

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 - SPECIAL
PERMANENT PROJECT BUILDING COMMITTEE**

August 21, 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 Canosa, Member Fonda, and Member Rose.

Present for NBPD: Member Palumbo, Member Pietrandrea

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

4. Citizen Statements

5. NBPD

a. Storage Building 40x60 – 50x80 – potential action required.

Member Rose stated that after seeing the site plan with the 50 x 80 building overlaying the site plan had the 40 x 60. There is cost associated with it. The builders bid the 40 x 60 site plan and the site engineer didn't have the site prepared for that building and now there is cost associated with making it fit. It is not easy to make it fit. If it goes in there could be a retaining wall that cuts into the fenced area. Member Palumbo was asked about hearing the building was to be 50 x 80. Member Palumbo spoke with the architect, and they responded that basically at the last minute prior to the bid, received a call from Bill Silver went out requesting to change the tag on the site plan to 50 x 80, that it's an alternative and they can deal with it later.

When the town went with an alternative size, the town was not informed about the change.

The only mention of it in any minutes it verified that on 5-23-22 says “Member Whitworth indicated that perfection is the enemy of progress and recommends getting this out to bid as soon as we are able. The 50 x 80-foot mobile command center that is being purchased needs to be housed so consideration needs to go into this.” There is nothing that went into changing the size of the building. The town owns a 50 x 80 building, and the builder doesn't have a sit plan to put it on, Mr. Pretti has been in touch with them on the issue.

The easiest alternative would be to speak with DeFrancesco and see if he is willing to cut at the boundary and we would cut on our end to be able to make it fit. Mr. Pretti had stated that there is still an issue with the grades, and either making a smaller outside storage or retaining wall or getting dirt out of there at the boundary line.

Member Pietrandrea said there was a meeting last Tuesday and the outbound storage yard was too big. It will cut down the slope by 5 ft and the building during delegated designs was fully aware that it was 50 x 60. It was talked about to reduce 35 x 60 with two roll out gates. The impound yard is huge. We only house 4 cars max.

Member Pietrandrea said that Bill Silver messed up the 40 x 60, it was always 50 x 80. Mr. Banning said that was not correct, that it was increased based on the size of the command center.

Vice Chairman Bailey had a conversation with Brad. Brad said that DeFrancesco is going to be taking the dirt. Member Palumbo said that Mr. Merola told him he would go over there and take out more of the bank. If they drop 5 ft the thing that doesn't cost the town money and if he takes it and grades it on the town side.

Member Pietrandrea said the dimensions on the prints call for 50 x 80. Just because the site isn't being drawn properly it is on those engineers of the delegated design building to verify in the field that it fits. The building was ordered months ago, and it is already on site.

Member Rose reminded the committee that on either of these projects there is no extra money laying around to make significant changes.

Member Pietrandrea said in the meeting it was reduced. Mr. Merola said he would reduce by 5 ft and by reducing the footprint to 3,200 sq feet, we are taking out half of the retaining wall.

Member Palumbo mentioned that they had been receiving calls from the Town Council members about this issue.

Member Pietrandrea said it's on Jim Pretti's prints and it's an 8ft mafia block wall. They shifted the building over and it fit. If he dropped it down 5 ft it would fit the impound yard reduced to 35 x 60 with two 20-foot gates, and the wall dropped from 8 ft to 4 ft reducing the cost dramatically. Member Rose said that according to Mr. Pretti, the building needed 50 x 80 without moving any dirt. The building needed a retaining wall. Mr. Pretti expressed his concern with the way the building and the impound yard and both in alignment, it puts the impound yard way into the hill making grading difficult. If grades are lower, then it should fit. Member Rose said the 8ft mafia block wall already in the bid does that help?

Mr Pretti said if it was turned so the building and impound yard turned the other way the wall would be shorter.

Member Pietrandrea said that if the building went 35 deep by 60 wide with 2 open up gates Mr. Merola could have access to the whole side, but with the elevation of the wall 128 ft dropping it 5 ft, it would be dropped to 123ft.

Mr. Pretti said the Butler building is bigger than what was in original plans. was going to push more into the corner. There needs to be 10-12 ft between the impound yard and the building.

