

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

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

June 26, 2023

Town Council Chambers

7:00 PM

1. Call to Order

Chairman Whalen called the meeting to order at 7:04 p.m.

2. Salute to the Flag

3. Roll Call

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

Present for NBPD Project: Member Palumbo and Member Pietrandrea

Also Present: Purchasing Agent Michael Fumiatti; Police Chief Halloran; Deputy Police Chief Lovelace; Thomas Hibbard from Hibbard & Rosa; Amar Shamas and Camil Zuk from Gilbane; Rusty Malik, Erin Benken, and Carson Collier from QA+M; Bob Washburn with Silver Petrucelli; Brian Grant and Kamil Musial from Newfield Construction; Attorney Donofrio; John Onofrio Parks & Rec Commissioner; and John Florio from BOE.

Absent: Vice Chairman Bailey, Member Siena and Member Canada

Motion: Member Palumbo motioned to move NBPD to 6.1; seconded by Member Pietrandrea.

Discussion: None

With all in favor, motion is passed.

4. Citizen Statements: None

5. Approval of Minutes from 06/19/2023

Motion: Member Pietrandrea motioned to table the minutes from 6/19/2023 with the changes requested; seconded by Member Palumbo.

Discussion: Purchasing Agent Fumiatti requested to add under roll call to add Absent members: Vice Chairman Bailey; Member Rose and Member Pietrandrea

With all in favor, minutes are tabled.

6. STWCC

a. Update – 95% complete

Mr. Hibbard shared that the STWCC fascia is complete; All that is left is to complete a punch list for it. He has received 3 quotes for the awning.

New Haven Awning and a company out of Preston one was \$26,000. One was \$28,200. The other bids were \$14,190 and \$18,495. When he looked at the scope of work, each came with a different approach to the work. Mr. Hibbard stated that his plan would be to go back to the two competitive bids and vet them out, so they are comparable.

Purchasing Agent Fumiatti said that since it is over the threshold of \$10,000 that it would need to be formally bid.

Member Palumbo asked if the punch list is part of the back building. Mr. Hibbard confirmed it is.

Purchasing Agent Fumiatti asked who should be included for that punch list walkthrough. Mr. Hibbard shared it would be himself, a senior representative from Silktown and roofing company, Member Palumbo, Member Fonda. It would most likely occur during the second week of July.

Member Pietrandrea noticed on page 2 of 6 there's no cleat and no hook over there. Mr. Hibbard said that the way the roof is installed it goes over the edge, and this is the fascia, and there should be a cleat there.

Members Palumbo and Member Rose also asked about the same drawing and the issues being presented with it. Mr. Hibbard said it will be reviewed.

6.1. NBPB**b. Newfield****i. Construction Update****Check Recording**

Mr. Musial shared that they have placed a tank in the hole and the risers around the wet well. The crane activity went well, and crane peak plans were shared with COTW Bailey. There is a scheduled inspection of the anchoring down of the tank and the connection to wet well for Wednesday morning. After passing the inspection they will fill the tank. Mr. Musial said they have pumped out the water as it was around 10”.

Member Pietrandrea asked if they wanted to fill up the tank before it gets covered. Mr. Musial said the manufacturer's recommendations call for it to be backfilled. Member Fonda said there needs to be a pressure check. Mr. Musial said the manufacturer doesn't recommend a pressure test. After 24 hrs the level of water will be checked. Mr. Musial also stated that the tank will get filled. Member Pietrandrea is nervous that the tank could leak, it would be better to have it open so you can see if there is any backfill.

Mr. Florio asked if the Fire Marshal had inspected it. Mr. Florio said the Fire Marshal would want to inspect it. Mr. Musial said he has not inspected it yet.

Member Palumbo asked about the straps. Mr. Musial said every 2 ft there is a strap for the tank.

Mr. Musial continues stating they have inspected the rest of the underground plumbing the whole system except the sally port and will fill the whole system with water on Friday. The plumbing inspector has checked it and it passed inspection.

Member Fonda asked about where the Y came off the top of the track. Mr. Musial said during the backfilling they put the stint in between them. A full test was completed on Friday, and it had held.

Member Pietrandrea said right in the center of the egress there is a cleanout going into the locker room, Mr. Banning was supposed to get back to us on that. Mr. Washburn was not aware of that.

Member Pietrandrea said it has a 6" top on it. Mr. Musial said a few more cleanouts have been added and all will be included in the as builts. Member Fonda asked what the locker floors were going to be epoxy, etc? The floors are going to be VCT. The plumber is going to box them out where they don't have the finished concrete. Member Fonda stated they won't be added if there is sealed concrete.

