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MINUTES

PERMANENT PROJECT BUILDING COMMITTEE

April 24, 2023

Town Council Chambers

7:00 PM

1. Call to Order

Chairman Whalen calls the meeting to order at 7:03p.m.

2. Salute to the Flag

3. Roll Call

Present: Chairman Whalen, Vice Chairman Bailey, Member Fonda and Member Rose

Present for NBPD Project: Member Pietrandrea

Present for NBHS Project: Member Canada

Also Present: Rusty Malik and Carson Collier with QA & M; Amar Shamas and Camil Zuk with Gilbane; Jonathan Gombotz with CSG; Thomas Hibbard; John Florio BOE;

Not Present: Member Palumbo and Member Siena

- Chairman Whalen requested a proposal to move NBHS forward for a limited time. Member Pietrandrea wanted to share information that was released from the balancing report.

- Member Pietrandrea stated the balancing report came in for the motors. For RTU #1 There are 7.5 hp motors drawing 9.8 amps each above the amp reading of the motor and cranked to 71 hz, and on the exhaust side 75 hz. Pushing 130% of the RTU motors. They are Baldor motors. When TRANE goes to write something, we would like a certified letter from Baldor for those motors. RTU#2 460 hp 3 phase motor, also baldor motors rated at 10 hp drawing 12.5 and 12.5 amps. It is cranked to 87 hz. The second half of it is cranked to 86 hz; by doing the exhaust it has a rattle effect down the road. KEF3 is dropped to 39 hz and running these at 40 hz. DOS unit #1 15 hp motor. ex Baldor is drawing 12.8 amps, 10.9 cranked to 83hz and 76 hz. A standard motor is 60 hz. It is being pushed too far. DOS2 Baldor motor one is 12.5, 7.5 and is cranked to 82 hz and 73hz. The 12.5 is drawing 15 amps and the 15 hp is drawing 12.8 and that is because it's at 82 hz. When you go to the reports and take the nameplate readings the amperages are 25% higher than the nameplate amps of the maximum load that the motors require due to increasing the hertz. TRANE said they are going to reevaluate and change the nameplates on all of the units. They can only change it on the equipment and not on the Baldor motors. Member Fonda said when talking about the exhaust, it was over speeding the exhaust, but it is every motor being pushed. Should there be a concern with every motor having an issue in the future? Mr. Florio said yes there is a concern; even if TRANE guarantees the motors there is a long-term concern for those motors.

- Member Pietrandrea stated that the chillers don't have anything to do with that. Everything is being cooled off at a rapid speed. It's not going to work without bigger motors. The motors aren't belt driven they are drive driven so when they go it will be difficult to change.
- Member Fonda stated that after reading the balancing report, was it still a revise and resubmit? Mr. Shamas stated it was approved as noted. the design doesn't have an approval as noted. Mr. Malik said there is a note for one of the exhausts, but he will consult with RZ about the unit's issues.
- Mr. Shamas said there was a question because one was 7.5 and another was 8.5. It is every supply and every exhaust on the rooftop units. Mr. Shamas said he could have TRANE come in and discuss it. Member Fonda stated that the main concern is the longevity of the units. When TRANE makes a guarantee for example 2 years, and if something happens at 2 years and 1 day TRANE will say it's too bad and won't fix it. Mr. Shamas said that if Member Fonda could flag the specific issues then he can work with the design team, TRANE, etc to get these worked on.
- Mr. Rose said the committee should hear from Baldor as well about these units. Member Fonda stated that there is a note from the balancer which says "It's only changed because of the nameplates that TRANE changed. The exhaust is at full amperage, nameplate horsepower and full load amperage values are based on TRANE's unit tag as they were re-rated."
- Mr. Malik was only aware of one motor issue but if it's all of them, there needs to be a discussion with RZ about these motors and why that's acceptable. RZ had said in the beginning that there was concern about the motors, but then TRANE re- rated and produced the letter.
- Member Fonda asked if any of these issues that we are having, is this due to the adjustments TRANE was making? Mr. Shamas said it is unknown. He is not totally sold on the 60 hz needs to be.

