

PERMANENT PROJECT BUILDING COMMITTEE

**Town Council Chambers
North Branford Town Hall
Monday, February 22, 2010**

AMENDED MINUTES OF REGULAR MEETING

Vice Chairman Steve Whalen called the meeting to order at 7:05 p.m.

Roll Call: Steve Whalen, Jack Krasko (arrived 7:10), Tony Sidera, Kirk Engstrom, Tom Bailey, David McMahon, Chris Manna, Carol Davidson, Carolyn Candelora,

Absent:

Others Present: Richard Branigan, Town Manager; Michelle Knockwood, Purchasing Assistant; Anthony Candelora, Mayor, Michael Scott, Newman Architects; Larry Secor, Nafis & Young Architects, Erik P. Bengtson, Turner Construction, Bob Hull, Libraries, Keith Goldberg, Pinnacle One/Arcadis, Bill Choti, BOE

Citizens Statements: None.

Atwater Library Renovation and Expansion Project

Approval of minutes: table minutes until next meeting, everyone has copies to read and review

Report and Action on the Library:

Keith Goldberg explained the main focus for the last 2 weeks has been on the inside of the library, we have gotten in a couple of utilities in front of the building, phone and cable. Primary and secondaryø were scheduled for tomorrow, but postponed due to weather. Light pole bases have been put in and inspected by Tom Cowell.

Progress on inside, main mechanical room is about 95% done, the mechanical room downstairs is sheet rocked, 3 panels punched down, insulation is about 95% done, last section, the ceiling will be done tomorrow, all walls done, and signed off.. Change made to lö rigid insulation on exterior of building, high efficiency, insulation board (front left area) all stairs are in. Will pour concrete on Friday, based on weather, railings are on site, have started sheet rocking. Mr. Hullø's future office is done, as well as the seminar room. The community room is sheet rocked, by end of next week sheet rocking will be well along. Due to insulation building is holding the heat well.

Existing building, imperfections are being corrected. May popcorn ceiling in existing building over sheetrock due to dips and valleys in some areas. Anthony Sidera asked about photos, Keith advised he would bring to the next meeting.

A couple of change orders that have been out there for a long time. Questioned about UI pole, had to go to a certain pole because of the 150 ft limit, after that you would be charged.

Two alternates as part of the documents pertaining to landscaping, both on hold for a while. Trying to schedule with the landscaper, so we can order the material. Alternate 2 and 3 filling in areas around the building.

PCO #19 and #20 are concrete sidewalks, #20 to make the connection. One to make large sidewalk in the front along Rte 80 at a cost of about \$18,000 and then a little connection if the sidewalk was done.

PCO #53 at last meeting it was tabled, it needed to be reviewed, the handicap lift, original price was \$3500, changed to \$2150, we are now capping the entire wall, \$3938.

PCO #60 ó brought up at last meeting, in original building, per documents, R38 foil back for insulating, between steel joists there is nothing, R12 slopes to R1, price to insulate based to match R38, price is \$6425.

PCO #67 ó extra soffit, \$890. ó to make it match everywhere else.

PCO #70 ó no price yet, 4 electrical panels on a wall, wall was changed to a 2X6 metal stud, however need to leave a 2X4 because the door swings in, no place to put a switch, reviewed with Mr. Cowell, to put a switch behind the door, however in the ceiling there will be an occupancy sensor.

Steve goes through the change orders:

Starting with PCO 2 and PCO 3, per Anthony do we have drawings for 2 and 3, difference between the two and are they done by a landscape architect, yes. Base bid, they are putting in a planting bed with mulch only with no plants, alternate 2 might be for adding the plants, other area is the same thing, putting in a mulch bed, and alternate 3 is for adding the plants, next meeting will bring plans for the bed.

Carol Davidson comments on having a sidewalk on Rte. 80, opposes putting it in, this will save money, can be used towards landscaping. An alternate is that on the plans there was a mulch bed, but there is now a fence on that line, so there is room for reduction. Richard advises that it is easier to maintain a grass area with trees, than a mulch bed. Eliminate mulch bed completely. P&Z Commission must approve the final landscaping plan. Sidewalk issue, did the Town have a long-term plan to extend sidewalks along the length of Rte. 80, no long term plan for sidewalks. Do we have pedestrian access from

North Street., no per Keith, there is no room for a 5 ft sidewalk, rear entrance is not usable. Question asked how would the Carusos get to library with no sidewalk, no cross-walk from Carusos. Need hash marks, white lines, pedestrian walkway with signs. Keith will see that it gets done. Parking lot holds 31 cars, the grass area is for overflow parking (another 10 cars). Remember the historical society also shares the parking lot, both must be aware of events to accommodate parking.

