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MINUTES

PERMANENT PROJECT BUILDING COMMITTEE

June 5, 2023

Town Council Chambers

7:00 PM

1. **Call to Order**

Chairman Whalen called the meeting to order at 7:10 p.m.

2. **Salute to the Flag**

3. **Roll Call**

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

Present for NBPD Project: Member Palumbo and Member Pietrandrea

Present for the NBHS Project: Member Siena and Member Canada

Also Present: Town Manager Downes, Purchasing Agent Michael Fumiatti; Police Chief Halloran; Amar Shamas and Camil Zuk from Gilbane; Rusty Malik, Erin Benken, and Carson Collier from QA+M; Deputy Police Chief Lovelace; Bob Washburn with Silver Petrucelli; Matt Glaser, Brian Grant, Camil Musial from Newfield Construction, John Florio from BOE, Town Treasurer/ Finance Director Esposito.

4. **Approval of Committee Minutes from 05/22/2023 - BOE**

Motion: Member Pietrandrea motioned to approve the committee minutes for the BOE 5/22/2023 as amended; seconded by Member Canada.

Discussion: Member Siena wanted to note the misspelling on page 4 it should read "QA+M is thinking" and not thinning.

With all in favor, motion is passed.

5. **Citizen Statements:** None

6. **NBHS**

a. **Brief Construction/Demo Update**

- Mr. Zuk shared that the ATP 0151 is for the additional PCB testing in sequence 3 for contaminated soils that were discovered. There are additional contaminating soils being tested. This ATP includes the soil that is in Phase 3 and an allowance for EnviroMed for what is anticipated for the remainder of the

excavation. The total yardage is 30 this is for 13 spots that tested high. Member Fonda asked if this goes along with the bid unit pricing. Mr. Zuk confirmed. Member Canosa asked if there will be additional days needed for this testing. Mr. Zuk confirmed that there will be additional days for this work and also for the testing that also needs to be done.

- Member Rose shared that since 1962-63 there were no issues before so what are we looking for and where does it go? \$935/cu. yd, the pricing seems ridiculous. It looks like only the Y was tested and the old school hasn't been tested. Mr. Zuk stated the blue are the samples that were taken every 10 ft, and the red is where it exceeded the limits. The first 6 "along the entire foundation and samples every 10 ft and each sample is 1 ft. If the first 6" come back high then they would test the next 6" until it comes back clean.
- Member Rose asked Mr. Malik, where did the PCBs come from in the soil? Rusty said what typically happens it bleeds off the caulk and that's why they test. Mr. Shamas also confirms that it generally comes off of the windows. The disposal of this soil is very expensive and there is only a certain capacity that can be accepted. The designers only assume it will be a 6" at a time.
- Member Pietrandrea asked why the committee is only being made aware of this issue now? Why was this not ever brought up in the construction phase? Mr. Zuk responded by saying until it is removed you don't know what is there. The first 6" is owned contractually. These 13 spots are the first half where it came back exceeding.
- Member Pietrandrea asked what the standard is, 1ft? Mr. Shamas said it depends on some of the sampling. The sampling is 6" deep and 1 ft wide.
- Member Canosa asked if the 30 cubic yds is an estimate? Mr. Zuk stated that it is also driven by the weight. He believes it's about 32 tons for the dumpster and the minimum is 17 tons.
- Member Pietrandrea asked if QA+M has vetted this out? Mr. Malik said his team has vetted the ATP and spoke with the consultant on site. It all has come from the consultant that was hired by the town and EnviroMed.
- Member Canosa asked why they chose to go down 12" vs 6" when the spec stated 6". Mr. Zuk said they sample the first 6" but if it comes back elevated they dig another 6".
- Chairman Whalen said there is a minimum on the dumpster? If it turns out there isn't a high frequency around the gym would we still be hit with a minimum charge Mr, Zuk said if nothing else happens besides those 13 spots they will be hit with the minimum charge for the dumpster.
- Mr. Malik said it was done during the design phase and it is all part of that and with the amount of tests that came back positive and it needs to be down 12".
- Member Rose asked whose regulation is it that if it's found hot at 6" it needs to be redug? Mr. Malik said the State DPH sets the standard.
- Member Palumbo asked where the soil is going, Ohio or New Hampshire? Mr. Shamas said he believes that it is going to Ohio.
- Member Pietrandrea wanted to confirm that there are 13 spots that are hot. So if you go down 1ft x 1ft to get to the 30 cubic yards for the cubes that's a lot of cubes. Mr. Zuk said it is based on the construction pipes. Member Canosa also confirmed it will be supported by tickets.