4. Approval of Committee Minutes from 04/17/2023

Motion: Member Rose motions to approve committee minutes from 4/17/2023 for discussion; seconded by Vice Chairman Bailey

Discussion: Vice Chairman Bailey requested on page 2 at the top where it says "Wet wells", it should read "Wet well". Chairman Whalen requested a correction on page 2 where it says "Mr. Glaser stated the paving contractor that was low did not want to do the job unless he provided the paving" It should read "paving materials." Chairman Whalen also requested correction on page 3 where it states "There was 16,000 sq ft of cap sheet completed on Saturday, there are 8,600 cap sheets left to complete." It should read 8,600 sq feet of cap sheets left".

With all in favor, motion passed.

Motion: Member Rose motions to approve the committee minutes from 4/17/2023 as amended; seconded by Member Canada.

Discussion: None

With all in favor, motion passed.

5. Citizen Statements

-Member Rose wanted to share some feedback from the open house. The school was beautiful, and the team should be proud of it. The only question that came up from many people was what is up with the orange on the third floor? When the townspeople say they love purple and white, stick to it. Overall, there was great feedback from the townspeople about the new school.

- Vice Chairman Bailey wanted to add there was a woman there with a wheelchair and there was not an ADA compliant door for the library. Mr. Collier stated that not every door requires an ADA push plate. The main

entrance to schools is more of a focus, typical classroom doors don't have that. The clearances available to operate the door from the wheelchair, it's part of the accessibility code.

6. STWCC – Roof

a. Update

- Mr. Hibbard shared that the roof membrane painting is done. The only outstanding work is the edge metal and the rooftop pavements for bathrooms, which are on order. The current projection is to be completed by the end of May. Vice Chairman Bailey asked about cleaning. Mr. Hibbard said they had crews in there and he would follow up with them. Member Fonda was there on Saturday and shared that on the fascia there is old, rotted wood under there, would it be replaced? Mr. Hibbard said there are unit prices, and it should be replaced. The focus on the building was the roof during that week off. Member Fonda asked if with the heavy rain were there any issues? Mr. Hibbard stated none were reported. Mr. Florio also stated no issues from the other school with the heavy rains. Vice Chairman Bailey asked about the ADA compliance on the handrail on the walkway. Mr. Hibbard is contacting a vendor to get it replaced. The canvas awning was attached to the handrail so your hand should be able to slide without interruption and that is not the case. Vice Chairman Bailey asked about the open leader line? Will the walkway in the main entrance be painted? Mr. Hibbard stated there is a color match in progress.

b. Change Order 2 for Over -Time 4/15/2023.

Motion: Member Rose motioned to approve the change order from Silktown Roofing change order #2 in the amount of \$7,435.34; seconded by Vice Chairman Bailey.

Discussion: None

With all in favor, motion passed.

7. NBHS –

8. Re-use of brick from old NBHS for the STWCC for Façade work

- Vice Chairman Bailey shared that Mr. Fumiatti mentioned that the glass is all painted black and wondered if there could be some brick reused from the High school to cover it. Mr. Shamas was asking how much brick would be needed? Vice Chairman stated it would need to be 20 x 40. Mr. Shamas stated that by the time it is cleaned and separated it would be a high cost. Mr. Shamas and Mr. Malik both agreed that it is not feasible and would be a major cost due to the cleaning needed as the old brick also has asbestos on it.

9. High School Address discussion changed from 49 Caputo to 650 Foxon Road

-Mr. Florio shared the change at the last meeting. Vice Chairman Bailey stated that Mr. Fumiatti said it has to be approved since it has to get changed on all of the documents. It will be discussed with the town council. Mr. Florio shared that the school system knows that if it's official, the post office, the phone system has the correct address calling out and emergency systems using 650 Foxon Rd.

Motion: Member Rose motions to approve the address change to 650 Foxon Rd for the new high school; seconded by Member Fonda.

