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Meeting Minutes PERMANENT PROJECT BUILDING COMMITTEE

NBHS Front Area for Sidewalk Review

August 14, 2023, 6:30 PM

Town Council Chambers

August 14, 2023, 7:00PM

1. Call to Order

Chairman Whalen called the meeting to order at 7:13 p.m.

2. Salute to the Flag

3. Roll Call

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

Present for NBHS Project: Member Siena

Present for NBPD Project: Member Palumbo and Member Pietrandrea

Also Present: Thomas Hibbard with Hibbard & Rosa; Camil Zuk and Amar Shamas from Gilbane; Rusty Malik from QA+M; John Florio from BOE; and Vivian and Donald Lynch, Residents

Not Present: Member Canada, and Member Canosa.

4. Citizen Statements

Vivian Lynch, 71 Caputo Rd, whose backyard borders construction of NBHS. She stated that some of her issues include the early start time of the construction and the contractors had been spoken to. There is also concern about if there is going to be a gate going across the driveway to prevent people coming in after hours. Kids have been coming in and congregating in the High School parking lot. The original plans mentioned that a gate could be put in across Caputo Rd. She had even gone to NBPD to report the issues and was met with a response that the kids have a scanner app on their phones and know when they are being monitored.

Member Pietrandrea asked for the name of the officer who responded that way. Mrs. Lynch stated Lt. Anderson was the person who gave that response.

Mrs. Lynch continued stating that there is no privacy in the backyard. The noise, dirt, dust coming from the construction site is very disruptive. She is requesting an opportunity to review

the building plans. Chairman Whalen stated that Purchasing Agent Fumiatti could provide those plans.

Donald Lynch, 71 Caputo Rd wanted to request that maybe the construction company could consider cleaning of the dust from the houses that are directly affected.

5. Approval of Minutes from 08/07/2023

Motion: Member Palumbo motioned to approve the minutes from 8/7/2023 with the changes noted; seconded by Member Pietrandrea.

Discussion: Vice Chairman Bailey requested on page 7 where it states, “Mr. Grant talked about Tri state fire caulking”. It should say fire proofing.

With all in favor, the motion is passed.

Abstain: Vice Chairman Bailey and Member Siena.

6. STWCC – Weekly report

Mr. Hibbard said there was a meeting on Thursday on site at STWCC that included himself, John Morrissey, Member Fonda, Mr. Florio. They looked at the building. The caulking will be changed and the edges that are open are going to be painted. The corners, they will fabricate covers for the corners. Silktown will put one up to be reviewed before completing all of the corners. They will work on the front gable, Front of building by gymnasium and canopy. Further down, that roof line is bowed out and humps up a bit. They are putting together a letter that summarizes the work and the corrective actions to be taken. This letter will then be reviewed by the committee once received by Mr. Hibbard. Member Pietrandrea said he has been pushing to have a meeting out there and there needs to be more flexibility for a meeting. The request will be for three dates/ times so the committee members will be able to rearrange their schedule to attend. Member Pietrandrea said even if they mockup a corner and try to put it over it looks terrible. To do better than what it is they should have done it the right way the first time. It should be peeled back and have the roof re-sealed. The committee signed off on their ATP based on Mr. Hibbard’s recommendation and it was not acceptable. The building official was not notified about it either. There is going to be a cap on something that isn't a flat roof. The flashing and the metal are very important but if it's not fixed properly, it will be a nightmare. The roof itself was nice but the attention to detail was not good on the metal.

Mr. Hibbard said Silktown will do a mockup letter and have it ready for the 8/28/23 6 pm. The committee agreed as a whole to have a special meeting at STWCC on 8/28/23 at 6 pm.

7. NBIS -Weekly report

Mr. Malik wanted to introduce Mr. Cuomo who is the project manager of Barrett Roofing. Mr. Cuomo from Barrett Roofing shared an update on the progress for NBIS. They started by power washing the entire building. They took down all of the signing. Also started repointing east elevation. Got approval on brick replacement and the mortar joints and get the signage back up before school begins. There was a meeting at the intermediate school today (8/14/23) and had 5 mortar samples in place. MC#67 mortar was chosen as color. Repointing on Wednesday due to rain on Tuesday and a week to repoint east elevation will reach out to QA+M. New Haven Signage is storing the sign until a future decision is made. Right now, the joints are recessed. There will be a flushed joint that will have less water infiltration.