Motion: Member Canosa motioned to approve ATP -0151 not to exceed the amount of \$ 32,124 with the tickets to support it; seconded by Member Rose.

Discussion: None

With all in favor, motion is passed.

b. ATPs

c. Final furniture removal-

- Member Palumbo asked about the final budget for the furniture. Mr. Shamas said they will present it at the next meeting.
- Member Fonda asked when ProCore would be cleaned up. Mr. Shamas said the submittals need to be cleaned up and he will talk to Nick about it.
- Mr. Shamas said that there is work scheduled for this summer sidewalks, etc and J & G is still on schedule to paint. Member Fonda asked if anyone has inspected the ones in their yard? Mr. Collier said they don't see the same defects as the ones from the phase 2 units based on the photos that have been presented. Member Pietrandrea asked about the defects on the roof units. Mr. Collier said the stored items offsite don't appear to have the same scratch to the finish paint issue.
- Member Fonda said we wouldn't have rushed to make a decision about the furniture removal and could have voted on it as a full body, but now we are being informed that the furniture is still there. The BOE could have removed it by now.
- Member Pietrandrea shared a concern as there was a meeting on 5/24 that needed immediate assistance and 3 members of the PPBC met. Now finding out 2 weeks later it wasn't an emergency, and the full board wasn't part of it. The town could have removed the furniture by now.
Mr. Zuk said the abatement is done in the gym and the rest of the skeleton towards the gym by Thursday.
- Member Pietrandrea asked what the cost impact was for the delays due to the soil testing.? Mr. Shamas has to check and see what will happen once this portion of the phase is done to be able to estimate the amount of delay. They will send out a new schedule once they have more details as this is an unforeseen condition.

7. NBIS – Bid review and potential recommendation of award.

- Mr. Malik shared that the committee had requested a scope review for the low bidder Barrett Roofing. Mr. Malik's team went through the program requirements and the bids and allowances that everything was covered in the project. with the roofer. We have identified 4 alternates that we are discussing- Alternate# 3 for the new Masonry wall totaling \$35,000; next was alternate #4 for the Window Trim totaling \$25,000; Alternate 5 for the Metal Roofing System & Structural Support totaling \$2,818,000 and the last alternate #6 was for the 25 year PVC Roof System totaling \$165,000. In regard to the \$25,000 it was asked of Barrett why it was so high when it would only be for 3 pieces of trim that are missing. Barrett did not have a direct amount from Con Air so they threw out a number as a placeholder. It would be QA+M's recommendation to not include the window trim alternate as it could be purchased through ConAir directly or from another vendor at a later date. There could be another way to get those pieces at a more affordable price. The recommendation would be to accept the base bid and alternates 3, 5, 6 totaling \$7,865,700.

- Member Pietrandrea shared his concern with Mr. Malik regarding the bids for the roof replacement he had heard that there were many contractors that were in but backed out recently and asked why that may be?. Mr. Malik's response was that many didn't want to be GC's on the project. Many of them sent RFI's and extended the bid time 2-3 times and a lot of them backed out at the last minute.
- Member Fonda asked Mr. Malik if he had asked the right questions about the structural aspects of this project. They discussed the process the company would go through as they need to connect to the existing structure and temporary openings, and steel work and then close it up. We also want them to make some progress this summer. There was an outline of work being done this summer. They also wanted to do some work during the school year on off hours or during breaks, etc. The bulk of the work would be happening next summer. It will be monitored on how to proceed in their Phases.
- Member Pietrandrea asked Mr. Malik if he had vetted this out completely. Mr. Malik responded that they have vetted it and will be making sure it is completed correctly and will be in constant talks with the contractor.
- Member Fonda asked how we are going to handle the mechanical and electrical items. Purchasing Agent Fumiatti said the allowances for this are already included in the base bid.
- Member Fonda asked if the sidewalk replacement alternate was something we were not going to accept. Mr. Malik said that will be in their base bid so there will be credit.
- Member Palumbo asked about Mr. Malik's concern with the Window Trim for \$25,000. Mr. Malik is concerned that it is only for 3 pieces of trim so there are other ways it could be acquired and fixed for a potentially lesser price.
- Purchasing Agent Fumiatti shared with the committee that if the bid gets approved tonight it could be presented at the Town Council meeting the next evening for approval and the contract can begin quickly. Otherwise, it won't be presented to the Town Council for 2 more weeks.

Motion: Member Fonda recommends sending the award of Barrett Roofing for the NBIS Roof for the base bid and accept alternates 3, 5, 6 for total of \$7,865,700 to the Town Council for a vote; seconded by Vice Chairman Bailey.