Discussion: None

With all in favor, motion passed.

a. CSG – Weekly report

-Mr. Gombotz shared that the teachers completed the move over break, and he worked with Mr. Florio and finished the gym equipment move. There are two equipment items that, if they get broken down, can be moved later this week. Everything else is moved into the new facility.

-Gilbane took over Y section of the building and has been demoing and abatement as of 4/11/23. They have moved out of the rest of the old building. There is a lot of classroom furniture left, student desks and other

items that would need to be removed from the old school. Gilbane's demo contractor can scoop it up and get it into a dumpster. The cost would be about \$3,000 to complete. Mr. Florio said what is left is left and needs to be gotten rid of. Chairman Whalen asked if the gym floor is going to be salvaged? They want to pull out sections but most of it won't be salvaged.

-Member Rose asked if the new gym floor is wood or engineered wood or solid maple? Mr. Collier and Mr. Florio said it's solid maple. Vice Chairman Bailey was with Mr. Merola and Member Palumbo and Superintendent Schoonmaker were looking for the water coming out of room 1222, and it was noticed there are markers over there for a courtyard from Eagle Scouts, etc. Are they being moved?

-Mr. Florio said he has already moved 5 markers and is moving the rest by the end of the week. Vice Chairman Bailey asked if there are any more time capsules? Hopefully Gilbane keeps up on that there is a 1964 marker by the front door and behind it they will have to take a look to see if anything is there. The original bronze plaque will be taken down and saved. There were markers found everywhere for the time capsules, etc.

- Vice Chairman Bailey asked about the water in the locker room/ basement. Will it be an issue for demolition? Mr. Shamas is meeting with the design team about it. There was correspondence about it. Mr. Florio said it would be an issue for the demolition team.

- Mr. Gombotz continued stating the move is substantially complete. All of the North Branford items will be removed by Mr. Florio, and then the demo person can get rid of the remaining furniture. He has worked with phone companies to resolve issues with IT dept.

- The additional teacher items and furniture that was approved is being tracked. The permanent internet access points are shipping 5/23 and will then be installed. He has emails out to network switch providers to track those.

- There is an updated budget summary which will be provided to Mr. Fumiatti for the next meeting to review.

- Mr. Gombotz stated he will continue tracking down the punch list and any outstanding IT issues with the design team.

- Vice Chairman Bailey asked about the reimbursement coming back from the state. Mr. Gombotz stated it was submitted a month later than expected but the expectation is it will be about 45 days out from the next payment. The total will be \$4 million to be received in the next 45 days.

- Member Canada asked about the phone issues. Mr. Gombotz stated it was calling out phone to phone. It did not affect the emergency system. There was nothing down security wise.

Chairman Whalen asked about the gym equipment that we were keeping; has it been moved? Mr. Gombotz said it was moved to the temporary building. Mr. Florio said it's all put together except for two items that will need to be dismantled and then moved over to the temporary building.

- Vice Chairman Bailey asked Mr. Malik about the waterstop sign from the green roof/science room. Was there a water issue? What about the downspouts? Mr. Florio hasn't had a chance to check, but will take a look Tuesday 4/25/23.

b. **QA+M** –

i. Weekly Report

- Mr. Malik shared, the team is continuing to close out items. It will be tougher for punch list items to be reviewed and closed out while school is in session. There may be a few days upcoming to work on the final issues if there are professional development days, etc..

- The team is really focused on the next phase and what needs to happen. PR's are being reviewed.

ii. Substantial Compliance Update

- A substantial compliance letter was issued for TCO. The outstanding items are for the substantial completion letter which will initiate the warranties. Values were requested for outstanding items, and it is an ever changing item. Gilbane will also need to provide a time frame for when outstanding work will be completed. April 3rd was the date for general substantial completion. They will go in and discuss the issues that are still not completed.

- In regard to the balancing issue, the requirement for the air flow the issue is not the balancing its the motors and how it was achieved. The motor issue was always pulled out as a separate issue that needs resolution. It will be reviewed with the engineers; they have not signed off on full HVAC. The engineers are ready to accept substantial completion on this.

iii.Outstanding Items QA+M

- There was discussion about the PR for the lightning protection going from copper to aluminum was brought up at the OAC meeting and issued a formal PR to Gilbane and it will be addressed.