According to Richard, the DOT will not fund sidewalks on State projects.

Jack asked about the donors for landscaping for the Smith Library. Wanted to know if we should make the effort to get donors for Atwater Library. Mr. Hull has reservations about doing this. In this case, must be down the road. Project would have to be closed out, with no more money, then would ask for donations. Problem is, there is money for landscaping at Atwater.

Jack, PCO #2 is for landscaping on Hemlich's property line, some could be saved, or scaled back due to the fence being placed there. Asked about credits, advised that credits have been accepted.

Motion on PCO #2: cap of \$6870, not to exceed, Keith will come back with commission with what actual plan is, motion made by Tony, seconded by Kirk. Jack wants to know what we are getting for \$6,870. Jack would not approve until we know this. Board decides to table it until the next meeting. Anthony Sidera withdraws motion to approve Alternate #2, Kirk will withdraw the second motion. Table PCO #2 and PCO #3 till next meeting, Jack wants per item price.

PCO #19 and #20, sidewalk along Rte. 80, and connection between. If we do not approve 19, then we do not need #20. Carol, motion to reject #19 and #20, seconded by Tom. Unanimously denied. The line in the driveway will become another PCO, Keith will talk to the contactor about this.

PCO #40 is painting the Historical Building, not part of Atwater original package. Town Council will consider at the end of the current fiscal year. The building committee can ok this, but will have to pay for it. Jack mentioned this is definitely a Town Council decision, they asking us to do it. More of their call, than our call. Direct Town Manager to place on the agenda for Town Council to discuss. Table this one.

PCO #53 is concerns lift, extra concrete work, and mill work, motion made by Jack for \$3938, seconded by Kirk. Unanimously approved.

PCO #60 is insulation issue, ceiling none provided for in the original documents in between bar joists, jack wants to know the area, concerned about unit price, area is approximately 1500 sq feet. Jack thought the price is high, advised this is special order material, R38 foil back, price includes the clips, cannot be stapled up. Richard asked if they will do it on T&M, not to exceed a certain amount, cannot do a T&M with not to

exceed, once they reach the limit, will not finish. Jack wants Keith to check with contractor on price. Table this until next meeting.

PCO #67 ó additional soffit ó Kirk made a motion to accept, Jack seconded. Unanimously approved. \$890.00

Jack asked if he brought a schedule in this week, Keith did not have it. He will bring it next meeting.

Discussion and Action Re: NBIS Renovation and Expansion Project

Erik Bengtson, field engineer from Turner Construction will review the agenda.

I. North Branford Intermediate School Staff Concerns

No concerns from school staff.

II. Purchasing/Operations:

- a. Contractor Allowance Summary Sheet ó explains percentage remaining on each
- b. Recommendation Letter Log ó for your reference
- c. Potential Change Order Log ó Open Items Only
- d. PCOø
 - i.. PCOø approved by Jack Krasko (\$5000. or less)

LR-200/PCO-238: demolition of a steel folding partition not indicated on drawings, remove, haul and dispose of. \$1,133.00

LR-201/PCO-267: metal base on lockers in girlø and boyø locker room, had to change to concrete base for better functionality, we did get full credit for metal base, this is the net amount. \$2,383.00

LR-203/PCO-252: additional wall hydrant was penetrating through the curtain wall, no place to reroute in curtain wall C126, took a credit of (\$576).

LR-204/PCO-262: provide a 1-5/8ö wall over the deteriorated existing CMU wall & box out column not indicated on drawings in room C211, paying mason to restore or sheet rock, put sheet rock over wall \$2,785.00

LR-205-PCO-272: install dishwasher in Room C211A, not indicated on the plumbing drawings, plumber on T&M, attachment for life skills \$380.00

LR-208/PCO-244: more lights needed at admin area, \$2,047.