Member Palumbo said there is on section to the right to see if the east elevation and the bay from the expansion join to the corner will be reviewed.

Mr. Cuomo said there were questions about switching the project color from an 80-mil slate gray vs the white membrane. The cost savings by using the white vs the slate gray is a \$.10 sq. foot. For the white and light gray are in stock so if a repair is needed it's easier to get. Slate gray is custom order and won't be on hand. The white and gray 2-3 weeks slate gray 4-5-month lead time. Regular white pvc gets very dirty. The light gray will help cover the dirt.

Member Fonda asked when the work will take place. Mr. Malik said it will open up the possibility of getting the 3 roofs not needing parapets before the start of school. But it will not happen with slate gray. The roof will not be completed until next summer. Mr. Cuomo says the total cost savings is \$5,362.

Member Fonda asked if there was any labor savings. Mr. Malik said the labor would have already been calculated in the original bid.

Member Pietrandrea verifies what is expected with Mr. Cuomo. Mr. Cuomo states that on the ground level the curtain wall sill modifications are at 35% complete.

Motion: Member Pietrandrea motioned to approve Sure-Flex PVC Reinforced Membrane 80-mil light gray; seconded by Member Rose.

Discussion: Vice Chairman Bailey wanted to verify it's the same thickness and same warranty. Mr. Cuomo states that it is a 30 yr warranty and it's an 80-mil membrane.

With all in favor, the motion is passed.

Motion: Member Palumbo motioned to approve sample MC67 grouting of the brick; seconded by Member Rose.

Discussion: None

With all in favor, the motion is passed.

Vice Chairman Bailey said before Purchasing Agent Fumiatti was out, he asked if any of the members wanted to go to the owners meeting. Mr. Malik said some are on zoom and every other week is in person. 2pm on Thursdays. Mr. Malik said that they will send notification to the meeting. The next meeting will be Thursday 8/17/23 at 2pm.

Motion: Member Palumbo to amend the agenda and add review of invoices to 8d; seconded by Vice Chairman Bailey.

Discussion: None

With all in favor, the motion is passed.

Chairman Whalen stated that during the week a Notice from Gilbane was received stating they are requesting additional compensation for delays in the project.

Motion: Member Palumbo to add Gilbane's letter to 8 e; seconded by Member Rose.

Discussion: None

With all in favor, the motion is passed.

8. NBHS

a. CSG – Weekly report

No new updates

b. QA+M – Weekly Report

Mr. Malik said the process is moving along with reviewing the project manuals for Phase 1. There has been progress made. They are making headway on closing items on the punch list. There will be more items to be addressed. There will be additional work that will not be completed this summer. There will be a crew event on Wednesday 8/16 for marketing and promoting projects. It will talk about North Branford and those who attend will get tickets and a tour of the project at 5pm.

There will be some discussion on the ATPs from Gilbane.

Earlier this evening, they were looking at the concrete. The inspection on the site for the concrete will be on Monday 8/21/23 after hearing back from Gilbane.

Member Palumbo confirmed with Mr. Malik that everything that would need to be done for the sidewalk won't happen until next summer.

Member Pietrandrea said everything on paper according to what was discussed on site will need to be replaced for the satisfaction of the committee. Mr. Malik confirms he is not accepting of the way the concrete is.

Vice Chairman Bailey wanted to discuss the covers for the metal columns with the pedestals. What is the hold up, is it manufacturing? Mr. Malik defers to Gilbane. Mr. Zuk said the plan was to do 7 uniform covers and Custom Electric was doing the work and then realized that one column can't be made uniform. There was discussion and agreed on getting it changed, and are waiting for it to come in. They arranged for the painter to come and complete the painting.

Vice Chairman Bailey wanted to clarify that the "angle line" is staying? Mr. Zuk said yes, it is staying. Mr. Malik said it will be covered. Vice Chairman Bailey said with a 70-million-dollar project, you could have put an epoxy stud in there and made it look better. If it was hidden away, it wouldn't be so bad, but it is a focal point of the school. Mr. Zuk said they will look similar, one column will be slightly taller to cover it. Member Rose also agrees it could have been fixed another way. Member Pietrandrea asked if it was a structural issue. Vice Chairman Bailey said they knocked the stud off. Mr. Malik said the reality is that it is getting covered. The engineer was trying to find an inexpensive fix for it.