- There are some items identified later on, like the block filler, and the exhaust from fume hoods, ductwork in the ceiling and they will continue to monitor.

- On the walls and the fact that they followed the directions for the block filler on the walls and the base coat and two toppings and that was the specification and what was provided. The only other step would be to provide testing to make sure it was the correct thickness. There is equipment to test it. There was a credit on the block for \$15,000. If the board wants to pursue the block filler plus 2 coats of paint.

- Member Rose doesn't feel it should be tested. Vice Chairman Bailey agreed it was due to the block and not the paint. The mason gave credit because there was an issue with the block. Any block that goes on there from Jolly going forward will be ripped out.

- Member Fonda asked if DAS gets notified as a minority supplier and shouldn't they get notified? Mr. Shamas said they don't even get notified when the subcontractor doesn't even perform, never mind the bad product,

- In regard to the Lightning protection system, the report was uploaded to ProCore. It's as good of a report as we will get at this time. There is no danger to the building at this time. The final one is the most important. The second phase will be testing if the entire building is inspected by a third party.

- Member Fonda asked if the meeting with commissioning was on Wednesday? Mr. Shamas said yes. Member Fonda shared that CES said they are having trouble maintaining temp for the chill beams and now it's going to RZ as an issue. Has Ferguson looked into every possible issue for clogs? We know they didn't do a good flush there. Mr. Zuk said ABS controls tried different settings and tried to get the flow and the temperature controlled but couldn't, which is why it is being sent back to RZ. Member Fonda said if it's due to restriction of the strainers before the plate frame and the plates get plugged up may be something to look into. It would be odd that they can't get 57 degree water. The building will only be cooling from the rooftop units and meanwhile the chill beams won't be working properly.

Meeting Date	Description	Due By	Completed	Resolution
4/17/2023	PR to Gilbane for difference between copper vs Aluminum for Lightning protection system	4/24/2023	Y	QA+M issued PR to Gilbane

c. Gilbane – Report

i.General Construction Update & ATP – Review/Approve

- Mr. Zuk shared that last week continued the abatement in the Y and most of that work is complete. Planning demo to start on 5/1. The rest of site plans up and plan is to be starting demo in the Y and abatement into the rest of the building.