Member Pietrandrea said the trailer is gone and now the impound yard has it at the back of the building.

i. 5/23/2022 Meeting Minutes

ii. Site work

iii. Soil removal

iv. Retaining wall

b. Tom Bailey – COTW- Update

COTW Bailey shares his update on the NBPD project. Steel is still being erected. They are moving through the second floor. Mr. Musial said the site contractor will do studs and are on schedule for Wednesday. The sally port was getting ready for the pour. Mr. Musial said as of today the trench drains are being fixed and then will be inspected. They will add concrete to set them by the end of this week, and then put the diamonds around the column they will be able to pour the small slab near the stairwell egress. There is still ongoing work for the well and should be done by the end of this week. We are looking to pour the slab on grade and sally port by middle of next week.

Member Fonda asked how much money did we save with trench drains going in backwards? He went through the report and said they were putting the trench drains in but didn't notice they were putting them in backwards. It would've been back pitched.

Member Pietrandrea said that of all of the 32 electrical conduits in the mechanical room, the staff were told not to backfill until all PVC is out and put in all steel nineties. But there was backfill anyways.

Vice Chairman Bailey said he was told Deming was going to get their apprentice to take measurements, go back to the shop and bend all the nineties and put in PVC and then didn't do it.

Member Pietrandrea stated that you can't bend a pipe, you use a premade fitting. Mr. Musial said he will check.

Member Pietrandrea said they stuck a steel beam without a lintel over the doorway of the sallyport, with no door frame and it's still there. There is a bond beam on top of the door with an eye beam on top of the sally port door, nothing really holding the beam up.

Member Canosa asked how so many things are being missed with all of the different layers of review. That should be caught during some form of inspection. Mr. Musial said the trench drains were not inspected yet.

Mr. Grant said that many of the things that sound like issues aren't actually issues. They are just being reported prior to them being reviewed. There are issues that happen every day on all jobs. If there is an issue, they will find it and fix it.

Vice Chairman Bailey said in the sally port there are some open drains that need to be capped off, they are below grade, vermin can get in there and it would cause a lot of problems. They were told three weeks ago to cap it and it still has not been done.

Mr. Grant asked Purchasing Agent Fumiatti about the grant app and pieces of project we need form them to assist with application with FEMA.

c. Silver Petrucelli – Update

i. NBPB Draft Sign Discussion

Mr. Banning is working on sketches related to the change for the EOC as multiple trades are working on it. The update to the architectural plans continues and hopefully vetted by the Police Chief before the next meeting. input on preliminary drawings for signs.

The one question is that they believe the Bristol sign is a carved wood sign possibly. Wood has difficulty with maintenance and metal has a different look and will hold up better over time. The dimensions are similar to what was previously discussed.

The committee agreed that PVC or composite for the signs.

Member Rose asked if anyone had spoken to Planning & Zoning to make sure it fits with the zoning agreement. Mr. Pretti stated that the sign companies work with the sign permits and are versed on what the requirement is. Mr. Banning confirmed that they would check in with zoning and verify the requirements and be sure it meets them.

d. Newfield

i. Construction Update

Mr. Musial stated that steel should be done by the end of the week. He will ask to have the drywall contractor start work on the tresses next week. The steel done by end of week crane plans approved and will share with COTW Bailey. The concrete contractor has been grouting the last plates on columns and fitting the diamonds and slab on grade for the stairwell. The site contractor will dig a primary line for conduits to the bottom of the hill. There was an issue with Wallingford Electric regarding the contract documents, and everything to that pool is owned by Newfield. The High voltage wire needs to be covered by the project. T COTW Bailey said there was a previous meeting between Mauricio and Jake along with Silver Petrucelli and Member Pietrandrea and COTW Bailey at the PD and it was discussed. It was discussed about bringing that high power line onto the site. There were conversations about bringing it on site and had a report. Bill took the minutes of that meeting.

Member Pietrandrea said there was no cost for utilities from Mauricio and they gave us the CTs inside the cabinets. The supervisor and his boss said they would do it for nothing, all we had to provide was the rope in the pipe and no cost for the municipality. Mr. Banning said he will dig up the minutes from that meeting.