Member Pietrandrea said that the 10" box for the electrical pipes and we wanted it on the other side, it got moved so the plumbing got shifted in the schematics. It's a simple move now but it is the most traveled area for the Police Department.

Mr. Washburn asked it to be added to the list for Brad.

They will start placing the insulation inside the building and will come up with the mesh. The slab for the main section of the building is set for Friday. After backfilling the tank, they are going to prep the footings for sally port. July 17 is when the steel is set to arrive.

The Butler Building- last week Mr. Merola, Chief and Deputy Chief went over the layout to take a look and share with the coordination team. Member Fonda asked if they want to know what the pitch will be for the Butler Building. Mr. Musial said right now there is a line in the middle of the building. Member Pietrandrea said he likes the layout, the handles on one corner and then electrical on the other. The pitch going down the middle, the only concern is if it's going to go out the door. There are 4 doors on a building if the pitch goes in the center it's going to slope into the middle of the building.

Member Canosa asked about the schedule. Mr. Musial said they are still on track.

Member Pietrandrea said if you want to save the electrician a little bit of money have them move the panel from the far side closer to the building- Mr. Musial said they are going back and forth with the electrician about the light package for the butler building. He is proposing to buy 4x4 fixtures and he did calculations based on what was in the spec. Member Pietrandrea said it was designed to be 2x2. So the lights hit the centers on each side of the bays. So technically the bays would be dark in the middle so when you pull the vehicle in it is not going to get the foot candles or the apparatuses. Mr. Grant said this is the first they are hearing about wanting it to be 2x2.

Member Palumbo asked if they own the pavement around the building. Mr. Musial said they own the pavement around the doors. Fran asked the site contractor about the pricing for the impound yard. That area is about 50' x 60'. Member Rose asked if they are going to pour the back 25 ft the front 25 ft is going to have a 1% pitch.

Initially Member Pietrandrea motioned to move the electrical panel from one side of the building to the other. The committee as a whole ultimately decided to leave the electrical panel the way it is.

Motion: Member Pietrandrea motioned to approve the new building S100 drawing 50' x 80' minus the lighting package until they get back to us; seconded by Member Palumbo.

Discussion: Member Palumbo asked if the impound yard goes to the back of the building. Do we need another egress out the back? Mr. Musial can show the plan from outside of the butler building.

Member Pietrandrea asked why we would pave the impound yard. He shares a scenario where things could be leaking as the well is about 30 ft from the impound yard. Member Palumbo said it would more than likely be processed stone. Member Pietrandrea said the back fence has privacy slats.

Mr. Grant said there are provisions for the potential for a toilet room. The septic can handle that, but the leach fields can't. The bathroom is being roughed in. Member Rose asked if it is being roughed in will it be piped to the septic tank. If we have to operate from the 3".

Member Rose said he will call Jim Prette tomorrow about it. Member Pietrandrea asked if there are galleys or geometrics there?

Member Fonda asked if it was determined how much we would have to add to the system. Mr. Musial said they are making provisions to see what could be added for the leaching fields.

Member Palumbo asked when the building was expected. Mr. Musial said the building is due mid-August, steel is due to arrive mid-July (17th).

With all in favor, motion is passed.

ii. Budget Review

iii. Paving Contractors

Mr. Musial and Mr. Grant shared that the contractors were sending labor only costs and 30-40% more. Right now 3 vendors have gotten back to Butler, and they are not in the realm needed. Atwater, Cochiola, and Fuller had submitted pricing to Newfield.

iv. PCO's

Mr. Musial shared the first PCO #10, is a credit for ProPress fittings in the amount of \$7,145. The contractor is requesting approval to use the correct ProPress fittings on the heating system pipework.

Motion: Member Palumbo motioned to accept PCO #10; seconded by Member Rose.

Discussion: None

With all in favor, motion is passed.

PCO #12 is an upcharge from 125 A input feeder to a 175A input feeder. The change in the size of the feeder is required for the size of the unit. Right now the plans call for the online power unit.

Member Canosa asked why there was an upcharge for the unit. Mr. Musial said the change in the size of the meter is why there is an increase.

Member Pietrandrea said the technology is the same and this unit is more readily accessible and cheaper. The unit itself upgraded it as they couldn't get the unit, by increasing it satisfies his needs and then we are getting a better unit.

