

MAYOR  
JEFFREY A. MACMILLEN  
  
DEPUTY MAYOR  
THOMAS ZAMPANO  
  
TOWN MANAGER  
MICHAEL P. DOWNES



COUNCIL MEMBERS  
BRUCE ABELSON  
ROSE MARIE ANGELONI  
MARIE E. DIAMOND  
WALTER GOAD  
VINCENT J. MASE, SR.  
NICHOLAS PALLADINO  
RONALD PELLICCIA, JR.

**TOWN OF NORTH BRANFORD**  
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**MINUTES**  
**PERMANENT PROJECT BUILDING COMMITTEE**  
**May 8, 2023**                      **Town Council Chambers**                      **7:00 PM**

**1. Call to Order**

Chairman Whalen calls the meeting to order at 7:06 p.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 Palumbo and Member Pietrandrea

**Present for NBHS Project:** Member Canada Member Siena.

**Also Present:** Purchasing Agent Michael Fumiatti; Jonathan Gombotz with CSG; Rusty Malik and Carson Collier with QA & M; Amar Shamas and Camil Zuk with Gilbane; John Florio BOE; John Onofrio and Steve Torino Parks & Recreation Commissioners.

**4. Approval of Committee Minutes from 04/24/2023 - BOE**

**Motion:** Member Fonda motioned to approve committee minutes from 05/01/2023 as amended, seconded by Member Palumbo

**Discussion:** Chairman Whalen requested clarification on page 6 correcting the word from “component” to “exception”

**Approved:** Chairman Whalen, Member Bailey & Member Pietrandrea, Member Fonda, Member Rose, Member Siena, Member Canada

**Abstain:** Member Palumbo, Member Siena

**5. Approval of Committee Minutes from 05/01/2023 - NBPD**

**Motion:** Member Pietrandrea motioned to approve committee minutes from 4/24/2023 as amended; seconded by Member Palumbo

**Discussion:** None

**Approved:** Member Palumbo, Chairman Whalen, Member Bailey & Member Pietrandrea

**Abstain:** Member Fonda, Member Rose, Member Siena, Member Canada

**6. Citizen Statements:** None

Member Pietrandrea excused himself at 7:40

7. Motion from May 1, 2023 reiterated: All Change Orders, ATPs are required to be reviewed/vetted & approved by the contractor, the architect/engineer prior to being sent to the Purchasing department for presentation to the Permanent Project Building Committee
8. STWCC – Roof
  - a. Cladding proposal reviewed, committee discussed the overall condition of the building and various projects that require attention. PPBC has recommended that any construction projects for STWCC be reviewed and approved by the Town Council.

**Motion:** Member Palumbo motioned seconded by Member Pietrandrea to have Park and Recreation projects such as this be recommended to Town Council.

**Discussion:** None

**With all in favor, passed.**
9. NBHS
  - a. Training Police/Fire in old high school building – John Florio shared that Fire and Police trained in the old high school and although broke through doors etc. It was reported and confirmed there was no asbestos in the gypsum doors according to the environmental testing group. Police and Fire appreciated the opportunity to train in the building.
  - b. CSG – Weekly report
    - Mr. Gombotz from CSG reported that WB Meyer worked on 5/4-5/5/2023 to remove all the excess furniture and trash from the high school slated for demolition. The furniture was moved to the parking areas and Member Palumbo brought in excavating equipment to crush the old furniture and deposit in dumpsters provided by John’s Refuse. This was a concerted and efficient effort to have the building cleared so as not to delay the abatement contractor.
    - There is a request from Security for some furniture for use in their office. Mr. Gombotz will provide a quote at the next meeting.
    - There are some proposed millwork changes coming for the cafeteria – there is consideration to move the existing banquets elsewhere and provide permanent microwave station(s) for students who bring in their own lunch. QA&M to review and make recommendations.
    - There will be a Commissioning closeout call with Jeanine Palmieri next week.
    - Member Palumbo advised all furniture left in the gymnasium MUST be removed by the surplus company. The tentative dates for final removal are 5/17/23-05/19/23.
  - c. QA+M –
    - i. Weekly Report