Discussion: Member Rose said this is being approved to go to town council for vote before the contract can begin for the bid award. Finance Director Esposito said the \$10,000,000 is all encompassing.

With all in favor, motion is passed.

Motion: Member Rose to amend the agenda to add 7a. to have Finance Director Esposito speak to the budget for the NBPD project; seconded by Member Palumbo.

Discussion: None

With all in favor, motion is passed.

a. Update on NBPD Budget with Finance Director Esposito

- Finance Director Esposito forwarded a document to the committee members to show the history of the budget for NBPD. It began in November of 2020 when there was a construction estimate of \$8.15 million and the 250,000 in short term interest and the initial authorization was for \$8.525 million. In June of 2021 it was raised from \$8.525 million to \$12,250,000 and at that point the project has been opened and bids were being received and it was going to be awarded to Newfield but only \$12,250,000 was authorized which wouldn't cover the original \$13.1 million from Newfield so the base bid of \$12.1

million was approved. At the Aug 16, 2022 Town Council meeting, the bond resolution was increased to \$16.2 million which covers \$15.5 million in project costs, \$250,000 of interest costs, \$115,000 issuance cost, \$250,000 for realignment of Public Works driveway 16.2 million. This serves 2 purposes its the budget most you can spend and also is the bond authorization.

- Member Pietrandrea said 12.1 million was the original authorization and added 4.5 million, and 1 million totals to \$17.6 million. So it was thought the committee had enough money minus the realignment of the road, etc. There is a gap somewhere. The council bonded \$16.2 million.
- Finance Director Anthony said the crucial step is what is it going to cost to build the whole project to include everything.
- Member Rose said knew in his mind that the total project would need to be \$16.2 million to encumber all costs.
- Member Pietrandrea said the good news is the Police Department has purchased some communications equipment that also includes police station equipment so there is money to offset the gap needed. All the FF+E and the communications equipment would need to come from that budget from the PD money.
- Finance Director Esposito's recommendation is to go to bond council to reduce the appropriation for the communications and increase the bond for the PD project so it all status within the same project code.

8. NBPD

a. Clerk of The Works – update

- Clerk of The Works Bailey was on site today and spoke with Newfield about planting grass on top of the hill. They thought it was out of planting season and put in an extra swale to protect any water runoff. so it was not happening for now.
- Route 80 with Butler being $\frac{5}{8}$ " below grade and if can go with a binder over it. DOT will only mill and cap $\frac{5}{8}$ " and won't allow anymore fill. Butler had to raise it to their contract height.
- Clerk of The Works Bailey asked Mr. Glaser "Did Butler hold a $\frac{5}{8}$ " on the storm drains?" Mr. Glaser said DOT owns $\frac{5}{8}$ ".
- Also, on site CMU block was put in for a small area for the plumbers for a water fountain butler. The inspections passed for partial electrical, water passed with provision about the cleanup. The dirt is going to the farmer across the hill; They are Installing all the perimeter drainage lines.
- Fire pump housing and tank are getting changed. It is going to be a concrete 6ft diameter housing for the fire pump. Wetteman said it's out of their scope of work and they are not comfortable doing the work. There will need to be someone else to come in and do the installation. Mr. Glaser said it would need to be a Pre-Cass unit, two 7 ft and one 6 ft to get elevation to the slab.
- COTW Bailey states there was a hold up on the underground electrical 8 4" conduits to go into the IT room, and there was a SKU drawing showing it coming up the locker room and coming up from one location.
- The sidewall should be coming up on the dead wall (T Wall).
- Steel won't arrive until July 13th. They are going to pour the slab after all underground is complete and then get steel. Will this hold up the schedule? Mr. Glaser said It will not hold up the schedule there are two things needing to be done before the steel arrives. The first is to place the slab on grade and the other is there are CMU bearing walls that are below elevation of slab and then the steel will follow.

- Member Palumbo asked, “What's the delay on the steel, wasn't it supposed to be here this month?” Mr. Glaser advised Newfield is putting the steel off for scheduling reasons.
- Butler Building is showing a 1% grade from northside of the Butler building to southside entrance and that may be too much. Do we want to change to a lesser slope? Mr. Glaser said it is calling for a 1% and the super brought up that when you do a 1% slope and have the mill work in there and the shingles up, you have to decide what you want?
- Member Rose asked what's going on in that building? How wide is the building? How much slope? 4" that's a lot. Where would the wet vehicle be? Maybe we want to pour the first 25 ft flat and then have a minimal slope. Victor said the wet vehicle would be at the beginning. Police Chief Halloran stated that the building is going to be used for a command center, evidence storage room for long term storage, there is a jeep there in their sally port that's been sitting for the past 2 years.