This is just an exchange Mr. Washburn said, the charge is for additional water for the unit. The vendor claimed that the other unit that was in the spec is not easy to get. Member Palumbo asked if this is a better unit. Member Pietrandrea said it's a better unit.

In the EOC there were no emergency outlets, the Police Chief Halloran noticed it..

Motion: Member Pietrandrea motioned to approve PCO #12 in the amount of \$2,915.; seconded by Member Palumbo.

Discussion: None

With all in favor, motion is passed.

Mr. Musial wanted to discuss the stone samples that were brought in a few meetings ago. Member Rose said what was brought in does not match the photos that were seen.

Motion: Member Rose motioned to approve the granite stone in color Liberty Hill (salt/ pepper coloring) as long as the mock up matches the photos that were provided; seconded by Member Palumbo.

Discussion: None

With all in favor, motion is passed.

c. Silver Petrucelli - Update

Mr. Washburn said they are making progress. Member Pietrandrea said they should check the controls from TRANE as it is not all TRANE equipment.

7. NBHS

a. Cell Service at the new High School- tabled for the next meeting.

b. CSG – Report-

Purchasing Agent Fumiatti said there are summer punch list items and Gilbane will update on that.

c. Enviromed - Increase

Member Palumbo asked if this is the balance right now. Purchasing Agent Fumiatti stated that the date range of 6/1/23-7/7/23 is the current proposal and the amount they are looking to increase to. Enviromed was paid as of 5/31/23.

Member Rose said this is a proposal but it is for work that has already been done.

Member Rose said this person is working for the town and was not the best representative. He requests that QA+M not continue with EnviroMed. Mr. Malik said when the town went out for RFP there were 3 vendors, and that was the vendor they chose. He isn't sure how quickly we can get another vendor.

Mr. Shamas said abatement should be done in the next two weeks.

Member Canosa calculated the original bid the project manager has 204 hours at \$35/hr. and \$395/day. But the numbers don't add up. This would need to be compared to the signed PO.

Member Palumbo asked Purchasing Agent Fumiatti to have a senior partner from Enviromed come to the next meeting. Enviromed was testing today

Mr. Zuk said the email received late today is the first section of Phase 5- 75 ft came back clean. The V from last week also came back clean. We are just waiting on the last 2 additional areas on the V and results should be in Wednesday- Thursday this week. Member Palumbo asked how far apart were the tests? Mr. Zuk said it was every 10 ft then for retest is every 2.5 ft and then expanded.

The committee members did not appreciate the fact that Mr. Luby tried to convince the members that the track machines and the tires on the loaders were spreading the PCBs.

Motion: Member Palumbo motioned to table the EnviroMed proposal until the senior partner comes on 7/10/2023 to explain it.; seconded by Member Pietrandrea.

Discussion: None

With all in favor, motion is passed.

d. QA+M –

i. Weekly Report

Mr. Malk said there will be some ATPs and change orders to discuss. There's not much going on until the abatement is completed. Member Canosa asked if 7/7/23 is the expectation that the scoping of what's out there. Mr. Zuk said all of the tests for Phase 5 results may not be in by 7/7/23. It should be set for excavation around 7/7/23.

e. Gilbane – Report

i. General Construction Update

ii. ATP's

1. ATP-0051/OS-00045: RFI 299 Added Brick West Elevation

This is between Phase 1 and Phase 2 that there was steel that was going to be supporting some of the masonry and the choice was to put a steel lintel in and less expensive it goes back into dealing with alot of steel would be more expensive.

Member Fonda said it still includes general liability and workman's comp information.

Motion: Member Rose motioned to approve ATP -0051 not to exceed \$5,746; seconded by Member Palumbo

Discussion: None

With all in favor, motion is passed.

2. ATP-0130/OS-00126 : Sealing Arriscraft To Flooring

Member Fonda said the flooring guy gives back a credit on the masonry but not on the fringe. Member Fonda requested Gilbane to check the rates.

Motion: Member Rose motioned to approve ATP -0130 not to exceed the amount of \$829.; seconded by Member Palumbo.

Discussion: None

With all in favor, motion is passed.

Member Pietrandrea asked that for future that they take a look at the rates for the CCIP and the GLI

3. ATP-0136/OS-00123 : Auditorium Bridge – Exterior Ceiling & Soffit

They received comments from Mr. Merola on it so they are going to table until the meeting.