- Mr. Malik shared that they have been busy prepping for the next phase of the project.
- They are continuing to work on clearing punch list items.
- Member Palumbo asked if the town bought the material through Tilcon and have the contractor do the labor. Pavement- take out parts where there is an issue.
- Mr. Malik discussed the need to remove the FSC (Forestry Stewardship Council) for the wood flooring being procured for the gymnasium floor.
  - This certified product will not be available within the required time frame.
  - The certification was part of the requirements for NBHS to be a High-Performance Building. (HPB)
  - This can be eliminated without jeopardizing the (HBP) status as we have ample other areas where we meet or exceed the local (within 500 mile radius)
  - Member Rose asked if the FSC certified wood is not used, would the quality of the wood still be the same. Mr. Malik advised the flooring is the same quality Maple just sourced elsewhere. He also advised that engineered wood has no resistance and therefore is bad for the knees and joints. /the width of the boards is 2 ½ inches. If FSC product is not used the committee wants to see a credit.
- There was discussion regarding the lightning protection system and a potential credit for copper versus aluminum. After a deep dive into the bid, it was discovered that the contractor had only bid on aluminum. There bid was around \$42k, so there is no credit due to the town. It was also discussed that ultimately the product as installed meets the design criteria and functions as required.

**d. Gilbane – Report**

**i. General Construction Update & Follow-up – monthly report**

- Mr. Zuk provided a handout detailing the current punch list status.
  - 22 Items Not Accepted by Gilbane
  - 89 Items need attention by Gilbane.
  - 212 items ready to close by QA&M
  - There is summer 2023 punch list. Work that will need to be done when school is out.
- Demolition on the Y continued north through the stem.
- Furniture removal was completed without delay in schedule.
- Mr. Gombotz requested the availability of using the front doors for the final furniture removal. Mr. Shama agreed to provide access.
- Member Bailey asked what the last day of school for this year is and when will work commence? Mr. Shamas indicated as soon as school is out they will begin working on for examples, the sidewalks, hydrant replacement, painting of the air handler and paver replacement to name a few.
- There will be a meeting with Whitestone t discuss the roadway.
- Gilbane March 2023 report included in agenda packet the April report will be Emailed to Purchasing to be sent to all PPBC members.
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**ii. ATP – Review/Approve**

PPBC 05/08/2023

- ATP 0118 was tabled by Gilbane for further review with out discussion.
- ATP-0137 an In-scope change Irrigation lines to the Athletic Fields. This was a missed buyout not included in the spec for the landscaper or the site contractor.

**Motion:** Member Palumbo motioned to approve ATP-0137 for the Irrigation lines to the athletic fields in the amount of \$14,268; seconded by Member Bailey. The committee prefers poly spool piping in lieu of STD 21 PVC piping.

**Discussion:** QA&M required to Vet material

**With all in favor, the motion passed.**

- ATP -0139 an In-scope change Operable Support Steel Buy out Sequence 4 this was a missed buyout and has been assigned to the miscellaneous contractor. This steel frame is required between the fitness center and gymnasium, Schenectady can fabricate and install.

**Motion:** Member Palumbo motioned to table ATP-0139 seconded by Member Canada for the Operable Support Steel Buy out Sequence 4

**Discussion:** Member Bailey questioned if this was a concrete vs steel conversation that had arisen early on in the project. Mr. Shamas advised this was a different issue. This is 2 framed areas by the fitness center.

**With all in favor, the motion passed.**

ATP -0140 In Scope Change – Presented in drawings but never spec'd out. These awnings are at the entrance to the locker and there are no awnings in the current building. The committee decided this was not a necessary expense at this time.

**Motion:** Member Palumbo motioned to eliminate the awning scope from the documents Seconded by Member Bailey

**Discussion: Member Rose indicated** this is something that wanted or needed at a later date can be specified bid and installed

**With all in favor, the motion passed.**

ATP -0142 Unidentified Asbestos Pipe Fitting in the Administrative Wing. The ATP was reviewed by John Luby from Enviromed, and the pricing was developed using the unit pricing in the bid. There was discussion by Member Bailey as how it was it possible that this area was missing.

