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TOWN OF NORTH BRANFORD
TOWN HALL, 909 FOXON ROAD, NORTH BRANFORD, CONNECTICUT 06471
TOWN MANAGER (203) 484-6000 TOWN HALL FAX (203) 484-6025

MINUTES

PERMANENT PROJECT BUILDING COMMITTEE

May 1, 2023

Town Council Chambers

7:00 PM

1. Call to Order

Chairman Whalen called the meeting to order at 7:12 p.m.

2. Salute to the Flag

3. Roll Call

Present: Chairman Whalen and Vice Chairman Bailey

Present for NBPD Project: Member Palumbo and Member Pietrandrea

Also Present: Purchasing Assistant Michael Fumiatti; Police Chief Halloran; Deputy Police Chief Lovelace; Thomas Hibbard with Hibbard & Rosa; Bob Banning with Silver Petrucelli; Matt Glaser from Newfield Construction; John Onofrio, Park & Recreation Commissioner.

Not Present: Member Rose, Member Siena, Member Canada, and Member Fonda.

4. Citizen Statements: None

5. STWCC – Roof

- Mr. Hibbard shared that the roof itself is complete. The fan units and the metal fascia are on order and scheduled to arrive at the end of May. The fan units will only take a day or two to be installed, the metal fascia will take about a week or so to install. There have been 3 contractors that have come to take a look at the canopy and provide information about replacing or modifying it. The canopy has a small spacer on the handrail (1”) and according to ADA compliance you should be able to slide your hand up the whole way and have 3” of clearance. One thought is to build an L Bracket to come down and at the edge of the concrete it could have another L Bracket to switch out the current posts. Another option would be to move it out further.

- Member Pietrandrea asked how much weight is the canopy? Mr. Hibbard said it doesn't weigh very much. Member Palumbo asked if the whole thing was to be replaced. Mr. Hibbard said the canvas itself is in good shape but will not match the color scheme, but replacement is one option. Vice Chairman Bailey asked if the roof was watertight through the heavy rain events? Mr. Onofrio spoke with Parks & Recreation Director Gaetano, and it was reported to her at the end of the day there was a leak over the front door that could be coming off the sheathing. Mr. Hibbard will follow up.
- Member Pietrandrea asked about Parks & Recreation and the issues with the cleaning. Mr. Onofrio shared that Ms. Caetano said it was done and unless anything else happens it's going well. Member Pietrandrea asked if the contractors were being cordial. Member Palumbo stated that he and a few other members spent a lot of time at STWCC and had some conversations with the contractor staff to keep them in line.

a. Reimbursement request

Motion: Member Palumbo motioned to forward the amounts of \$519.52 and \$ 771.24 for North Branford Cleaning supplies used be forwarded to the contractor for reimbursement; seconded by Member Pietrandrea.

Discussion: Vice Chairman Bailey asked if the numbers were final. Mr. Fumiatti and Mr. Onofrio said the cleaning inside has been done at Parks & Recreation, so as long as nothing else comes up these are the final numbers.

With all in favor, the motion passed.

6. NBPD

a. NEWFIELD

i. Construction Update-

-Mr. Glaser shared there are still 2 contractors on site, Wetteman for concrete and Butler for site work. Wetteman is currently working on the foundation walls, forming them from the main entrance on the west side of the building and working towards the south. The next concrete pour is set for Wednesday 5/3/23, barring any weather-related issues. The elevator pit, the layout has been done. They met with the water proofer Friday 4/28/23 and scheduled him to put down the membrane before forming it up and it should be happening next week.

-Member Pietrandrea asked if the electrician penetrated the pit. Mr. Glaser said only the layout has been done. Member Pietrandrea stated that Newfield should stay ahead of that because you have to be below grade, all the way to the electrical room. When they do those penetrations with the poles and generators, it has to be below elevation on the slab. It has such a grade going up that's a 5ft gap difference the water will flood the building. They need to seal that elevator pit, otherwise it will always flood.

-For Butler, they are putting in drainage across the street, the catch basins, and the piping below grade. They have put in the Teledata conduit. DOT has been on site for inspections with no issues. There are a few more days until that is completed.