- COTW Bailey shared there are buried gas lines propane from the 2 tanks over by driveway on southside going to the butler building. It was asked if they wanted to put another one above ground on the back side closer to the Butler Building as it is an additional cost- Mr. Glaser will have to get the pricing.
- There was another question about the Butler building and the room layout. The equipment, slop sink, any type of layout for the building needs clarification. Member Pietrandrea said the way it was designed when you walk in the building facing the north side everything to the left corner is the slop sink, 2 spigots on top of the exit doors and everything you need for recording. There should also be a propane water heater. Mr. Glaser said there is a whole specification list, the plan is to have an internal meeting with the Police Chief and Deputy Police Chief so they can decide where things need to be.

- He spoke with super, electricians and plumbers as-builds for all of the plumbing. The communication/ data and telephone line moved from the front entranceway to the left-hand corner and all its being routed due to a retaining pond. The foundation work planned for the sally port this week. They are going to continue that as they will be bringing in trucks when they pour the foundation slabs.
- One question for Mr. Glaser is regarding the elevator pit drainage line coming out of the elevator pit that was terminated when he buried everything it's supposed to hit the drainage spot. It will need to be trenched out.
- Member Pietrandrea asked on one of COTW Bailey's photos of the pipelines, the specs read that each individual needs to be sealed and separated. He Spoke with Bob Banning about this. From a town perspective it will pass, but from a spec standpoint it wont pass as nothing can be put underneath it and can't be sealed. It is running on the ground and conduits across the top of concrete and then putting dirt on top. All the pressure is on the concrete.
- Mr. Musial said he will be doing a walkthrough and will bring it up to his engineers to have it worked on. They will work with Silver Petrucelli on it.

- COTW Bailey continued stating there were questions about cleanup going through the building drain of the sewer exiting the building; there is a cleanout just inside the foundation, and also outside the foundation is per drawing per Criscuolo the other was for a rolling set for the drainage pier. It was moved from the first 45 set just outside of the foundation. It was brought to the superintendent's

attention, but because Criscuolo blessed it the superintendent said that COTW Bailey needed to chase it down.

- This caused COTW Bailey to do some research- IPC Code 2019 708.1.4 Changes of direction- More than one change of horizontal direction greater than 45 degrees occur within 40 ft of the develop plant of piping, the cleanout should be installed at the first change of direction within 40 ft of the develop length of piping. This means that there needs to be another cleanout before that 45 set in flow direction. The only other escape clause that may have been in there is IPC Code 2019 708.1.3- The junction between the building drain and the building sewer within 10 feet of the foundation is admissible. The only problem is it's on the wrong side of the flow between that cleanout through the foundation and the cleanout of the metal building is greeted then 60 feet when the maximum is 40-50 feet. There needs to be another cleanout installed before that 45 set.
- Member Fonda was looking at the photos from TriState and it seems like there aren't any cleanouts in the whole building. They do their underground coordination and send it to the design team for review. Is there any comments that say to add cleanouts? Is there a concern down the road that maintenance wise they will have to pull toilets to snake things out as there aren't enough flow cleanouts. Mr. Washburn said the plumbing designed the cleanouts where they expected them to be. In his opinion, Tri State did come up short on cleanouts. He will speak with the plumbing engineer about it.
- COTW Bailey said Butler and Deming were on site today. Plumbing was on site and so far, doesn't need to come back as of today.
- Mr. Glaser shared he was promoted to Project Executive with Newfield and will be moving on to another project. Camil Musial as the project manager will be handling the day-to-day updates. He has worked with Newfield for 8 years, 2 years with Mr. Glaser and the last 6 years with Mr. Grant so he is very qualified and has been a part of the project since the beginning.
- Vice Chairman Bailey asked about the fiber cast to pre-cast upgrade for the wet well for the fire well pump. Mr. Glaser the constructability of those cast in place walls that are 20 ft tall was a concern as well as with Wetteman. They were trying to think of a way to still meet the project specifications and the requirements and not implode on the wet well. The sketches from United were sent to the structural engineering group. there will be no cost savings on this.
- Vice Chairman Bailey asked if there are any concerns with the UPS system. Mr. Glaser stated that it was all approved, Bob Banning spoke with the chief and they will be shuffling some locations in the EOC. Police Chief Halloran said 2 of the UPS outlets were being moved as this is a location that is a critical room, needing to be running all of the time.
- Member Pietrandrea said it was supposed to be designed like that from the beginning, every other plug was supposed to be a UPS in that EOC. He went over the prints with the Police Chief and spoke to Bob Banning about it. There is a plug on each side with all of the screens and computers in the middle and everything should be hooked up to the generator. The unit is capable of pulling everything in the EOC. It is all communications and LED.
- Mr. Glaser said the UPS is located in the IT closet on the second level The electrical room on the far-right corner of the sally port. Member Pietrandrea said the closer the unit is to the IT closet the more likely it is to fail.
- Vice Chairman Bailey asked what type of generator will be used? Member Pietrandrea said a 300 KW generator and it won't be a Kohler.