Vice Chairman Bailey stated he had a conversation with the principal, and his concern is the downspouts of the staining. It's a big eyesore. The principal would like it to be remedied before school comes back. Mr. Zuk said it will be power washed. Vice Chairman Bailey said this will be an ongoing problem. When it rains it goes on the green roof and goes in that downspout and then hits the building. If it was out another 2 inches, it wouldn't be as much of a problem. Mr. Malik stated that part of the problem is the mechanical well is emptying in there and it should not be. That overflow should not be draining water unless the others are clogged.

c. Gilbane – Weekly Report

Mr. Zuk shared their monthly update. Mr. Zuk stated the current work in progress is foundation excavation. They are working on cutting down the grades mostly in the northern area. Most of the punch list items incomplete are from Custom Electric and J & G Glass. Work completed last month was the soil and PCBs and was removed from the site.

Upcoming milestones are steel starting on 9-15-23. Top constraints are the basement backfill. There was a letter received from Whitestone and they reiterated their recommendation to line the excavation with the Mirafi fabric and fill to the top with $\frac{3}{4}$ inch stone.

Member Palumbo said he originally wanted to keep the slab, but the slab was now removed. Mr. Shamas said in a previous meeting it talked about 2" stone and then structural backfill on top. That was not what was received from Whitestone. The letter received from Whitestone indicated the Mirafi fabric and then $\frac{3}{4}$ inch stone up until the water table. Mr. Shamas said the drainage was being taken out, we are done with it.

Member Pietrandrea asked with the contingency remaining that you are down to \$249,000 down to \$1,058,000. There is a net zero balance. Mr. Shamas said they will follow Whitestone's direction, and asked Mr. Malik if it will come in as a PR.

Member Pietrandrea asked if the change order is \$25,000-\$30,000 is it worth it to have the drainage vs not having it. Mr. Malik said that the Geotech company did not recommend the drainage being there.

Mr. Florio said there was a corner in the basement that bubbled up, it was an active spring if you follow it across to Caputo Rd, the lots have a natural spring. And it's the same one that runs down from the auditorium. Those pumps never shut off.

Mr. Shamas said if the water table comes up within 2 feet, they are going to backfill the stone and the water will rise. It will freeze at 3 feet. Member Rose said if they put the drains in, they will own the water problem.

Mr. Malik said the backfill will be reviewed as a PR by QA+M.

Member Pietrandrea asked how much the original bid was. Mr. Malik stated it was \$32,000. Member Pietrandrea stated that if the committee provides a notice to proceed and we know that there will be an incoming PR. For K + W, Gilbane will work with them for the fire hydrant relocation issue. They tested it and it passed.

Member Rose stated the engineer could design something different. The town owns a bank run gravel. Just because there was a cellar there doesn't mean we can't use the bank run gravel.

Motion: Member Pietrandrea motioned to hire Criscuolo Engineering, to survey the amount of crushed stone needed to backfill the cellar hole and verify the recommendations from the other engineer; seconded by Member Rose.

Discussion: None

With all in favor, the motion is passed.

Mr. Zuk stated the next item to discuss is the utility pole removal. Frontier was on site last week miscommunication with the project manager. They came back and said Custom Electric needs to come onsite to do a full infrastructure.

The Student walkway- They are looking at providing the walkway outside of the fence between where the north roadway is and the wetland area. The reason being to provide access from the student parking lots to the school. After meeting with the principal and staff, it was preferred to have one phasing for the school year. The 6ft asphalt walkway from the parking lot was requested to be paved for winter months, they are working on the pricing.

Mr. Florio said they requested a 6ft wide asphalt walkway from the north parking lot to the back of the road to go in the back door. Mr. Florio said there is a dead tree also on site that Public Works is looking at and they will remove it.

Mr. Malik said we always knew there was a basement and there would need to be an access road. Member Pietrandrea said they have to provide something that is accessible from point A to B that isn't grass and can't delay because of the PCBs. The CM contingency should be used.

Member Pietrandrea asked about the footings that are being poured. Mr. Zuk said yes, they have been poured. Member Pietrandrea asked if there was an inspection report. Mr. Zuk said that TestCon inspected it. The town came out today and was not notified prior to the pour. The confusion was that for the second Phase they assumed it would be the same process.

Member Pietrandrea wanted to be sure it was on record that the building official was not notified prior to the footings pour. Mr. Buccitti said he found out late Friday and did not get on site until afternoon Monday 8-14-23.