ii.Punchlist – update

- Mr. Shamas commented back to substantial completion. QA+M did provide the drafted letter to Gilbane and they have responded and it will be worked on. The subs were requested to submit warranties as of April 3rd. In regards to the HVAC sign, it was pending the commissioning items and a balancing report. He doesn't see any reason to hold up the warranties on the HVAC system. Once the commissioning of the chillers is complete, warranties can start.
- Member Fonda asked if filters were changed and maintenance throughout the phase. Has been completed? Mr. Zuk and Mr. Shamas stated that the filters were changed, and another set was given to Mr. Florio; maintenance throughout the phase was completed by Ferguson.
- Mr. Shamas shared Whitestone status. There will be a meeting on site to be set up with the civil engineer to work on.
- Mr. Shamas shared more details about the ATP pending approval from the committee. This ATP has to do with the irrigation line. The irrigation line shown on the document is a copper line. It was bid as an alternate. One part that was not listed in the alternate was the actual line that is shown on the documents. K+W excluded irrigation; it was a scope gap that fell between the cracks. It shows up as a 2-inch copper and in the change order for actual copper is \$27,000 and there is also a price for a 2 inch PVC which comes out to \$14,268. Mr. Shamas mentioned that Mr. Collier had an issue with the PVC pipe option.
- Mr. Collier wanted to clarify that there is no issue with the PVC irrigation line as long as the committee is willing to accept a PVC irrigation line. The one component is, there is a secondary copper line that dedicates fresh water to the concession stand, which shouldn't be part of the irrigation discussion. Mr. Shamas said the purpose of pushing this is for Mr. Merola to be able to irrigate the area.
- Mr. Shamas continues, stating this is an in-scope change that comes out of Gilbane's contingency and not the town's.
- Member Fonda asked if this was an alternate that we accepted? Mr. Shamas said the alternate is local irrigation. This is the main line, and it was in the documents but Gilbane never assigned it to a sub. Main feed is shown on the civil drawings, and K+W excluded all irrigation per Gilbane's direction.
- The committee will wait until the next meeting to completely review.
- Member Rose stated that Mr. Merola was a little worried about getting water on the field, but with the incoming weather it shouldn't be an issue. Mr. Zuk said the superintendents met and the tear down of the Y would need to occur before it can be put in. They want to get K + W on it so it can run smoothly. Member Rose asked if we are going to cross the road with one pipe and then have it split with one to the field and the other for the concession stand. Mr. Merola said there is a 1" copper by the locker room but it wasn't able to be found as of last week. Mr. Florio said the 1" copper for the concession stand will be coming out of the next Phase.
- Vice Chairman Bailey asked Mr. Shamas about the water in the basement. There are several sump pumps and now there is 3 ft of water in there. Mr. Florio said from Day 1, he informed everyone involved on this project that there is a sump pump in the basement that runs 24/7 and once it shuts off it fills up with water. There is an active spring that comes up between the wall and the floor. Vice Chairman Bailey asked if their equipment was still down there? Mr. Florio said it is empty, the valves that get turned on and off are all that is in there.
- Member Rose said the water won't come above the floor, and once you break up the concrete floor and fill it with 2 inches of crushed stone to bring it above the water table then it should be fine. Mr. Collier said the drainage isn't even close to the building footprint as the new building is much smaller. It is based off of the Geotech report. There is a sample in the grass area that is outside the building footprint. It shows water being present up to 2 feet.

- Mr. Collier said there is a perforated pipe coming from the west side residential neighborhoods catching all the water that comes down and following it diagonally to the fields. There is a 6” line that extends a good portion of that area, and an easier revision is to have it changed to a perforated pipe and wrap in geofabric start to collect that if water does accumulate. It can tee off more for enhanced coverage and safer overlap. Currently there is a solid pipe towards the east side, but if the committee wants, they can have their engineer create a sketch for Gilbane to price out those slight modifications. Mr. Collier will work with engineers to get a revised sketch to see the pricing. Vice Chairman Bailey said that when it's finished it will be a parking lot and it will be paved.

- Mr. Shamas said there is an issue of the basement itself, what is showing vs what is there. Mr Collier said there will need to be further discussion on this.

iii. Outstanding Items for NBHS

Meeting Date	Description	Due By	Completed	Resolution
4/3/2023	Block filler -require report detailing schedule with temperature readings	4/17/2023		
4/3/2023	Flue Pipes needed to be Plumb	4/17/2023		
4/3/2023	Tipping Fee – Estimate	4/17/2023		
4/3/2023	Motor Issue – Motion for Attorney Donofrio to review	4/17/2023	4/17/2023	Punch List Item
4/3/2023	Lightning Protection Report required from LPI	4/17/2023	4/17/2023	Punch List Item

- Member Rose asked when you look at the building, those 2 stacks are they from a boiler or venting or fresh air? Mr. Collier said they are for the fume hood exhaust for the science labs. Member Rose said maybe in the future in the attic if we put a 45 on it and had run right up the roof and had it been 2 ft tall. Mr. Malik said there had been discussion of the height for the ridge 10 ft from any roof structure to exhaust bc of the chemicals. Mr. Collier said 10 ft above the ridge to exhaust because of the chemicals is the requirement. Mr. Malik said many people build a box around it to make it look like a chimney and cover it.

- Mr. Gombotz asked if Gilbane had an updated schedule for the next meeting. Mr. Shamas said yes along with a letter of extension.

10. Legal: None

11. Adjournment

Motion: Member Canada motioned to adjourn; seconded by Vice Chairman Bailey.

Discussion: None

With all in favor, motion passed

Adjourned at 8:21p.m.