LR-209/PCO-224: ASI-072: revised layout of white boards at areas C & D (2,787.00)

LR-210/PCO-183: deleted plantings Area A, provided a grass bed (\$338.00)

LR-211/PCO-201: install new door at storage room C208A to roof, allows access to low roof, one less ladder \$2036.00

LR-212/PCO-218: furnish 2X2 diffusers changed in locker room gyp. Board ceilings, diffusers were too large to fit area, purchased (2) smaller ones \$207.00

LR-213/PCO-271: additional box out vent pipe and roof drain line in rooms D202/D206, overflow pipe below ceiling, provided box out \$2,403.00

LR-214/PCO-279: temporary heat hook-up for Areas C & D, had to do floor leveling, must be heated \$3,874.00

LR-215/PCO-298: furnish operator for (5) hours to run elevator #2 while fire caulking the shaft \$524.00

Per Steve, should take these up now. Anthony Sidera motions to approve LR0200 through LR 215, seconded by Kirk Engstrom. Approved unanimously.

PCO's for Building Committee Approval:

Will vote on each one as it is presented.

LR-184/PCO-235: Provide switching for (4) additional basketball hoops not listed on construction documents, workers have completed the work. \$7,686.00 Tom Bailey wanted to know if this was included in the architectural specs, electrical drawings did not have them in their specs, how was the bid written up. Larry advises on E&O list. Provide key switch operator to the devise, they are owed. Table this one, report with more details at next meeting.

LR-194/PCO-182: Delete finned tube radiation at media center north wall, had to install library shelves (cut & cap), this was a coordination issue, have to pay the contractor, but then added to Newman's E&O list. \$569.00. Kirk made motion to approve, also take it up as disputed charge, Dave seconded, Approved unanimously.

LR-195/PCO-192: Provide demolition of masonry walls in areas c & d for installation of toilet room carriers & piping/install new masonry walls where removed. Girls/boys lavatory between walls, second floor, original demolition drawing, would not work with this double wall, remove the wall before he built wall, he built the first one on his dime, and billed the second one. Unforeseen condition. \$13,938.00 Dave made the motion to approve, seconded by Chris. This was approved unanimously.

LR-196/PCO 197: RFI-212: Slab edge detail @ east elevation of 2nd floor slab area d & area d edge of slab details-remove roof edge, joist carried out farther than anticipated, was a 6ö gap. Needed to provide steel tubes and concrete. \$10,099. Dave made motion to approve, seconded by Tom. Approved unanimously.

LR-197/PCO-198: Provide demolition of temporary wall lower level d/demolish ramp at lower level area c. Provide egress route from either side of building, front and back, cost to install and uninstall.\$10,572. Motion made by Dave, seconded by Tom. Approved unanimously.

LR-198/PCO-204: Provide ASI-067: Ramp at differential floor heights, area b to area c. \$5,571. A height difference of 3ö, to meet code had to install new steel to allow ramp to be installed. Motion made by Dave, seconded by Chris. Approved unanimously.

LR-199/PCO-223: Demolish & patch CMU wall chase @ second floor area d to access ACM for abatement on 9/22/09/perform glove-bag on 9/24/09/glove bag in D110A on 10/2/09, \$7,054. The wall did not go all the way up to the level of the steel deck, had to remove wall to remove asbestos fittings. Dave made motion to approve, seconded by Chris. Approved unanimously.

LR-202/PCO-202: Remove and replace damaged drywall at area E & A. \$6,546. Roof and deck to be removed exposing areas to the elements, needed 4 to 5 good days, it rained 3 1/2ö all weekö cut sheetrock, still installing structural steel, no roof on. Kirk made motion to approve, seconded by Dave. Approved unanimously.

LR-206/PCO-278: Provide relocated unit heater in room C211A. \$586. Life skills area, heater installed on the south wall, roughed in and installed through the ceiling. This was not the best place for the heater. Cost to relocate the heater. Kirk made the motion to approve, seconded by Dave, subject to review. Approved unanimously. Put on Newmanö E&O list.

LR-207/PCO-220: ASI-071: Replace demolished shaft at room D202, ASK-087. \$4725. New mechanical lines through the shaft could not remove existing ductwork when they broke into the wall, was going to collapse. Dave made the motion to accept, Chris seconded the motion. Approved unanimously.

LR-216/PCO-305: Additional landscaping at Caputo Road-furnish & install (20) white pines, \$8,814.00 There is a one year guarantee on the trees, each tree costs \$440. Motion made by Dave to approve, seconded by Chris. Approved unanimously.

LR-217/PCO-306: Furnish and install modular retaining wall & fence at gas meter. \$5648. Bruce Hoff suggested this to keep people away and prevent washout. Material must be put in so no vegetation grows, otherwise Fran has to get in there to weed-wack.

