

**Permanent Project Building Committee**

**Town Council Chambers  
North Branford Town Hall**

**Monday, February 11, 2008**

**Minutes**

Chairman Al DeRosa called the meeting to order at 7:07 pm.

**Roll Call:**

Chairman Al DeRosa, Stephen Whalen, Jack Krasko, Gabriel Varca, (Alternate), Ronald Ragozzino and Carol Davidson, (Library) and John Bozzuto (BOE).

**Absent:** Debbie Prunier (BOE).

**Others Present:**

Interim Town Manager Michael Paulhaus, Purchasing Officer Michele Knockwood, Construction Manager Keith Goldberg and Tom Norman, (PinnacleOne), Ty Tregellas, Bruce Hoff, (Turner Construction) and Michael Scott, (HDSP), Mayor Michael Doody and Town Council Members Vin Caprio, Joe Faughnan, Andrew Bozzuto and Andrew Esposito.

**Citizens Statements:**

Ronald Ragozzino questioned whether the walkway to access the portable classrooms would be covered. Ty Tregellas answered for Turner construction that there would be decks and railings however the new exit door from the café to the portables will not be covered. If it is financially feasible, it could be addressed at a later date. He said the Town/School would be responsible for clearing/sanding/shoveling the walkway.

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

Keith Goldberg gave his report there was little progress as they are waiting for submittals. Due to the cold work was halted, although the house is gone. Work will resume in the next three to four weeks. In regards to the progress and tie-ups on the project he reported as follows:

#10: As decided last month, the Painting package will go out for re-bid shortly.

There was a new problem that arose when Serino Restoration, the lowest bidder on the Roofing Package, could not get a performance bond and therefore cannot be hired. The second lowest bidder was some \$15,000 higher.

**Discussion:** Although the materials would be covered by the manufacturer if found defective, they would not be covered if the roof should fail due to improper installation, therefore bonding is a must.

**Action:** On the motion made by Jack Krasko, seconded by Stephen Whalen, the Committee acted unanimously to send it out for re-bid and it will go out at the same time as the Painting Package.

**Item #12:** As reported at the last meeting, it had been recommended to retain existing insulation in the crawl space, however it was found to be in poor condition and needs to be replaced. Also, beams are warped and need new trusses.

**Discussion:** The Committee recommended that the Town consider billing the architect for his error in not recognizing the problem during his initial appraisal. It is necessary to act on this immediately since it is holding up other work. Michelle Knockwood explained that this cost would have been in the Master Contract somewhere anyway, and Jack Krasko said that change orders would be more expensive. Town Manager Michael Paulhaus said the issue could be addressed in regards to the architect later, but the work needed to be completed as soon as possible.

**Action:** Jack Krasko made the motion, seconded by Stephen Whalen to approve the sum of \$3,334 and it passed unanimously.

**Item #15:** The hollow foundation discovered during excavation of the existing library foundation has been re-engineered and it is imperative to act on this business. Keith explained that originally the underpinning was for the elevator area only, but now has to be extended. The column in that area will further undermine the underpinning and therefore must be replaced.

**Discussion:** Since this work must be done and will take time to complete it is important to take it up at this meeting. The work was tied up due to changes in the specs for anchor bolts that the architect rejected and lack of timely shop drawings. Once the anchor bolts are received it will take only a day or two to install them and the crew is anxious to pour the concrete. The steel delivery has been delayed until May.

**Action:** Jack Krasko made the motion, seconded by Gabriel Varca to approve the sum of \$49,650 and it passed unanimously.

No action was taken on Item #19 concerning the boiler that was removed during abatement operations and #31: Bracing for existing trusses to reinforce the warped beams that went undetected by the architect during his inspection.

On the motion by Jack Krasko, seconded by Gabriel Varca, the Library Minutes of January 28, 2008 were approved 6/0.

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

Ty Tregellas reported that there was a large turnout of some fifty trades people for the walk-around on the school project and a good number of bids have already been received trade by trade. They will be extending the bid deadline by six days due to short turn around time. The time frame is a three-week bid period and in answer to Al DeRosa, there were eight bidders on the Millwork Package.

Gabriel Varca questioned the percentage of reimbursement expected from the State and during a very complex explanation, it was said that there was no accurate way of knowing until the project is completed. The figures will change as the State approves or disapproves items. Due to the Auditorium project, the State will reevaluate the numbers because they had already reimbursed some class space in that project and it will be up to them as to what they consider new class space in this project as opposed to renovated space. It is very complex and the Town Manager, Town Council and this Committee have never been privy to the figures submitted to the State by the Board of Education. It was agreed that all wanted to see the State proposal contract.

Mr. Varca then questioned why no one has gotten those figures and Michelle Knockwood said she had requested them from Don Winiki from the Board of Ed, but has not received a reply as yet. Members of the Town Council and Mayor Doody also want to see the figures and the percentage of re-imbursement they can expect. They also questioned how efficient the building would be to operate. This is an unknown factor.

Again the need for a generator/boiler was discussed in regards to the school being used as an emergency shelter and Michelle Knockwood said she will continue checking with Homeland Security to see if there is any funding available under their auspices. UI has discontinued their discount program, but that it might be resumed before our project is finished.

On a motion by Jack Krasko, seconded by Stephen Whalen, the Minutes of January 28, 2008 were approved unanimously.

**Other Business:**

Town Council Members extended an invitation to this Committee to attend their next meeting on February 19, 2008 at 6 pm in Town Council Chambers.

Next PPBC meeting will be 7 pm, February 25, 2008 in Town Council Chambers.

Meeting adjourned: 8:35 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.