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# TOWN OF NORTH BRANFORD

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## MINUTES

### PERMANENT PROJECT BUILDING COMMITTEE

August 7, 2023

Town Council Chambers

7:00 PM

#### 1. Call to Order

Chairman Whalen called the meeting to order at 7:09 p.m.

#### 2. Salute to the Flag

#### 3. Roll Call

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

**Present for NBHS:** Member Canada

**Present for NBPD:** Member Palumbo, Member Pietrandrea

**Also Present:** Purchasing Agent Fumiatti, Police Chief Halloran, Deputy Police Chief Lovelace, Bob Banning from Silver Petrucelli; Kamil Musial and Brian Grant from Newfield.

#### 4. Citizen Statements: None

#### 5. Approval of Minutes from 07/31/2023 – 07/24/2023 – 07/17/2023

**Motion:** Member Rose motioned to approve the committee minutes from 07/31/2023; seconded by Member Fonda.

**Discussion:** None

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

**Abstain:** Member Palumbo and Member Pietrandrea.

**Motion:** Member Pietrandrea motioned to approve the subcommittee minutes from 07/24/2023; seconded by Member Palumbo.

**Discussion:** None

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

**Abstain:** Vice Chairman Bailey, Member Canosa, Member Canada, and Member Rose.

**Motion:** Member Pietrandrea motioned to approve the committee minutes from 07/24/2023; seconded by Member Palumbo.

**Discussion:** Chairman Whalen requested correction on page 11 specific to state specific.

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

**Abstain:** Vice Chairman Bailey, Member Canosa, Member Canada, and Member Rose.

**Motion:** Member Pietrandrea motioned to approve the committee minutes from 07/17/2023; seconded by Member Palumbo.

**Discussion:** Member Pietrandrea requested to strike “the committee’s concern” from the sentence from Mr. Banning as to why the surge protector was held up on page 11. Vice Chairman Bailey requested 100,000 be changed to \$100,000 also on page 6 .

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

**Abstain:** Member Fonda and Vice Chairman Bailey.

## 6. NBPD

### a. Tom Bailey – COTW - Update

COTW Bailey was on site Friday and Today, the steel is going up quickly on sections 1,2,3,4,5. The Masons are working on the interior walls, putting in door jams as they go along. The crew is cleaning up the site work and is moving along. The submittals coming in and being reviewed. Today there wasn't many on site due to weather. Items to discuss:

COTW Bailey will discuss any safety issues he has with the contractors directly.

Mr. Musial spoke with Brad about the sand over the slab and Brad said the Mason is putting the sand down and had laborers on site to clean up the slab and will work to stay on top of them.

The crane will be on site to set up remaining elements by the end of the week. Sequence #4 main floor and columns but they will continue doing what they can safely. The remainder will be done by crane.

COTW Bailey said that they put his outriggers and they are supposed to be level. The front two towards Rt 22 were flat, the others facing toward the building were on a 45 degree incline. Crane mobilization by the end of this week or beginning of next week and then the tresses.

COTW Bailey stated there have been conversations about the definition of what a watertight building is. This will be discussed later in the agenda.

### b. Silver Petrucelli - Update

Mr. Banning wanted to discuss some items. The first item is the three flag poles vs the one. Jim Pretti is working on a sketch for it. It is his understanding that the outboard poles to be shorter than the center one. Member Pietrandrea said as long as Town Manager Downes agrees with how the alignment is, then it's between Town Manager Downes, and Police Chief Halloran and Silver Petrucelli.

Member Canosa asked about smoothing the cost since there are additional poles being added. Mr. Banning said he would also take a look at the pricing. The next topic is the control of Butler building doors . He could work with Motorola slick copper wire. Member Pietrandrea said they could use Intellitouch by wireless. They can be opened by phones, car as long as you have the code. They are similar to wireless transmitters. Each one of the officers could have access to the doors on their phones and car.

The next topic is the elevator structural coordination was sent back to Newfield for review. Kamil said there is a review and more questions. Mr. Banning said there was an adjustment to the structure going to tube steel vs a box beam. Member Pietrandrea asked what will be the cost to the town of North Branford for that? Mr.

Banning is not aware of the cost at this time. Member Pietrandrea asked Mr. Banning your going to increase

the steel inside of the elevator shaft, so the original design didn't work? Mr. Banning was not up to speed on the details. As he understands it was a change from one steel structure to another based on concern Kone raised. He can gather more information and was not willing to say the existing design wouldn't work.

Member Canosa inquired why there was an elevator change. Mr. Banning shared that when the elevator submittal process was going through the company, it raised concerns about attachment points and the structural arrangement of the shaft and eventually reached a consensus about a preferred approach to meet the elevator manufacturers requirements. It looks like the design they came up with is different then the design that Brad designed 3 months ago.