Can pour a pad so no vegetation grows. Jack would like Franço's opinion on this. Should price concrete pad/less expensive block. Table at this time.

We made a request to Bruce a few months back regarding signage in front of the building, where does it stand? The brick and electrical sign. Take down existing one and put up a new electronic one. Came up at owners meeting last Thursday was if we approve this electrical sign out front that it directs to the emergency shelter once it is up and running where to go, that it functions, as long as it gets emergency power.

Richard advises that the Superintendent had submitted to him a wish list for Tech Ed, item #5 on the list includes the street signage and (2) interior signs. The \$25,000. item is included in the list. He advised he would pass this onto the building committee, but did not anticipate any decision this evening. Not sure that the signage fits in under this technology list. The sign is more a building project, than an IT. Must provide the electrical powering of sign, then go through planning and zoning. Not sure the price listed is accurate. Basically we have to do footing, data, power over from the generator. Asked if this could be reimbursed under any type of grant since it is a shelter, not that we are aware of. Richard advised that fire chief had checked under Homeland Security grants, since this is a shelter, likelihood is not great, funding is not there, we also have a timing issue, we must move on this now, put it out to bid before this project closes. Committee needs to move on this need to get power from the building. Should we break this out item out of the IT wish list and vote on this tonight? Richard advised that the Town Council had discussed this, they felt it was a nice thing to have, but not justifiable at this time. Don't know how this can be approved at this time, but we really don't know what the real costs will be at this time. With the modulars we have conduits out there, so there is a way to get the power out and down under. But no one has priced this out yet. Getting back the data link is very important. Erik can take a site drawing and get quotes from contractors.

Asked if at the next meeting we can have (2) BOE members to explain why we need 158 computers for the new wing. We need Scott to explain these items.

IT budget would be brought up to \$1.08 million, started off at \$750,000.

III. Construction

Erik advised that there is pricing going back and forth with the architects.

Received the additional electrical ceiling drops, Tech Ed room, had to purchase additional cables for electricity.

Spray booth does not fit due to ceiling height/venting & overall width of booth. Michael Scott looked at spray booth, this will be discussed later in the week with a potential solution.. The spray booth is going to be shipped back, with a shipping charge. Richard asked Bill Choti if there is a need for a spray booth at the high school, for \$1500. worth

of shipping (15% of the cost). No one has ever requested one. Going to see if high school can use it.

Electrical requirements for Theater Arts Room, no power in the ceiling, get sketch for power. This will be discussed at a later time.

Missing window shades in areas c & d, should be received by the end of the week.

Window shades-contractor has heavier duty clutches. He will come out and replace clutches from 16 pound to 24 pound, as well as higher strength pull cord at his cost. We advised that should install one, and have it tried.

Last Monday they drained down the hot water system, it was completed successfully.

Final fire alarm inspection was delayed; this will be rescheduled, hopefully on a Saturday.

Kiln duct is being installed, materials on site.

Breeching support brought up previously. Ferguson has requested \$13,331., we requested an explanation of the cost, have not received this yet, Erik will get in touch with them on this.

Punch list is ongoing.

47% completely signed off.

78% complete

More items are being added to the punch list, trickle down effect.

Close out ó making substantial progress. With approval of change orders tonight should be able to close out more contractors.

Unforeseen field conditions:

Elevator #2, failed the inspection due to excess length of cab run-out. Kone submitted a price of \$6500. to upgrade the car, if we don't do this, can fix the cab to meet code, but if you want the 3rd floor landing better do it now. Approximate cost is \$10,000 to \$12,000., don't expect it to be that much. Bill Choti requests from the Superintendent add in favor to add the 3rd stop, originally part of the elevator system. Did block off the area with drywall so we could recover that. This goes to a supply room. We presently have 3 stairs to this area. If we have the 3rd stop will have access to all 3 floors. The sleeve we are getting at no cost to bring it up to the 2nd floor. Jack wants to know if there is other room for storage. Wants to know the reason why it was taken out. The elevator is a retro-fit,

had to join (4) levels of the school. BSF's concerns are how the space will be used. It cannot be used as a classroom, only for storage. \$6500 at this time seems like a reasonable price. Does not include the carpentry. Ask that we get a more accurate price. Only big ticket is \$2,000 to \$3000 for an additional smoke head and heat detector for that room, required by elevator code. Another item to be brought up, a violation by the inspector, have a 30 day time frame to reply, how we are going to fix it. Asked this be brought up and approved at this meeting. Erik is comfortable with \$12,000. cap, does not expect it to come in at that. Should vote on this due to the time table. Motion to approve 3rd stop amount not to exceed \$12,000. made by Tony, seconded by Dave, approved with stipulation, cost presented at next meeting.

