Approval of Minutes for Atwater Library:

November 8, 2010 meeting: Motion made by Tony, seconded by Tom, approved unanimously.

b). Report and Action

There are three invoices to be paid. Cosgrove Construction is for two pieces of fence. One bill for Pinnacle One, and one for R&L Accoustics, this is the final application which includes retention. The fence is all set. There will be additional invoices, one for the electrical work for the hot water heater connection in the front for the walkway. There is a proposal from the electrician, Power & Network Solutions to install additional lighting over the circulation desk for \$250. This has already been approved by Jack.

Tony makes a motion to approve the following invoices for Atwater Library:

Cosgrove Construction	Invoice #255	\$1,425.00
Pinnacle One	Invoice #0352117	\$ 713.17
R&L Accoustics	Appl. #8 (final & retention)	\$9,995.59

Motion seconded by Tom, approved unanimously.

Items to Discuss:

Tony makes a motion to approve electrical work from Power & Network Solutions to wire the lighting fixtures above the circulation desk, not to exceed \$250. Motion seconded by Tom, approved unanimously.

There is a packet from Anthony Esposito containing a report on Atwater Library, any questions, please contact him.

Financial Report – in our packets, please review at your leisure.

NBIS Renovation and Expansion Project

a). Approval of Minutes for NBIS

November 8, 2010 meeting: Motion made by Tony, seconded by Dave, approved unanimously.

b). Report and Action

Michelle advises that there are a few items to discuss. One from Turner Construction, another from Nafis & Young, a couple of letters that were received in November. She is not sure if they were previously distributed.

Larry Secor advises that he was out of money at the end of November. He discusses his duties for the remainder of the project. He will be working with Mr. Caputo to get him to where he needs to be. He thinks they have a resolution for the chimney in Building D. There are a couple spotted tiles in a couple different areas that he has asked Warren to replace the tiles. He has not been able to get the painters to come back; they will not make it until the spring. He is still working with APG, there are still two small window leaks, one in the cafeteria door, and the other in the teachers' lounge. He has come out every time Larry has called him, he is going to try one more thing, he is at the point where he cannot do anymore, this may still be a roof issue, it is being placed in Caputo's box, to see if he can figure it out. There was a change order for \$75,000. that was returned from the State on Manafort Brothers. EEO-42's were previously done by Ellen and submitted, once she left he does not know why this happened. Larry has made his recommendations on the E&O list, he has explained each one. Larry advises that the

sump pumps still need to go in. There are three contractors left to close out, United Steel, Ferguson and Greenwood. He still plans on going to meetings, but not planning on any more inspections.

Jack makes a motion to extend \$2,500 to the Nafis & Young contract, seconded by Tony, approved unanimously.

Larry's letter of December 13th pertains to the breeching issue. The first item mentioned was the breeching support, the second item discussed in the letter is the additional conduit work to house the tele-data system wiring. Jeff Donofrio advised that he did not have enough material by tonight's meeting to make a decision on these items. He felt United Steel should be approved. He wanted the Committee to discuss the breeching. Jack advises that we have been discussing the breeching issue for a year. Jack agrees with Larry. Michelle asks if the Committee is going to approve the PCO for Ferguson or not? Jack feels that Newman Architects should have anticipated that once the contractor got thru the roof they would need an attachment. Serious dollars were paid for the design. Larry explains that Newman Architect should have a spec for this, there should have been a spec for the original boiler. Larry feels it should not be paid. Jack does not feel the town should subsidize the breeching. Jack makes a motion to give this to our legal firm to negotiate these two issues, he feels the Town should not pay any Town dollars to either of these issues, motion seconded by Tom. Approved unanimously.

United Steel's cost for breeching support material: \$5,667. Jeff felt this is okay to pay.

Tony makes a motion to approve PO 307.1 for United Steel for material on the breeching support for \$5,667. Seconded by Dave, approved unanimously.

Bruce asks about the Ferguson bill, not approving this for their portion of the breeching? So this will go to Jeff Donofrio. Bruce spoke to Lee Ferguson about the stub-ups and the conduits, and he is not interested in being paid the total \$106,000, he is looking for a portion. Richard advises that Bruce should advise Lee to contact Jeff Donofrio directly, Committee agrees.

There is a proposal from Electranet Inc. for the sign in the amount of \$5,950. Michelle advises that this is the Board of Ed's electrician. They will do the power to the sign. The short run, from the conduit into the building, into locations inside. Scott is comfortable with their internal electrician doing the work, they move the power source in the building to the closest access point. Public Works will be doing the trench work. Tony asks if we know the cost for just the sign, not the electrical work. Michelle advises that the bid opening will be on the 21st. There are questions on the bid. One contractor asked about the type of brick, there were seven questions asked. An amendment to the bid will go out. The connection will be wireless to the emergency power. One issue that Scott brings up is a colored sign, which would impact the cost. Scott feels we are this far into it, and the money that is being saved by the Town doing some of the work. Jack wants to know if the Town is going to back bill the project for the site work? Yes. Then Jack feels it should be included. Jack asks about the spec. Wants to know what they will actually be