Member Pietrandrea shared that Member Rose had said months ago that the company you're buying the elevator from would provide the shaft design for free.

Member Canosa also agreed that wouldn't Kone provide the design. Mr. Banning said they provided criteria about minimum attachment and loading. Member Canosa said the cost has not been vetted yet. Kone bid directly through Newfield and how did they not know the issue would be present during the bid process through an RFI. Mr. Banning said it will be fully vetted for fairness.

Member Rose asked how the elevator is being hung? Mr. Musial said two steel bars and the steel beam across the top, and columns on the sides. They will weld a plate across that they will anchor to. Mr. Grant there is a subframe within the shaft. Member Rose said that is typical. Mr. Grant said they already own the hoist beam, but Brad had some initial questions about conflict with the hoist beam and it was received by Newfield earlier Monday.

Mr. Banning continued stating the next item to be discussed was a site sign and Police Chief Halloran has found a general image that he likes. The photo was shared with the committee. It is pretty similar to the bottom section of the building exterior.

**Motion:** Member Pietrandrea motioned to accept exhibit A concept with a 2ft base all around the perimeter and 5ft piers on each side 30 x 30" sq to accept a 4 x 6 sign in the middle and 4" blue stone caps to match existing building concept for pricing purposes; seconded by Member Palumbo.

**Discussion:** Vice Chairman Bailey asked if the sign will be illuminated. Police Chief Halloran shared there are lights in the sample photo. Member Palumbo asked how this was missed. Mr. Banning said it was to his understanding that the sign was left out to keep the cost of the project down.

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

**Abstain:** Vice Chairman Bailey

Purchasing Agent Fumiatti received information from Town Manager Downes that all the flag poles should be the same height.

Eliminating the closet on the EOC. Mr. Banning said they reviewed the layout and most things work just fine. The trick to it is there is a fan coil unit above the ceiling of that storage unit which we need to find a new location for. We could conceivably move the fan coil unit and put it above the ceiling in the investigation space. Police Chief Halloran asked Mr. Banning if they could consider mirroring the EOC with the computer crime investigation square footage on the other side of the hall. The team is working through new concepts to

have a minimal delay on the project. The next sticking point is what to do with the lighting as Silver Petrucelli owns 2 2x4 land fixtures for that storage room if they get rid of the ceiling and raise it to the height of the jip we would want to buy 2 more pendants which is more expensive than the 2 2x4's. The HVAC impact would only be the location of the fan coil.

Member Fonda asked if it still serves the area why would you need to move it. Mr. Banning said the concern is the aesthetics and the noise. If it gets moved over the ceiling for the computer crime and investigation it will be within a sidewall.

Member Pietrandrea asked Mr. Banning why can't we keep the drop ceiling, and hold it down and create a soffit and have it be cheaper. Mr. Banning said that would be a zero dollar approach. Police Chief Halloran is looking for more floor space but he is unaware what is above the ceiling. If the EOC is put on the back of the building if it's too much or not. Put the drop ceiling in and see how high it needs to be.

#### **i. Siemens SPD update**

Mr. Banning said he is working with Newfield and their electrical subcontractor to determine the cost and/or timing impact for changing to Siemens.

Member Pietrandrea wants to go on record saying the town has been going back and forth with Silver Petrucelli, that there is still no definitive answer on surge protector guidance. Mr. Banning said it's going to be mounted next to the main panel and he has the dimensions of the proposed Siemens device. He doesn't know if it's going to take longer to get here and cost. Member Pietrandrea stated that Silver Petrucelli made a design change and chose to go with an external unit without the town's approval. Mr. Banning said it was determined by the delivery of the switchgear.

Member Pietrandrea said it is a change from the spec. It was originally inside the gear and now it is outside of the gear. This board did not give any approval on the design. The committee was provided with a Di-tech unit, it was rejected months ago and it was still on the plans. Mr. Banning said it was released to expedite it. Mr. Banning's response was that he signed off on what was submitted and was not in the plans / specs. He is unsure if there is any additional cost of delays on the project. Member Pietrandrea said that any cost/ delay impact to the project due to this surge protector is owned by Silver Petrucelli. Mr. Banning said the idea of the surge protector moving outside of the gear as far as he is concerned was known by everyone to get the gear delivered on time to keep the project moving.

Member Pietrandrea said that the issue is that on February 18th the gear wasn't ordered and there were excuses as to why it wasn't ordered. The gear should've been released in February and it would've been internal with the unit. The board elected to listen to an external unit but it needed to be Siemens and Siemens surge protector. Now there could be an impact or delay. It is owned by a Silver Petrucelli.

