

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

July 31, 2023

Town Council Chambers

7:00 PM

#### 1. Call to Order

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

#### 2. Salute to the Flag

#### 3. Roll Call

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

**Also Present:** Town Manager Michael Downes; Thomas Hibbard with Hibbard & Rosa; Camil Zuk from Gilbane; Jonathan Gombotz with CSG; Rusty Malik and Carson Collier from QA+M; John Onofrio Parks & Recreation Commissioner and John Florio from BOE.

**Not Present:** Member Canada, Member Palumbo, Member Pietrandrea, and Member Siena.

#### 4. Citizen Statements

#### 5. Approval of Minutes from 07/24/2023- tabled due to lack of a quorum

#### 6. STWCC

##### a. Punch List update / Trim Update

Mr. Hibbard shared Silktown is continuing to work on the punch list. A date and time was set up to come and look at the fascia with Silktown. It has been set for August 10th 9 AM for the members to attend. Silktown has worked on some minor punch list items, but nothing is done on the fascia as of yet. It will be good to get everyone on the same page. Parks and Recreation Commissioner Onofrio asked for a copy of the punch list, Mr. Florio said he would share it with him.

Member Fonda asked what the recourse is if we can't come to an agreement on what needs to be fixed. Mr. Hibbard said the original quote that was provided by Silktown was a worst-case scenario if everything had to be completely replaced. We need to focus on the scope of what needs to be fixed. Mr. Hibbard feels there are some areas that could use some attention and some that look pretty good. Vice Chairman Bailey said last week when they were there the shadow highlighted the BOE section and on the west side the ripple was prominent. Mr. Florio said there is a section by the gym that is pretty wavy, by the senior center. Vice Chairman Bailey asked Mr. Florio about the conversation for the chips ladder going up to the roof and who was supposed to take care of it? Mr. Florio asked if they fixed it or cut it? He said the cut is fine. Mr. Hibbard said it would be a mistake to remove the ladder as it is very strong and sturdy. Vice Chairman Bailey asked if they repaired the flashing around the rooftop unit that was missing? Mr. Florio said Silktown is still working on that. Vice Chairman Bailey asked about the caulk? Mr. Florio asked if they switched over to green caulk. Mr. Hibbard said there was no green caulk, they used clear caulk on the fascia and the gutters, they are using a white sealant, they are going to cut it back.

## 7. NBIS – Weekly Report

Mr. Malik shared the building was power washed and was supposed to begin being repointed. They did identify some areas for brick to be replaced, and that repointing would be adequate. At this point if there are areas that don't need to be replaced, we won't take a credit for now but wait and see as they move around the building. If they find some other places where it may need to be done, we will figure out the square footage at that time. For the color of the roof, the consensus was white was fine as it won't really be seen. There is a schedule advantage, but he did not receive the cost analysis in time for tonight's meeting. The goal was to do some of the flat roofs where there is no parapet work, and then also when the white PVC roof is available. There could be an email sent and then expedite the process.

There have been discussions about the flashing at the curtain wall, and we have been going back and forth as to the color of the curtain wall. The frame is a different color than the metal of the panel. They are tending to go towards the lighter aluminum for it, a mockup will be created. Once the mockup is done the sills were flattened and they will be built out and sloped out.

There is no update on the schedule. They are going to try and do some sections of the room. If not, then the masonry work and investigatory work on the tresses will be worked on.

Vice Chairman Bailey said that last week he met up with the power washers, and asked Mr. Malik if the power washers spoke to him about the amount of the repointing that needs to be done? Mr. Malik was not informed. Vice Chairman Bailey said the power washers said some are between 25%-50% and a lot of it from what they have seen doesn't need to be done. He also asked the power washers if with the power washing of the school it makes it look nice but does it remedy all of the black stain that is coming down from the roof. They responded to him saying that unless the scuppers issue is resolved, the power washing will need to be revisited again. Mr. Malik said that once the sills are sloped out and repointed the issue will be resolved. Mr. Malik asked about the slope on the roof. Vice Chairman Bailey said on the perimeter they said the scuppers right now with the flat roof and it lets the stain come down. Some spots you still see the stain through the power washing. Mr. Malik said it all has to be done a final time once the roof is fixed.

## 8. NBHS

### a. CSG – Weekly report

Mr. Gombotz shared that Omni was able to get the specified HP provider switches and were on site today 7/31/23 for this phase and will be finishing tomorrow 8/1/23. This now opens up for EPLUS for wireless access points, they are giving a late August for those. He is working on trying to move to mid-August. Interscape for furniture 3 teacher's desks on the second floor missing a bracket, those are coming next week. Insalco equipment supplier sent an email about what is ready for delivery on Wednesday 8/2/23 It is a good chunk of the items we were waiting on. He will follow up with Michelle Dixon about reimbursement.

The Administration department requested pricing on additional bulletin boards. This doesn't have to go through CSG, as there is money on the job. 16 additional bulletin boards, Mr. Florio would need to install them. The cost is \$9,000 for the amount of bulletin boards requested. Member Canosa asked about the timeline on making a decision. Mr. Malik said it depends on local officials that there is a lot of paper in the hallways. Mr. Florio said he will have to talk to the Fire Marshal about it. PPBC will refer it to the BOE to approve.