4. ATP-0158/OS-00157 : PR-59 Boiler Controller Configuration

Mr. Zuk said they are still waiting for RZ comments and wanted to table the ATP until another meeting.. Member Fonda said it's not the boiler, it's the water heater. To bring Member Canosa up to speed, originally the water heaters were stacked but when they programmed them the bottom one should have been the master. When they were asked to rewire it they made a big deal about it and the result is a \$3,200 charge.

Mr. Florio said it falls on the installer, for the error. Member Pietrandrea said before the installation of the controls they were asked to reconfigure it. It could be a big issue once Mr. Florio retired to know that the master is on the top and not the bottom.

Member Fonda said it is listed on the commissioning report as well. Mr. Florio said when the contractor was questioned, they said they followed the design. Mr. Shamas said the commissioning agent validates the design and he is surprised the design team isn't confirming that it was installed according to the design. The committee decided to drop this ATP.

5. ATP-0155/OS-00145 – PR-52 PA Connectivity To The Auditorium

Member Canosa asked why they don't have a labor breakdown. Mr. Malik said this was out of scope as its the auditorium and it couldn't be connected to the PA system with the high school. Mr. Florio said the new PA connectivity system is needed.

Motion: Member Rose motioned to approve ATP-0155 not to exceed \$7,706; seconded by Member Palumbo.

Discussion: Member Fonda said there is 60 hours of labor across 10 people. Mr. Malik said they had their It guys review it and it was needed. Mr. Malik said it is not reimbursable as when the square footage in the auditorium.

With all in favor, motion is passed.

6. ATP-0156/OS-00162 – Basement Abatement

Mr. Florio said the wooden pallets and plywood charge is garbage. If the sump pump is running then there is no need for these.

Mr. Malik asked about John Luby and several aspects of the proposal that didn't feel right.

Member Pietrandrea asked about the water being pumped out - where is it going? Mr. Zuk said it is getting pumped into the stream by the sump pump.

Member Palumbo If we are putting in a new sump pump why do we need the plywood and pallets? Mr. Shamas said they need to put poly on the floor. Mr. Malik said if they could get the floor dry and add another pump maybe you don't need the poly at all. Mr. Malik asked Mr. Luby how he walked through there and he responded saying there was no water on the floor. It is called a confined space.

Member Pietrandrea asked what the cubic feet is and the rate of access. Mr. Zuk said it is 8 or 9 ft tall and 114 x 23 x 8.

Mr. Zuk said it would come out of the town's contingency. Member Canosa asked if it was the town's contingency or Gilbane's. It's an added cost as Fuss & O'Neil did not show it on the drawings, they missed it.

Mr. Malik said in the documents it was very clear that it was the contractor's responsibility for 1000 linear feet of insulation pipe and we were obligated to go in and verify. During the bid process, which was discussed at another meeting, people said there is a lot of work to quantify and not enough time to quantify it all in the bid period. They have to bid the unit price and the allowances that are in the bid specs. All of that was tied to unit prices and linear feet.

The amount is going up because there is water there and now we are putting all of this effort to put the containment in.

Mr. Shamas said that you have to be careful with the unit price because it's like a menu. If you find one fitting you will get a small containment, depending on the circumstances there are different prices.

Mr. Malik said they are still obligated to inspect the building to be able to quantify it. That is where there could be a discussion there.

Member Pietrandrea asked Mr. Malik if QA+M can justify \$40,000. Mr. Malik responded No.

Purchasing Agent Fumiatti said within the document, they are charging \$20 for each fitting, it is between \$15,000-\$18,000 of labor and equipment for just the dance floor.

Member Fonda said they want to revert back to the original contract, and it should be going out as a large containment. Mr. Zuk said it's not like a basement that was freshly poured. There are holes, slab missing and different elevations which can break the containment.

Member Canosa asked Mr. Malik as he is well versed in the contract, the spec said in the beginning of the bidding for this job, there was an advisement to see the site. They are required to view the site to provide a unit price. They came up with their price to abate those pipes on the premise that they had the opportunity to see the space. Mr. Shamas said the only challenge is none of the basement was identified on the contract documents to have any mudded fittings. Mr. Shamas confirmed there was a basement on the contract documents. All that showed according to Mr. Shamas was a 25 x 25 space.

Mr. Zuk stated when you are doing a unit price for a dry area your means and methods of work is one thing. If you are doing fittings in a basement, it would be a different unit price.

Member Canosa said they were obligated to look at the site and had the opportunity and the basement had water in it the whole time. How could they have established the unit price knowing there was water in it the whole time?