Member Canosa asked what was holding it up. Mr. Banning said their electrical contractor is looking into how long it will take to get the Siemens unit, and if there is a change in price. Member Pietrandrea said a question could be where is the credit from the internal unit that costs \$12,000 vs the external unit that costs \$900. Mr. Banning said he isn't working on a change order right now. Member Pietrandrea said there should be a credit. Member Canosa asked if this was in Deming's court. Mr. Musial said they should have a response from Deming within the next few days. Mr. Grant said that they received a unit from Deming that they won't open as it needs to be returned, now they are switching to a Siemens's unit.

Member Pietrandrea asked if Di-tech was a specified vendor. Mr. Banning said it is not.

Member Rose said that everyone has been told to build projects to the specs. Unless it can be shown that the Di-tech was approved or rejected in the minutes, it needs to be built according to the specs.

Member Pietrandrea the Di-tech unit isn't a specified unit, it doesn't even meet the criteria. The furnace, HVAC equipment and the condensers are the most critical part.

Mr. Banning said this is not holding up delivery of the gear. It was a separate outside component. The gear was approved and is being constructed; the surge protector gets installed in the field and connected later.

Member Pietrandrea said speaking of the surge protector- Did you get the 1,000 amp outdoor secondary generator set up. Mr. Banning said with the camlock it went back with an RFI response. Mr. Musial said the RFI was sent over to Deming.

Mr. Banning said the only other thing is the change in the evidence storage shelving units for Police Chief Halloran. there were shelving options sent over.

Member Pietrandrea asked Mr. Banning if you put an electrical box next to a door frame and the conduits are running through a bond beam, is that a problem. Mr. Banning said it seems out of the ordinary but seems to be more or a structural concern rather than an electrical concern.

Member Rose asked if there was a lightning protection system on this project. Member Pietrandrea said they have a sophisticated UPS backup with protection in it plus a secondary backup on the mains surge protection and the internal parts of the generator are protected. When it was all weighed out, it didn't have the potential of creating it as there is so little steel.

### **c. Newfield**

#### **i. Construction Update**

Mr. Musial shares that there are currently 15 people on site. The site contractor is moving this week for the remaining crane and along with the fire tank. Last week they were digging and backfilling underground at the sally port. There is a remaining Deming for the electrical contractor and plumbing finishing the work remaining trench. They are planning to pour the slab on grade next week, weather depending. CT Masons to continue with CMU bearing walls hope to have them done by mid this week. Then they will move to partitions by the main entrance. Wettemannis planned to come on site for the steel columns and recess area in evidence storage shelving. They will be stored in the Butler building on site and getting rebar released and moved forward with excavation. the conversations with the site contractor about the weather, the hope is that the week of 8/21 is when steel will be done. There are still weekly Tri State inspections.

Member Pietrandrea asked about the schedule as it has not yet been revised as it still shows a two week delay. Mr. Musial stated they just updated the schedule today with Brad. They are impacted by the delays but should be able to start sequence 4 by the end of this week. The steel is showing a week ahead.

Member Rose asked who owns the grouting under the steel columns in the steel contract. Mr. Musial said that Wettemann owns it. Member Rose said that Wettemann has to grout them and then fill them in. Now the columns are sitting on a nut right now.

Member Pietrandrea shared that some of the conduits are going through the bonding. there is a reason why it's in there. There is card reader access, and security so there is the door frame, the box and then a piece of conduit that goes through on several occasions. They can't have exposed conduit on the top if we ever upgrade we can't get into the drop ceilings. That is a big issue.

Mr. Musial said there have been discussions regarding the definition of watertight. Right now they started CMU wall and into the hangers piping and want to know what would be the steps to achieve water tightness of the building.

Mr. Grant stated that this is being asked due to Newfield not having the Builders' Risk on the project, the town does and they have an understanding of what is water tight. What is reasonably watertight? They want to be sure that there is a piping and fancaul unit. No one wants to put in a fancaul unit and have a piece of poly over it in case it breaks.

Typically the roof is watertight 100%. There could always be leaks but they will be fixed right away. The roof has to be watertight and then there is dense glass and vapor barrier; masonry on the bottom working on paneling windows if available will be put in if not 2x4 reinforced poly to keep sealed and temporary doors and timing of year humidification or temporary heat.

The Board's consensus is that the water-tight building description described by Newfield was acceptable.

Member Palumbo asked if the watertight write up from Newfield to be added to the minutes. Mr. Grant said that is not a problem.

Vice Chairman Bailey asked about the conflict in tension rooms-. Mr. Musial said it wasn't brought to his attention.

## ii. PCO's

**PCO #004 Electrical Labor Escalation Costs-** As of July 1, 2023 the Labor Rate increased (\$5.39/hour at 4,800 hours) based on the project start date change from 9.6.22 to 2.13.23.

**Motion:** Member Palumbo motioned to table PCO #004 until the next NBPD meeting on 8-21-23; seconded by Member Pietrandrea.