Mr. Gombotz has spoken with Scott Schoonmaker, superintendent and the HS principal about the cell service and repeaters. The superintendent is going to pay \$1,000 for a full building survey and design quotes for what is needed. There should be an update hopefully by the next meeting on 8/7/23. There isn't an extra data line in the rooms, the four lines are currently being taken up. The budget is being updated and will be presented at the next meeting. K + W is making progress on prepping for the fitting and site work for the next Phase. Member Fonda asked where the state was on the reimbursement payments? Mr. Gombotz stated that their system was on a 3-month delay and is targeting 8/15/23 for the next reimbursement check.

**b. Whitestone Proposal – for review and potential action**

Mr. Malik said this is a proposal for an hourly person to come in and do some work, he also stated that there is a PO already in place. Member Canosa asked what Whitestone is used for? Mr. Malik stated that this is for geotechnical work, for example for the back road work inspecting it, along with the remediation work. Mr. Gombotz said there was a PO that hadn't been all paid out.

This has been tabled until 8-7-23 meeting and get more info from PA Fumiatti

**c. QA+M – Weekly Report**

**i. Motor Update**

Mr. Malik looked at the concrete work and addressed any open items that came up. Vice Chairman Bailey asked for an update on the VFDs. Mr. Malik said he did have a meeting with engineers about the concern and they are going to specifically address those items. The goal is to get this completed by next week's meeting. Mr. Malik said he had spoken with many engineers, and they don't seem to have a concern. Chairman Whalen feels we should ask Janine to weigh in on this as well he will ask PA Fumiatti to contact her regarding this and the response to be in writing.

**d. Gilbane – Weekly Report**

**i. ATP – Review/Approve- No ATP's**

**ii. HVAC Warranty sequence for review and action**

**iii. Punch List – update**

Mr. Zuk shared that to date they are 75% complete on foundation and excavation. Whitestone has been on site supervising K +W as they are progressing. We expect to mobilize with the foundation and congregate with Capasso on Wednesday and expect concrete pour sometime next week weather pending. The auditorium connectivity by Red Thread is in progress. There is no completion date at this time. The concrete guy replaced the areas that were beyond repair and discoloration issues. J & G glass was on site on Friday and are looking to replace the cracked glass panels. They also had touch up kits available on site for scratches on the frames. The privacy shutters were installed on Friday by GDS and are in process of caulking sidewalks and seawalls. Vice Chairman Bailey asked about the columns out front and all the studs, are we going to address it before school begins or are we going to leave as is. Mr. Zuk responded that we just received the fine directions about a week or two ago. Custom Electric did order the covers. Vice Chairman Bailey said what about the broken mold there. Mr. Zuk said it's a structural connection from the structural engineer.

Mr. Malik said they needed to come up with a solution and it's in progress.

Member Fonda asked if they saw the concrete today as there was an incident? Vice Chairman Bailey said there were a couple teachers who were unloading and when they came back to the front door the concrete guy told the teachers to get off the freakin concrete. They marred the finish and then rebrushed it. Someone from Gilbane should talk to the guys on site and how they are speaking with the teachers. It wasn't closed off so no one would walk on it. Mr. Zuk said he would find out what happened and speak with the workers.

Member Canosa asked if the concrete issue has been resolved as Gilbane was having issues getting the guy to come back on site. Mr. Zuk said he fixed the issues that were there and now there are the discoloration areas. He is working on a re-mockup. Mr. Zuk has not informed him he has until the end of the month to complete it. The concrete guy was supposed to complete something on site today but didn't get to it.

To date there are 348 items ready to close with QA+M; 73 items with work required and most of those items are J & G glass and the lenses for the lighting from Custom Electric. The lens sample should be received this week. Also the concrete items that are already in process. The hope is to have all of these items done by the end of the summer.

Member Fonda asked Mr. Malik, when are they going to do their review of the items in their court for QA+M? Mr. Malik said he and Carson were planning to have it done by the end of August. At this time it should be done within the next two weeks.

Member Canosa asked Mr. Zuk if there are any major items that are the cause of the issues in this punchlist. Mr. Zuk said most of the items are cosmetic. Mr. Malik said the defendant glass is supposed to come in Mid August. Member Fonda asked how is Gilbane working with J & G glass about the rest of the project here are they doing dual checks? Mr. Zuk said he was surprised that he even showed up on Friday after many phone calls.

Member Canosa asked aside from the chart provided, is there a list of punch list items by date. Mr. Zuk said most are from the February- March time frame. Member Canosa asked if there are any items that have not been getting addressed timely. Mr. Zuk said that anything left open has not been addressed in a timely manner. One example is the Custom Electric issue. Member Canosa asked if any of these time sensitive for the back-to-school date? Mr. Zuk said really just the defendant glass which was released to fabrication. Member Fonda asked if any contractors were resistant to getting items completed. Mr. Zuk said they are not being resistant but claiming they are busy and having trouble getting out of there.

Vice Chairman Bailey asked Mr. Zuk if he could confirm the schedule for the pavement of the back parking lot. Mr. Zuk confirms that K + W will be using 8/3/23 and 8/4/23 for prepping the parking lot and ripping out temp ramps, catch basins and then it will be 2-3 days next week of paving. Mr. Zuk said they will reinforce that schedule but is of course weather pending. Vice Chairman Bailey said Mr. Merola had mentioned to him that there was a tree he needed to address? Mr. Florio said it could be the large Evergreen at the edge of the lot. He will talk with Mr. Merola about it. Member Fonda asked who is cutting the lawn as it's getting high? Mr. Zuk said Stonedge did it last week and they are supposed to come once a week.

## **9. Legal**

## **10. Adjournment**

**Motion:** Member Fonda motioned to adjourn; seconded by Member Rose.

**Discussion:** None

**With all in favor, the motion is passed. 7:50p.m.**