**Motion:** Member Palumbo motioned seconded by Member Rose to approve the ATP – 0142 in the amount of \$11,389.00 pending QA&M's discussion with Enviromed to provide a plausible explanation as to how this was missed and approval contingent upon acceptable response.

**Discussion: None**

**With all in favor, the motion passed.**

ATP-0141- Overhead Door 1423D Support Framing (seq 4) – Tabled by Gilbane without discussion

Mr. Shamas discussed Eastern Metal Works and a problem they had with their estimator regarding bolted sills and roof parapets. The contractor claims they missed \$120,000 worth of work, this was a huge error. Mr. Shamas continues to discuss with the contractor.

Mr. Shamas also was waiting on Whitestone to discuss the infill requirement for the basement – 25x25 was used to calculate volume but the actual dimensions are closer to 166x44. Wait for additional input from design team.

**10. Invoice review**

**Motion:** Member Palumbo motions to approve the following list of invoices for projects STWCC, NBHS, NBIS, seconded by Member Rose

<b>Contractor</b>	<b>Invoice #</b>	<b>Inv Date</b>	<b>Invoice Amount</b>
<b>STWCC</b>			
Silktown Roofing	1	4/30/2023	\$1,246,637.50
<b>NBHS</b>			
ASL	10492	04/17/2023	\$283.98
CES	2021136.00-0000018	03/31/2023	\$5,039.40
CES	2021136.00-0000019	04/30/2023	\$2,939.65
Ciulla & Donofrio	24352	05/02/2023	\$1,014.75
Clean Harbors	1004587940	04/07/2023	\$7,316.94
Clean Harbors	1004598145	04/08/2023	\$1,371.05
CSG	20	04/30/2023	\$12,257.00
CT Communications	3251TP	04/19/2023	\$1,755.00
CT Communications	33428TP	04/19/2023	\$130.00
Enviromed Services	23060	04/24/2023	\$23,180.00
Enviromed Services	23083	05/01/2023	\$13,067.00
Gilbane	202305-J110	05/08/2023	\$325,367.92
Meyer	120-044920	04/30/2023	\$17,808.50
Meyer	120-045592	05/08/2023	\$6,268.08
QA&M	15181	04/30/2023	\$32,090.50
Stream-Sight	NBPS4623	04/20/2023	\$437.50
The Office Works	252859	04/14/2023	\$875.00
Phoenix Environmental Labs	1081898	04/30/2023	\$308.00
<b>NBIS</b>			
QA&M	15182	04/30/2023	\$5,182.33

**Discussion:** None

**With all in favor, the motions passed.**

**Invoice review (continued)**

**Motion:** Member Palumbo motion to approve the following list of invoices for the NBPD project, seconded by Member Rose

<b>Contractor</b>	<b>Invoice #</b>	<b>Inv Date</b>	<b>Invoice Amount</b>
<b>NBPD</b>			
Ciulla & Donofrio	24353	05/02/2023	\$38.25
Newfield Construction	4	04/03/2023	\$365,869.92
Newfield Construction	2	04/30/2023	\$30,854.56
Silver Petrucelli	23-325 EOC	04/01/2023	\$948.50
Silver Petrucelli	23-420	05/01/2023	\$3,512.50
Silver Petrucelli	23-421 EOC	04/01/2023	\$948.50
Total Communications	042023 1/3 Dep	04/23/2023	\$20,624.27

**With all in favor, the motions passed.**

**Abstain:** Vice Chairman Bailey

Mr. Fumiatti requested Member Palumbo submit invoices for both the blocks and the Excavating services provided to crush the furniture for the dumpster.

- 11. **Legal:** None
- 12. **Adjournment**

**Motion:** Member Palumbo motioned to adjourn; seconded by Member Bailey.

**Discussion:** None

**With all in favor, the motion passed.**

**Adjourned at 9:16 p.m.**