- Mr. Glaser said in regard to the generator and the transfer switches, it was discussed that the generator and the transfer switch could be from different manufacturers. Kohler is specified as the ATS but not as the generator. Right now the Kohler generator got rejected by Silver Petrucelli as it wasn't a specified manufacture. When the material cost escalations were discussed and signed off on and are now part of the contract documents. Kinsley and Kohler were the backup. Member Pietrandrea was specific during the design phase that it was Caterpillar as #1, Bell Atlantic Detroit Diesel for #2, Generac as #. It was noticed that the transfer switch was a Kohler, but it won't interact with a Generac, and neither Bell Atlantic Detroit Diesel or Caterpillar. No one wanted the Kohler for the generator or transfer switch. The committee agreed to the price but said no to Kohler. The Kohler motor with an aluminum block fails all the time and it's backed up so you can't get the parts.
- Mr. Glaser said the lead time is Kohler 28 weeks, ATS for Kohler which is specified is 23 weeks. Generac is 52 weeks and HO Penn Cat is 33 weeks for the generator, 42 weeks for ATS and Atlantic Detroit Diesel is 60 weeks for both the ATS and generator.
- Member Pietrandrea said it should've been ordered already and why was there a hold up as it could've been ordered in March. It can't be interfaced with another brand, they don't communicate. Mr. Glaser said according to some of his contacts it can be done but shouldn't be.
- Member Canosa asked what is the length of the warranty? Member Pietrandrea said it may as well be thrown in the trash as its a John Deer motor. How is Deming Electric going to satisfy the code and modify it? It won't meet code compliance.
- Also, regarding the Columbia Light specs, it was approved but the original Lithonia said 50,000 hours and they are only supplying work for 20,000.
- Vice Chairman asked if it can't be powered up for the TCO what will you do? Member Pietrandrea said it can't be powered up with a temporary generator. It is all a domino effect right now, per Mr. Glaser.
- Member Palumbo asked what the warranty is on the Kohler? Mr. Glaser said Deming Electric would have to meet the specifications.
- Member Rose asked if the \$49,000 material escalation is when the contractor had it with Kohler? Mr. Glaser said when he gave his backup, he had Kinsley/ Kohler in there and it was another \$8,000 that increased. Member Pietrandrea said it was rejected and said \$49,000 but it would need to meet the other specifications. Member Pietrandrea said this contractor also had FireTec's stuff, scanned it in and changed the number and the bid was \$14,000 and took the lighting quote and put the guy on speaker phone and they said it was caught but didn't want to tell the other vendor.

Motion: Member Pietrandrea motioned to accept Kohler as an alternate as long as the warranty is put in for 5 years; seconded by Member Palumbo.

Discussion: None

With all in favor, motion is passed.

Abstain: Vice Chairman Bailey

b. Increase Purchase Order amount for Tri State Testing

- Purchasing Agent Fumiatti said we are at a \$5,000 balance and there are still \$11,000 invoices coming in for payment so we will be \$6,000 short for those payments and however many more will be needed.

Motion: Member Rose motioned to increase the purchase order amount for TriState Testing by \$10,000; seconded by Member Pietrandrea.

Discussion: None

With all in favor, motion is passed.

Abstain: Vice Chairman Bailey

c. Newfield

i. Construction Update

Member Fonda said on ProCore, the control submittal comes back with no exceptions taken and no marks. The main concern is that the contractor is going to run with the submittal and then it will cause an issue if anything needs to be changed. Mr. Washburn will talk to the reviewer. Mr. Musial spoke to the commissioning agent and will also review. Mr. Musial asked Member Fonda if the commissioning agent to be a part of the submittals.

Mr. Musial showed stone veneer samples to be reviewed by the committee.

ii. Paving Contractors

- Mr. Glaser stated he contacted Atwater paving and is awaiting an estimate. He also spoke with Ron from Atwater Paving and he has access to Procore for drawings- Member Pietrandrea reached out to Newfield and provided extreme paving as a contact and they are awaiting a call back.

iii. PCO's: none

9. Legal: None

10. Adjournment

Motion: Member Palumbo motioned to adjourn; seconded by Member Rose .

Discussion: None

With all in favor, motion is passed

Adjourned at 9:48p.m.