doing? They have to run the power from the room, to put another junction box in, and going thru a wall. They are connecting in the kitchen panel, no additional panel was needed. They will run a pipe, and pull the electrical power 750 feet wire for \$950? Dave makes a motion to accept Electranet Inc proposal of \$5,950 to pull wire and connect to the service panel, second by Chris. Any discussion? Tony advises that we had previously approved a certain amount for the sign, \$25,000. So, spending this \$6,000, adding what Fran will charge us back, will this keep us in the ballpark of \$25,000? No it will not. Scott advises with the design changes and the different specs to the sign, the price has gone up, probably \$10,000. to \$15,000. Tony wants to know where that money is going to come from? Tony states that is not what was originally agreed on. He feels if it is more, we will have to revisit the whole thing, he is not comfortable spending an extra \$10,000. we went in with a plan, and we should stick with it. Dave asks if we can skip the brick? Scott does not recommend it. The electrical work was not included in the \$25,000, Jack advises that it was included in the original price. It was a short distance, not going to be trenched. Tony is okay to spend to get the electrical out there, but we never approved the changes to the sign. He wants to know what they are bidding. The drawings specify the monochrome, but on the specs it states it is to be colored. Michelle suggests that it should be a color as an alternate, because we are sending out an addendum to the questions that are coming in for the contract. Chris asks Scott who changed the sign? Michael answers, that it was not changed. What we had was a vendor provided sketch, the concept, and then in order to be reimbursed for it, it had to go out to bid. So they transposed that sketch into something that is a biddable document. Separating it from the original subcontracts. They decided the LED sign is a basis of design, part of the original concept sketch. He is hearing from Michelle that on the drawings it's called out as monochrome, but the spec is for multi-colored. The original drawing goes back over a year. The connection to the emergency power is a good asset to the Town. Jack wants to table this until we get the bids back. Michelle advises that she will issue an Addendum #2 clarifying that the base price should be the monochrome, the alternate would be the color. The consensus of the Committee is to table this, and place on the agenda for next month. We still need power out there if the sign is going to be put in. Final consensus is to table to next month when the bid results are presented to the Committee.

The contract from G & P Trucking and Excavating is a request from the Public Works director to isolate the costs for the installation of additional drainage in the rear of the gym by the old stairs. This is for saw cutting and removal of the stairs, putting in additional drainage. G & P Trucking will isolate the costs, taking out the material costs and labor, which will be supplied by Public Works. This is below threshold, Jack has approved this. Fran will put on schedule for next week. Tony makes a motion to accept the contract from G&P Trucking and Excavating to remove concrete stairs and walkway, dig and install pipe and stone along gym wall to take care of the drainage issues for \$4,950., second by Tom. Approved unanimously.

Steve asks if we should be taking up the correspondence from Newman Architect and Turner Construction Co. at this point. Turner requests money for Phil Mazzotti for closeout documents in the amount of \$15,642.00. Bruce advises that this is the final

amount they are asking for. Jack makes a motion to approve the \$15,642. for Turner Construction for Day 2 work, seconded by Tom, approved unanimously.

Tony opens the discussion on Newman Architect. He explains that Newman Architect realized their contract was ended, and needed to extend it. They came to the Board and we approved \$160,000 NTE in extra work, and we asked if this would get us to the end of the project, and Newman said yes. Other things came up and it did not get us to the end of the project. In the meantime Tony does not remember Newman coming back to the Board and requesting another extension. It seems that Newman knew to come to the Board for the first extension, but when more work was done, they did not come back for another extension. Michael advises that they did send notification to the Town. The \$160,000 was for completion of the project. In June they sent notice to the Town that the project was complete and they would be tracking their hours separately to the Town outside of that agreement. They were under the assumption that by the terms of their contract that everyone was in agreement. And then their invoices were not paid. They did not realize there was a problem until they did not get paid. Jack advises that he thought the Town was paying them in monthly amounts up to the \$160,000. Mr. Mundy assured them that it would do the entire job. This is another line item for Jeff Donofrio to discuss. Richard advises that first there has to be an acceptance that errors did occur. There was a discussion back in July regarding water infiltration in the building. It was clear to the Town that the involvement in the project was no where near complete. There were issues that had to be addressed, that would take some additional time. It was not assumed that Newman was going to be paid for that additional, in fact they may have been the cause of the additional work. This needs to get resolved with Jeff. Richard suggests we have a special meeting of the Building Committee or executive session at the next meeting. Richard suggests getting dates from Jeff Donofrio for a special meeting.

Tony makes a motion to approve the following applications for payment:

Ferguson (Electrical)	Application #20	\$77,007.00
Ferguson (Plumbing)	Application #20	\$19,845.50
Ferguson (Plumbing)	Application #21 (Final & Retention)	\$89,101.65
United Steel	Application #22	\$15,730.00
Ciulla & Donofrio	Invoice #14129	\$ 1,469.25
Wm. B. Meyer Inc.	Invoice #C1052/21 (Final Rental)	\$ 50.00
Wm. B. Meyer Inc.	Invoice #C1052/22 (p/u trailer)	\$ 100.00
Nafis & Young	Invoice #486-10	\$ 1,612.00
Tilcon	Invoice #6391 (aprons)	\$ 6,557.84
Turner Construction	Application #32	\$15,642.00

Motion seconded by Tom, approved unanimously.

Newman Architect*	Invoice #18271	\$ 8,091.25
Newman Architect*	Invoice #18333	\$ 3,656.74

*Above two items were included in the list, but were not approved to be paid.

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

Committee is looking for the financial report for Stanley T. Williams Elementary School. This was presented at the last BOE meeting. Scott will send it to Michelle, and she will forward it to the Committee.

Adjournment: On a motion made by Dave, seconded by Tom, approved unanimously, the meeting adjourned at 8:24 p.m.

Respectfully submitted,

Janet Canning, Clerk