

**Permanent Project Building Committee**

**Town Council Chambers  
North Branford Town Hall  
Monday, August 25, 2008**

**Minutes**

The Chairman called the meeting to order at 7:12 pm.

**Roll Call:** Chairman Al DeRosa; Stephen Whalen; Gabriel Varca (Alternate); Bonnie Symansky (BOE) and Carol Davidson (Library).

**Absent:** Jack Krasko and Debbie Prunier (BOE).

**Others Present:** Town Manager Richard Branigan; Purchasing Officer Michele Knockwood; Superintendent of Schools Dr. Robert Wolfe; Library Director Robert Hull; Bill Choti (BOE); Keith Goldberg (Pinnacle One); Ty Tregellas and Bruce Hoff (Turner Construction), Juyoung Park and Michael Scott (HSNP).

**Citizens Statements:**

None.

**Discussion and Action Re: NBIS Renovation and Expansion Project:**

Bruce Hoff, (Turner Construction) reported that the designated parents drop off areas has been established for grades 6, 7 and 8 at the Auditorium entrance. Busses will drop off the 7<sup>th</sup> and 8<sup>th</sup> in the same area, however they will drop the 6<sup>th</sup> grade off at the Modular classrooms. Food deliveries will be walked through by Turner.

After being eliminated due to estimated high cost, the covered walkway was reinstated into the budget when it was re-designed and is now sidewalk planking with a plywood-covered frame with debris netting attached, (similar to that installed at city/commercial work sites). The estimated cost is \$37,844, with a percentage of that being reimbursable. It can be taken down in stages as work progresses, so the rental cost will decrease. It will take ten (10) days for delivery of the framing necessary to hold up the plywood covering. Gabriel Varca made the motion to approve with the mandate that it not to exceed \$41,500 for the 240 ft. of scaffold for the canopied walkway. It was seconded by Bonnie Symansky and passed unanimously.

**Contract Status:** Bruce reported that Lyons has been signed, however the last outstanding contract with Kone is still pending.

The exterior switchgear was addressed again when United Illuminating had an issue with the installation of a junction box on the outside of the building and wanted to see it encased in concrete. It was tabled until next meeting while Bruce Hoff does more consulting.

The following change orders were submitted for approval:

PC # 22 & #29 – Eagle Environmental – \$20,000. – Asbestos Abatement.

Action was taken to approve but not to exceed \$20,000 on a motion by Gabriel Varca, Seconded by Bonnie Symansky.

Eagle Environmental has worked hard to assure everything is environmentally clean. Ray Folino was commended for keeping cost to the Town so low and dealing fairly on its behalf while always acting promptly.

On a motion by Gabriel Varca, seconded by Bonnie Symansky, the following invoices presented by Michele Knockwood were approved unanimously.

|                   |   |                  |   |              |
|-------------------|---|------------------|---|--------------|
| S G Milazzo       | – | App. #3          | – | \$ 55,109.57 |
| United Steel      | – | #3               | – | 326,916.00   |
| Xenelis Const.    | – | #4               | – | 169,709.90   |
| Newman Architects | – | Inv. #17152      | – | 34,273.09    |
| Universal Group   | – | Inv. 5620        | – | 35.13        |
| M T Group         | – | Inv. MTCT-104050 | – | 2,840.00     |

Progress to date: F – Completed underground plumbing; steel decking is up and exterior wall framing started. E – Steel is up and decking started. A – Footings and walls up part way, working back toward the existing building. Asphalt binder has been put down partway around the building and curbing is finished in some areas.

There was a long debate concerning changes to the boiler specifications that require room design changes to allow clearance around them. It is not certain if the ones stipulated in the plans would have fit, but the Committee felt that Ferguson should be responsible for cost differences for redesigning the room. Bruce thought that increasing something here would eliminate something there resulting in a wash. Bill Choti (BOE) felt they were acceptable though he wasn't sure if they were equal to the ones listed in the specs that were cast iron while Unilux are steel. Bruce found that they have been used in many other schools and were found to be satisfactory and easy to service. He reminded the Committee that and there would also be a warranty on them. However, when no one would take responsibility to say they were 'equal' to the boilers that were specified in the plans the matter was tabled until next meeting so Juyoung Park (HSNP) can research them more thoroughly. Motion made by Bonnie Symansky, seconded by Gabriel Varca.