**Discussion:** None

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

**Abstain:** Vice Chairman Bailey

**PCO #0011 Snow Melt Added Circuits and Revised Breakers-** this would require

**Motion:** Member Palumbo motioned to table PCO#011 until 8-21-23 meeting; seconded by Member Pietrandrea.

**Discussion:** None

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

**Abstain:** Vice Chairman Bailey

**PCO#0013 Conduits Below Footing per RFI #41-** This is for added conduits duct bank below footing detail per SKS-01 and further revision per email from MHAI dated 7/9/23.

Member Pietrandrea said this was a waste of a CO

**Motion:** Member Palumbo motioned to table PCO#011 until 8-21-23 meeting; seconded by Member Pietrandrea.

**Discussion:** None

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

**Abstain:** Vice Chairman Bailey

#### **PCO# 0014 Project Sign**

**Motion:** Member Pietrandrea motioned to approve PCO#014 for the project sign; seconded by Member Fonda

**Discussion:** None

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

**Abstain:** Vice Chairman Bailey

#### **PCO # 002 Deck Supports at Egress Stair**

**Motion:** Member Pietrandrea motioned to approve PCO#002 for the deck supports at Egress Stair; seconded by Member Palumbo

**Discussion:** None

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

**Abstain:** Vice Chairman Bailey

Mr. Grant asked the committee if they have given any thoughts about a beam signing. It would need to occur within the next 2 weeks. Member Pietrandrea asked Police Chief Halloran to request the media to attend for the signing. Mr. Grant will share more details as they become available.

Mr. Musial shared the blocks going around the 4ft of the storage building. The request is for the committee to approve the color of the stone blocks.

**Motion:** Member Palumbo motioned to approve G#20 for the stone blocks; seconded by Member Pietrandrea.

**Discussion:** None

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

Mr. Grant Talked about TriState fire caulking. It was the spray on fireproofing that needed to be tested and it adhered correctly. The contractor owes you some of that per their contract. TriState is certified to do it.

#### **7. NBHS – Whitestone Proposal Review and possible approval**

**Motion:** Member Rose motioned to add \$5,000 to their account; seconded by Member Palumbo.

**Discussion:** None

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

#### **8. Legal: None**

**9. Invoices**

**Motion:** Member Rose motioned to approve the following invoice for the NBIS project; seconded by Member Palumbo.

**Discussion:** None

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

Contractor	Invoice #	Inv Date	Invoice Amount
NBIS			
QA&M	15429	7/31/2023	\$ 5,760.69

**Motion:** Member Rose motioned to pay the following invoices for the NBHS project; seconded by Member Palumbo.

**Discussion:** None

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

Contractor	Invoice #	Inv Date	Invoice Amount
NBHS			
Ciulla & Donofrio	24566	8/2/2023	\$ 807.75
CSG	23	8/1/2023	\$ 5,236.00

**Motion:** Member Rose motioned to pay the following invoices for the NBHS project; seconded by Vice Chairman Bailey.

**Discussion:** None

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

Contractor	Invoice #	Inv Date	Invoice Amount
NBHS			
CES	2021136.0 0-0022	7/31/2023	\$ 419.95
NBI Interscape	11482	7/20/2023	\$ 2,371.50



QA&M	15425	7/31/2023	\$ 18,552.00
Tectonic	11074.01-15	6/30/2023	\$ 2,520.72
ULINE	166254350	7/21/2023	\$ 3,580.26

**Motion:** Member Palumbo motioned to pay the following invoices for the NBPD project; seconded by Member Pietrandrea.

**Discussion:** None

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

Contractor	Invoice #	Inv Date	Invoice Amount
<b>NBPD</b>			
IES	18095	7/28/2023	\$ 4,400.00
Newfield	974-7	7/31/2023	\$ 531,862.60
Newfield EOC	979-04	7/31/2023	\$ 12,752.00

**Motion:** Member Palumbo motioned to pay the following invoice for the NBPD project; seconded by Member Rose.

**Discussion:** None

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

Contractor	Invoice #	Inv Date	Invoice Amount
<b>NBPD</b>			
Tri-State Matl Testing	12117	7/14/2023	\$ 1,308.00

**Motion:** Member Palumbo motioned to pay the following invoices for the NBPD project; seconded by Member Fonda.

**Discussion:** None

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

Contractor	Invoice #	Inv Date	Invoice Amount
<b>NBPD</b>			

Tri-State Matl Testing	12129	7/14/2023	\$ 580.00
Tri-State Matl Testing	12161	7/14/2023	\$ 1,430.00
Tri-State Matl Testing	12194	7/14/2023	\$ 1,198.50
Tri-State Matl Testing	12200	7/14/2023	\$ 1,016.00

#### **10. Adjournment**

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

**Discussion:** None

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

**Adjourned at 9:14p.m.**