-Member Palumbo asked what Butler is doing with all the gravel on the north side of the building that is gravel and bony material, on the east side by the well and trench drain. Mr. Glaser asked about the back of the building that is all topsoil. Mr. Glaser will check with Butler about it.

-Vice Chairman Bailey wanted to talk about the foundation. When they exposed it, it looked chincy and there was no uniformity going down the wall. There was a lot of rebar exposed and a lot of stone. Member Palumbo is concerned about the integrity of some parts of the building. Some of the spots have stone that is protruding out of the concrete and rebar is still not encased. Mr. Glaser said that there needs to be a minimum 2 inch cover up on rebar. Vice Chairman Bailey said that the rebar issue is near the main entrance. Member Palumbo said that some spots don't look like it was vibrated enough. Member Pietrandrea wants to make sure they have all 4 points of attachment for the rebar. Especially for the EOC so if it's all bonded over since there is no lightning protection on the building it will need to be bonded. Mr. Glaser to look into it.

-Butler Construction is going to be working over into the neighbor's extra driveway that they don't use, and Camille who works with Newfield put a letter and put it in the neighbor's mailbox to let them know they will be working there. Police Chief Halloran and Member Pietrandrea said that if Newfield will be providing a letter to any neighbors going forward it should be sent certified mail so you know the person received it and can't deny knowing.

-Mr. Glaser continued that for Darko supplies and materials, the wet wells are on site; the storage tank is scheduled for arrival on 5/4/23. Vice Chairman Bailey asked about Mr. Merola's road on the side of Rt 22 for the final storm drain and when is it going to be done. Member Pietrandrea thought it would be done towards the end of May when he spoke with Mr. Merola. Member Palumbo said Mr. Merola would be back this week, For steel, all of the shop drawings are approved. The metal decking is sitting at the Steel Tech's shop; rebar submittal came back to get into fabrication as there are bearing walls on the building. Steel tech to have materials delivered into fabrication at the end of this month and delivery date for mid- late June.

-Vice Chairman Bailey asked about when the septic will start. Mr. Glaser said about 2 weeks out. Vice Chairman Bailey asked about the final curtain drain on the east side, and when it will be installed. Mr. Glaser said the attic curtain drains? He has a change order for that.

ii. Paving Contractors

-Mr. Fumiatti asked for a status update on the paving contractors. Mr. Glaser said the low paver was Cocchiola paving, but they are the ones who won't do the contract if we pull the material. Fuller paving and grating will do it even if the material comes from Tilcon there overall bid was \$15,000 over but will be less once the material has been removed. He gave his contractor the information for Maisano and Atwater. Member Pietrandrea asked how much would we be saving if we take the asphalt from Tilcon? The amount is unknown at this time. Member Pietrandrea said the good thing about using our own materials is that Vice Chairman Bailey will make sure we get what we should have.

iii. PCO's

-Mr. Glaser wanted to discuss PCO #009 for the under drains for ground water. The price went down from \$60,000 to \$43,000 this is for the under drains; It has been reviewed by Criscuolo.

Motion: Member Palumbo motioned to table PCO#009; seconded by Member Pietrandrea.

Discussion: None

With all in favor, motion passed. PCO #009 is tabled until the next meeting.

Abstain: Vice Chairman Bailey

Mr. Glaser stated the next PCO #008 is for the anchorage slab for the groundwater issue.

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Motion Member Pietrandrea motioned to approve PCO#008 for the slab @ storage tank in the amount of \$10,120; seconded by Member Palumbo.

Discussion: None

With all in favor, motion passed.

Abstain: Vice Chairman Bailey

The next PCO is for the waterproofing of the Elevator pit; it had been tabled at the last meeting until Silver Petrucelli had a chance to look at it.

Member Pietrandrea asked Mr. Banning if the fire pump submittals had come in. Mr. Glaser said that Harper sprinklers said they were having trouble getting the specified pump so they want to substitute it for a better pump. Mr. Banning said it bumped up to 40hp from 25hp. Mr. Glaser said he will follow up.

Motion: Member Palumbo motioned to approve PCO # 007 for waterproofing the elevator pit in the amount of \$ 3,797.00; seconded by Member Pietrandrea.

Discussion: None

With all in favor, motion passed.