Ty Tregellas presented a reimbursable budget and it was recommended that it be item by item and put on next month's agenda

The FF & E needs to go to Council in September at \$71,250 with 9.5% reimbursable. On move to recommend, it was decided to hold for review.

The NBIS August 11 2008 Minutes were corrected to reflect that Dr. Wolfe was also present at that meeting and approved.

**Discussion and Action Re: Smith Library Renovation and Expansion Project:**

Keith Goldberg (Pinnacle One) presented the following outstanding change orders: #19 – Eagle Environmental – \$2,200 – Asbestos Removal (boilers)  
Motion to accept by Gabriel Varca, Second by Stephen Whalen and carried.

- #33 – Demolition and removal of furniture, shelving, etc. – Pending review
  - #52 – blocking for installation of windows – Pending
  - #55 – Sunscreen on window wall – deleted with a credit
  - #56 – Front canopy – Pending – Plans called for moisture proof sheetrock.
- Roof drain caused problem and Keith is meeting with the Architect to resolve it and hopes to cut work hours with new design plan.

#57 – Insulation – Town inspector requested fireproof insulation to be installed at an estimated cost of \$1,040. Work completed at \$1,046.00

Motion to accept by Gabriel Varca, Second by Stephen Whalen and carried.

#58 – When the bay window was removed the window trim was found to be rotted. It was replaced and wrapped with PVC – Pending final submission by Contractor.

#59 – Landscaping issues were addressed because of steep slope on the property that will make it difficult to maintain and the problem area is being addressed at present.

He presented these updates on the progress: The large window wall has been installed. The roof is 100% done; exterior is pretty much finished and the rear door is due in Thursday. The sheet rock downstairs is finished; upstairs will be finished this week, but taping is still to be done. The painters are due in by the second week in September. Insulation is 95% finished and all but the last five (5) windows are in. The moisture problem is being addressed and hopefully the Architect will solve it soon. The last part of the sidewalk is to be poured; two sections of the curb that have been left open and the paving is to be done Thursday. They will be moving equipment off the premises shortly.

Michele Knockwood submitted the following approved invoices to be paid:

|                       |   |                  |   |              |
|-----------------------|---|------------------|---|--------------|
| Current Electrical    | – | App. #7          | – | \$ 79,827.50 |
| W J Mountford         | – | #6               | – | 25,392.55    |
| W J Mountford         | – | #7               | – | 2,327.50     |
| N. E. Woodworks       | – | #2               | – | 8,583.32     |
| Steeltech Bldg. Prod. | – | #4               | – | 7,713.57     |
| Pinnacle One          | – | Inv. #0240151    | – | 25,106.25    |
| Schoenhardt           | – | #05/2604-0000021 |   | 7,664.37     |

On the motion by Gabriel Varca, second by Stephen Whalen, it was unanimously approved to make these payments, however it was recommended to hold the application of Empire Restoration because it would have released all retention if paid at this time.

The Smith and Atwater Library Minutes of August 11<sup>th</sup> were tabled when Carole Davidson left early and there was no quorum to vote.

Signage for the libraries was discussed and decided to be vertical so the seal will be centered at the top.

**Discussion and Action Re: Atwater Library Renovation and Expansion Project:**

Architects will be submitting final construction designs by the middle of December.

Bob Hull is meeting with neighbors whose driveway access will be encumbered during construction.

A joint meeting is scheduled between Town Officials and State DOT.

The Architects have met with the Town Council and it was recommended to make the building as 'green' as possible, (such as installing solar panels, etc.). Ct. Clean Energy may help with some costs.

**Citizens Statements:**

None.

**Other Business:**

The next regular meeting will be September 8<sup>th</sup> at 7 pm in Town Council Chambers.

**Adjourned:** 9:45 pm.

Respectfully submitted,

Mary Leigh Bianchi  
Secretary

cc: Town Clerk, Town Manager, Members, Mayor, Deputy Mayor, Purchasing Officer, Superintendent of Schools, Library Director, Council Liaison, BOE Chairperson, Project Managers.