Member Pietrandrea said in the beginning Fuss & O'Neill said unit prices and they agreed to it. There is a \$20,000 additional charge for a dance floor, and they have to eat it because it has to be abated.

Member Canosa asked how a contractor can create a unit price on doing work without ever seeing the site?

Mr. Florio wanted to know why they are charging for a generator when there is power on site in the Gilbane trailer. Mr. Zuk said in order to be up to code there needs to be a generator as it can't be shared from the trailer.

Member Pietrandrea said based on the unit pricing for a large containment, they own the abatement on the dance floor.

Member Rose asked Mr. Florio if they put another pump down there could it be completely dry. Mr. Florio said when the sump pump is running that floor can be completely dry. It is damp down there, but it can be dry.

Member Fonda read from the bid it says “804: Include the cost in your bid for ACM abatement and disposal of 1,000 linear feet of coated insulated cementitious associated with utilities at the sub slab subgrade areas.” Mr. Shamas said the challenge is that Fuss & O’Neill missed it on the drawings.

Member Pietrandrea said the unit pricing is owned by Gilbane. Mr. Shamas said it is a change of condition, extra work.

Member Canosa asked how much it would be using the unit price using that and then the cost differential to extend to whatever the height is. You would have to differentiate what the unit price covers vs. the change of condition.

Motion: Member Rose motioned to approve ATP-0156 in the amount of \$40,421. It will be assigned to the design team of Fuss & O’Neill. Also, to have Mr. Malik & Mr. Shamas talk with the Attorney, seconded by Member Pietrandrea.

Discussion: None

With all in favor, motion is passed.

Member Fonda asked with this change, where are they with the change orders? Mr. Shamas said it is probably up to \$500,000. Member Fonda said that we have only received \$100,000 of invoices.

iii. Punch List – update

1. John Florio Photos:

Mr. Florio sent Purchasing Agent Fumiatti photos to keep the committee apprised of items that need to be done through the summer. On site last week- The tile guy was there; the glass guy was there and both are aware of the work needing to be done.

Member Palumbo wanted to talk about the sidewalk. He will coordinate with Mr. Florio to go down there. Where are we on the roadway? Mr. Zuk is waiting for K+ W to remobilize. They should be back on site on Wednesday to start the irrigation line.

Member Palumbo’s opinion is that they leave the fire hydrant and Siamese connection. It will cause more issues if they change it.

Member Fonda asked about the chiller. Mr. Zuk said TRANE was out there. The issue was that glycol is integral to the system that cools down the AFDs. There was a sensor and valve that wasn't allowing that thermostat to open causing it to overheat. Unit 2 has a minor compressor issue and TRANE is looking into it.. Member Pietrandrea asked how hot the unit got. Mr. Florio said the compressor on unit 2 is shutting down and not overheating but it is still not running properly. Mr. Zuk said they are awaiting a detailed report from TRANE.

Mr. Florio asked Mr. Zuk, did they get done with the painting of the units- Mr. Zuk said they are working on it.

Member Fonda asked Mr. Florio about the glycol, and he said glycol is all low percentage wise, the tanks are the lowest level and one is low but not completely down.

Member Pietrandrea asked if the lights on the 2nd floor have been corrected? Mr. Collier said not yet. Mr. Florio said there is also a light in the cafeteria that also needs to be fixed. Mr. Zuk said the seam of the purple wrath was in the middle instead of the corner and showed it to QA+M and it is being worked on.

Member Pietrandrea stated why don't we not accept the lights? They have tried it 3-4 times and gone back to the basis of design and got the proper lights. They aren't going to be able to match them. It was said from the beginning, some manufacturers have a patent on some designs and they aren't able to be duplicated.

Why not take out all fixtures and put in the specified ones.

Mr. Malik said the problem on the basis of the design is the customer did not want to buy from the other vendor that provided the fixtures, so Gilbane provided a G fixture from Lighting Affiliates.

iv. Outstanding Items for NBHS

1. Tipping Fees 4/3/2023

Mr. Zuk and Mr. Shamas said this is for ATP that is coming up for the trucking overages, the commingled Tipping fee. The estimated ATP was going to be for the Y with a \$160,000 markup for additional weights. The weights of the V section are different then the last time. There are certified scale tickets and tonnage is accounted for. Gilbane is going through the vetting process and will present ATP for the amount along with the tonnage tickets at another meeting.

8. Legal: None

9. Adjournment

Motion: Member Fonda motioned to adjourn; seconded by Member Canosa.

Discussion: None

With all in favor, motion is passed.

Adjourned at 9:40 p.m.