Roof leaks/window leaks, all they saw has been repaired and addressed. Dave noticed heavy stream of water from the front façade of the building. The construction manager is discussing the design with Newman Architect. No pointing issue per Richard, rake joint has been installed.

Day Two Work:

PCO-272: Area D second floor corridor ceiling changes

PCO-273: Revised landscape plan area d/stair #3

PCO-305: Additional landscaping at Caputo Road

PCO-306: Furnish and install modular retailing wall & fence at gas meter ó tabled

PCO-296: Chimney removal-\$15,419. ó this extends 10 foot into the air, bad brick, a cap is not going to solve issue. The price of \$15,419 includes leveling chimney 6-12ö, then capping it. Bruce Hoff and Erik recommend this. Larry recommends taking the chimney down. At least bring it down to a couple of feet. Knock it down and cap it, not touching the roof. Richard asks if this can be demo without any damage to the new roof? Price includes scaffolding around the roof. Motion by Kirk to remove the chimney, seconded by Dave. Jack wants to know how high they are knocking down, 8-10 feet off the existing roof. This is a T&M, not to exceed \$15,419, includes disposal. Amended motion, made by Kirk, seconded by Tom, approved unanimously.

Gym floor: Roof joists over the gymnasium, after ripping roof, seams of tectum on 4 X 8 panels, old existing gravel coming through the seams. Concerns of gravel getting on gym floor. With additional weight on roof from recent storms, do not want it to fall on gym floor. Cover up the seam (interior) so nothing falls on floor. There has been damage to the gym floor. Black marks appear, actually tar that has been embedded in the floor. Do we have a price for the fix? Do not have a price yet. Nothing we can do about this tonight, let us know the price.

Bill Choti discusses 6 science rooms, in the lab itself there is gas, but there are no fire extinguishers or fire blankets in those areas. Superintendent is requesting the committee

look at or provide for the science classrooms a cabinet with the fire extinguishers and a fire blanket ó he has paperwork to be copied and distributed, basically it is \$236 per unit, requesting this be considered. Is this one per classroom, or (1) in prep room between the (2) rooms. Prefer one in the room. Would request Bert Bunnell approve this.

Valley Communication, purchase additional smart boards in the IT package, remaining for C&D wing- already included in the \$750,000. Already installed 20, already approved in the \$750,000 budget, The remaining smart boards for the C&D wing. Not extra- nothing has to be done on this.

IT Pros release of performance bond-has approached Michelle again on this. Finished their work last November, the cash bond that the Town is holding. Jack want to work it into the Town rules that contractors must provide performance bonds, no cash from contractor in lieu of. What do you feel is a comfortable time to hold the money? Hold the performance bonds for a year. We do not have retention on this. We are going to refer this to Jeff Donofrio.

Bills to be paid, forgot to do the library.

Do the library first, a motion made by Anthony Sidera to approve the following bills for Atwater Library:

Atwater:

Cosgrove Construction	Appl. #6	\$ 9,500.00
W.J. Mountford	#4	\$ 4,417.50
Pat Munger Construction	#5	\$34,655.38
Quality Roofing	#3	\$13,697.00
R&L Acoustics	#3	\$12,226.78
Eagle Environmental	Inv. #8013	\$ 325.00
MT Group	MTCT109007	\$ 410.00
Schoenhardt	05126.04-38	\$ 3,327.64
W.B. Meyer Inc.	C1048-8	\$ 384.00

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

NBIS:

Atlantic Masonry	Appl. #9	\$ 8,589.00
Major Theatre	#2	\$ 7,671.25
Equipment Environments	Inv. #17211	\$ 7,729.50
Horizon Engineering	#10	\$ 5,202.50
MT Group	MTCT108997	\$ 460.00
MT Group	MTCT109019	\$ 410.00
MT Group	MTCT108997	\$ 460.00
MT Group	MTCT109019	\$ 410.00

MT Group
MT Group

MTCT109182 \$ 605.00
MTCT109435 \$ 260.00

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

Any other business, none.

Adjournment: On a motion made by Kirk Engstrom, seconded by Dave McMahon, the meeting adjourned at 10:00 p.m.

Respectfully submitted,

Janet Canning
Temporary Clerk