Abstain: Vice Chairman Bailey

-Member Pietrandrea asked Mr. Fumiatti for a running total for the change orders vs the contingency at each PD meeting. Mr. Fumiatti agreed. It would be good to know the status at each PD meeting to include base contract and what's left over.

Mr. Glaser said the last PCO is #006 for the roller window shades.

Motion: Member Pietrandrea motioned to approve PCO #006 for the Roller Window shades - escalation costs in the amount of \$1,760; seconded by Member Palumbo.

Discussion: None

With all in favor, motion passed.

Abstain: Vice Chairman Bailey

-Vice Chairman Bailey requested to discuss the PCO's, ATP's & NTE's for clarification. There have been issues on other projects that requested changes are not being vetted out before coming before the committee.it. Mr. Fumiatti clarified that ATP's & PCO's once it's approved by the committee, it then becomes an actual change order to the contract and by then there should be an exact number. In order to alleviate any issues, they should be vetted and signed by the contractor before it comes before the committee for a vote.

Motion: Member Pietrandrea motioned to approve that any Change Orders or Not To Exceeds have to be vetted by the contractor, signed off by the architect, then moved to the purchasing department before it comes before the committee for approval; seconded by Member Palumbo.

Discussion: None

With all in favor, motion passed.

Abstain: Vice Chairman Bailey

b. Silver Petrucelli

i. RT 22 Signage

-Mr. Banning from Silver Petrucelli shared that Vice Chairman Bailey had asked about the Rt 22 sign- there was a preliminary layout from Rep Candelora's artist. When it was discussed, the committee decided on a specific layout and the only congresspeople should be Rosa DeLauro first and then Vincent Candelora and a Thank you Taxpayers. Mr. Fumiatti to follow up. Mr. Fumiatti stated that it would be best for Mr. Glaser to run a pricing for the sign to be discussed at the next meeting. Mr. Fumiatti said it was originally discussed that it would not have a rendering on the sign and just have an article and photo op in The Totoket Times and The Sound.

- Mr. Banning also wanted to ask about a keying schedule which will be an owner driven item. This can be decided at a later date. Police Chief Halloran and Deputy Police Chief Lovelace both agreed that there will be physical keys needed and different keys for the file room, lockup area, evidence, narcotics, etc. It would be more of a backup as most of the doors will have key fobs, but if there is a power outage. It would be preferred for the janitors to use the key fobs as it is time stamped when and where people are entering rooms.

- Vice Chairman Bailey has been having discussions about the hill behind the outbuilding; Mr. Glaser if that hill is going to stay or can the hill be removed for landscaping? It is about 10-15 ft of earth left. Deputy Police Chief Lovelace said the trees left are all junk trees. It would be easier and less headache to get rid of them. Mr. Banning said that the FEMA approval said no more trees were to be removed. Member Palumbo wants to go on site to have a discussion about what to do.

ii. Phone and Recording systems review and possible approval.

Phone/ systems recording proposals- they have been reviewed with Silver Petrucelli;

-Chief Halloran said they are looking at all of the systems that will be needed and vetting them out. The two vendors are the ones the PD is using now, and they want to keep them. Deputy Chief Lovelace also said that these companies have coordinated with 911 and with discussions they will formulate a plan.

Motion: Member Palumbo motioned to have Police Chief Halloran and Deputy Chief Lovelace work, with Mr. Fumiatti to get a purchase order for Total Communications for the phone systems in the amount of \$68,447.98 and Interaction Insight Corporation for the Eventide Phone recording system in the amount of \$38,145.18; vet it out and then bring it before the committee; seconded by Member Pietrandrea.

Discussion: None

With all in favor, motion passed.

Abstain: Vice Chairman Bailey

-Vice Chairman Bailey asked Police Chief Halloran if they wanted to open up a discussion about the room that was discussed while looking at the PD prints for the upgrade within the Detective bureau. Police Chief Halloran said there was talk about putting up a wall within the detective bureau and there are only 2 Detectives, so it can be made into a small conference room, even if it was a half wall with glass on it. Mr. Fumiatti also asked about Heating and A/C if there is a full wall. Member Palumbo asked Mr. Banning to put together a sketch on what it would look like.

7. **Legal:** None

8. **Adjournment**

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

Discussion: None

With all in favor, motion passed.

Adjourned at 8:23p.m.