

Permanent Project Building Committee

**Town Council Chambers
Monday, July 9, 2007
North Branford Town Hall**

Minutes

Members Present: Chairman Al DeRosa, Jack Krasko, Stephen Whalen, Ronald Ragozzino (Library), Ronald Haskins, (BOE) and John Bozzuto (BOE)

Members Absent: Robert Fitch III and Carol Davidson (Library).

Others Present: Deputy Mayor Joanne Wentworth; Dr. Robert Wolfe, Superintendent of Schools and Robert Hull, Library Director.

1. Call to order: 7:12 pm

2. Approval of Minutes:

On the motion of Jack Krasko, seconded by Stephen Whalen, it was voted to approve the Minutes of June 25, 2007.

3. Discussion and Action Re: Smith Library Renovation and Expansion Project

Town Manager Karl Kilduff reported that the Smith Library construction plans have been submitted to the Town Council for approval. Questions concerning millwork have been forwarded to the Architect. The ductwork for heating and cooling was considerably less expensive with the proposed system. Planting and landscaping is at the minimum required for Zoning Compliance. After discussion with the State DOT, the small strip of asphalt referred to as “the sidewalk to nowhere” and the steps in back of the building have been eliminated because the sidewalk is not handicap accessible due to difficulty of slope and location. It has been decided to use stainless steel for the exterior handrails but it would be too expensive to use stainless for the interior. The interior design and color scheme has already been discussed by the Library Board and will go before Council this week.

Ron Ragozzino had raised questions about the use of heating pumps that were mostly resolved by his contacting representatives from Mitsubishi and he was moderately satisfied with their answers although he will probably call again to learn where other such pumps have been installed in Connecticut to learn first hand how well they are working. He said that a split system

would be less expensive, although he had not priced out the difference completely, (ductwork, copper piping, etc.). The heat pumps are relatively new in Connecticut, just a few years, but have a twenty-year history in Asia and Europe.

He questioned the Mechanical Plan for the lower level where it is noted that ductwork and pipes will be going through beams and left it for the 'field' to address. Karl explained that it was in areas where there was a transition between the old and new buildings, but if it seemed to pose a potential problem he would flag them to be addressed by the Construction Manager.

During discussion, questions concerning the parking situation in regards to the dumpster, Karl explained that the number of parking spaces will remain the same since there has always been a concrete pad for the dumpster and to relegate it to any other area would be almost impossible due to terrain, slopes and the limitations put upon a truck to service it. Also, it would inhibit ready access to the dumpster by employees during bad weather and could be a problem with snow removal if the contour of the curbing were to be changed. The use of small indoor trash receptacles would not be acceptable since they would require inside storing where storage space is very limited. Also, the elimination of plantings and landscaping in favor of more impervious surface to gain two additional new parking spaces would require Planning and Zoning approval so it was concluded that this problem should be discussed with the staff and left to the Library Board to decide.

The Board concurred that external stainless steel railings are an improvement, although more expensive and installing interior stainless would take away some of the monies that could be applied elsewhere. Ron Ragozzino thought that the monies might be recovered if the forty-gallon water heater was to be replaced with one or two five-gallon heaters to service the four bathrooms, Community room, children's room and the employee break room since they would not require a re-circulating line, saving the cost of copper and labor. Karl will suggest this option to the Architect. Ron also questioned whether the drinking fountains might not be moved or replaced with less expensive bottled water coolers, however it was explained that the fountains are required in the building code and would have to be placed where they could be observed and controlled by someone on the desk to assure safe use.

4. Discussion and Action Re: NBIS Renovation and Expansion Project

Town Manager Karl Kilduff explained that hazardous waste removal was started on June 29th and he is waiting for the Town Council to act on the rental of portable classrooms before he can order them. If not done soon, he could have a problem getting them in place before the start of the school year because it has to go to Zoning Appeals Board for approval prior to installation of concrete pads.

The appearance of the building was addressed and Karl explained that after the Town Council went to see Nathan Hale School in New Haven, it was decided that the substitution of zinc would be superior to aluminum for ease of maintenance and durability, as well as looks in relation to the remaining brick façade of the school and would be much less expensive than installing new brick. The question concerning increasing the pitch of the roof on the new part of the school is 'cost related' because it could increase the cost by some two million. If the Town Council does want to make the change in the roofline they would have to increase the budget allowed. The window of opportunity closes in August for State review to approve the plans. Due to changes governing percentage of reimbursement funds with Change Orders, if the State were to deny changes, it would cause a budget problem inasmuch as, under their new rules, the reimbursable percentage goes down. The State wants to be in control of Change Orders, so decisions must be made prior to submitting the final plans for funding to eliminate their need.

The request for two portable classrooms and approval of school appearance will be set before the Town Council on Wednesday when they will meet with the Architect. If not acted upon we could lose the construction season and increase the expense due to delay. If denied it

would cost a great deal to replace those portions of the school, (kitchen, cafeteria and music rooms), that have been gutted during the hazardous waste removal process. All this would increase the total cost of the school renovation should the project be delayed further and no action can be taken by this Committee until/unless the Town Council approves the project.

5. Discussion and Action Re: Development of Rules and Regulations for the Conduct of Meetings

Karl Kilduff drew up a draft of proposed Rules and Regulations for consideration and it will be addressed at the next meeting. The Agenda order will be changed to add time for Public Comments

6. Discussion and Action Re: Other Items Pertinent to the Committee

The next meeting is set for July 23rd, at 7:00 pm. Members are reminded to call the Town Manger by 2 pm if they cannot attend.

7. Adjournment: 8:27 pm.

Respectfully submitted,

Mary Leigh Bianchi

Secretary

C: Town Clerk; Members; Mayor Andrew Esposito, III; Town Manager Karl Kilduff; Purchasing Officer Michele Knockwood; Superintendent of Schools Dr. Robert Wolfe; Deputy Mayor Joanne Wentworth and Library Director Robert Hull.