Motion: Member Pietrandrea motioned that anything that needs inspection will need to go through the building dept; seconded by Member Rose.

Discussion: None

With all in favor, the motion is passed.

ATP-0021 PR-03R - Entrance Canopy roof Drain Revisions (Sequence 2) This is for 2 canopies that were already completed.

Member Fonda asked that the last time this was discussed wasn't Gilbane told to have it done per spec. Mr. Shamas said there were 2 canopies done already and there will be a change with the next one.

Motion: Member Rose motioned to table ATP-0021; seconded by Member Pietrandrea

Discussion: Mr. Malik said when this process first started there were several iterations and it was all agreed that it was a no cost change as the labor should be different and went back and forth. There were sketch issues. One of the sketches had Cast iron boots. It was around \$6,000 and then jumped up to \$8,000 and we were good with that \$6,000 for all three canopies.; put aluminum downspouts instead. Mr. Shamas said the credit for the future canopy that wasn't built is for the heat trace and the piping. If the direction was to build per the design the third canopy drainage is not constructible as it runs through a horizontal tube. There will need to be a redesigned sketch regardless. They can concede the fact that there will not be a heat trace. Now it's galvanized steel.

Member Pietrandrea said if they want to take it out of CM contingencies then it's fine.

Member Rose said that Gilbane should take all 3 canopies out of the CM Contingency and do the third one like the other two were constructed.

Mr. Shamas said he will take it out of CM contingency, but with the 3rd canopy will be an interesting case so he will await direction on it.

Motion was retracted.

ATP -0148 : Chilled Beam Equalizer Line

Member Fonda said it makes it look like they did a good deed by lowering the price. If you're going to do it in November, it's about 6" of pipe and a valve. Why are we paying \$6,184, when the mains are running on a dry pipe, the 6 way valve called for a shared expansion line. That

doesn't mean that the drawings they sent show an expansion tank and another expansion tank and they have to put them together. Sharing the same line means anywhere in the system. High temperature chill water supply and the heating supply just have to cross each other with a valve a ½" line or a ¾" line. It is not overly complicated. He even sent them a sketch showing it to put a "T" in it. It's not \$6,000 worth of work to be done. When the mains are valved off where the culinary is, just put a jumper piece from one pipe to the other.

Mr. Shamas said QA+M will provide a revised sketch.

ATP 0167- AI phone Installation

This ATP is for the labor and material to install an AI phone intercom door station that was previously shown to be installed at the auditorium connector bridge, at the north entrance canopy column at the request of the school's administration.

Motion: Member Rose to approve ATP 0167 in the amount of \$1,402; seconded by Member Palumbo.

Discussion: None

With all in favor, the motion is passed.

Vice Chairman Bailey said he spoke with Mr. Florio the downspouts for the sprinkler test system, Kevin promised way back to get the brass hose fittings. Pretty soon it's going to come up to have the trip tests. Where are we getting those fittings for Mr. Florio? Mr. Shamas and Mr. Zuk said they will reach out to Kevin about that as they were unaware of that communication.

Member Pietrandrea stated Silver Petrucelli are holding 20 RFI's and are not responding.

Motion: Member Palumbo motioned to table Silver Petrucelli invoices until next meeting on 8/21/23; seconded by Member Rose.

Discussion: None

With all in favor, the motion is passed.

d. Invoices

Motion: Member Rose motioned to pay Gilbane for application #28 for the NBHS project in the amount of \$613,795.52; second by Member Palumbo.

Discussion: None

With all in favor, the motion is passed.

Member Palumbo inquired on what the Clean Harbors bill was about. Mr. Florio said it was for the disposal after everything was removed from the old building.

Motion: Member Rose motioned to pay Clean Harbors Invoice #10004664262 for the NBHS project in the amount of \$5,44799; seconded by Member Palumbo.

Discussion: None

With all in favor, the motion is passed.

e. Gilbane Letter Discussion

Motion: Member Palumbo motioned that under the recommendation of the town attorney Gilbane letter and cost to send to Mr. Malik and then QA+M has 10 days to deny or accept and make concessions; seconded by Member Rose.

Discussion: None

With all in favor, the motion is passed.

Mr. Malik stated he will need the backup before the 10 day review can begin.

9. Legal

10. Adjournment

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

Discussion: None

With all in favor, the motion is passed.

Adjourned at 9:09 p.m.