Mr. Musial said there are currently two mockups for review on site. One is for the flash door frame condition with the CMU blocks. Also, the space blocks that were approved last meeting.

Mr. Grant asked if everything is square with the floor boxes on the second floor, as Brad has the slab on deck for that.

Vice Chairman Bailey asked if there is an issue with the UPS on the second floor that the floor is not graded for the weight. Mr. Musial said it is under review.

Four beams were punched through the CME wall that were too long and there was a bust. Why would you put beams in place that were too long? Mr. Musial said there was something in the discrepancy with the structural plans and wanted to keep the dimensions of the walls the same. Instead of having a review with the roofer and have the blocks replaced.

Member Pietrandrea asked if they had to take down any of the staircase walls at all, did anything have to be removed from the site. Mr. Musial said the first 3 courses of the egress had to be moved. The section of the concrete foundation was about 2" and the painted floor and the egress and it had to be moved to meet the requirements.

Member Palumbo wanted to be sure it was on record, that per their conversation with Bob Banning, Silver Petrucelli will pick up any additional cost Mr. Pretti incurs while adjusting the site plans. Mr. Banning confirms that is correct. Mr. Pretti will be paid from Silver Petrucelli and a change order will not be provided to the committee.

ii. PCO's

Motion: Member Palumbo motioned to accept PCO # 004 in the amount of \$25,660.80; seconded by Member Rose.

Discussion: None

With all in favor, the motion is passed.

Abstain: Vice Chairman Bailey

Motion: Member Pietrandrea to approve PCO #0013 in the amount of \$5,321.68; seconded by Member Rose.

Discussion: None

With all in favor, the motion is passed.

Abstain: Vice Chairman Bailey

Motion: Motion to table PCO#011 until the September 11,2023 meeting; seconded by Member Rose.

Discussion: None

With all in favor, the motion is passed.

Member Pietrandrea asked about the update on the surge protector. Mr. Banning said that the information on changing over to Siemens was received but has not yet been vetted out. It does appear that there will be no additional charge for the change to Siemens.

Member Rose asked about the elevator shaft. They have a few questions about the walls. Mr. Musial and Mr. Grant said that they had gotten an RFI response and not all questions answered before they could proceed.

Member Pietrandrea asked about the RFI response from the architects. Mr. Musial said they have been better. There are still 4 more RFI's not yet responded.

Mr. Grant was looking at structural drawings without seeing it. There may be some confusion on what the lintel is fully grouted shear wall.

e. Financial update

Purchasing Agent Fumiatti will send out the update later this week via email.

6. Legal

7. Invoices

Motion: Member Palumbo motioned to approve the invoices below for the NBHS project; seconded by Member Rose.

Discussion: None

With all in favor, the motion is passed.

Contractor	Invoice #	Inv Date	Invoice Amount
NBHS			
Enviromed	23670	8/14/2023	\$ 2,345.00
Enviromed	23671	8/14/2023	\$ 2,977.50
Tectonic	16	8/15/2023	\$1,110.36
Test Con	11959	8/8/2023	\$1,554.00

Motion: Member Palumbo motioned to approve the following invoices for the NBPD project; seconded by Member Rose.

Discussion: None

With all in favor, the motion is passed.

Abstain: Vice Chairman Bailey

Contractor	Invoice #	Inv Date	Invoice Amount
NBPD			
Silver Petrucelli	23.889	8/1/2023	\$4,196.62
Silver Petrucelli	23.890	8/1/2023	\$948.50

Motion: Member Palumbo motioned to table the two Silktown invoices listed below until after the onsite meeting with Silktown on 8-28-23; seconded by Member Rose.

Discussion: None

With all in favor, the invoices are tabled.

Contractor	Invoice #	Inv Date	Invoice Amount
STWCC			
Silktown	23006-3	6/30/2023	\$15,345.00
Silktown	23006-4	7/31/2023	\$5,115.00

8. Executive Session: Executive Session: CGS 1-200(6) (B): Contractual Action

Motion: Vice Chairman Bailey motioned to enter into Executive Session: CGS 1-220 (6) (B) Contractual Action to include Purchasing Agent Fumiatti, the members of the PPBC at 8:45 p.m.; seconded by Member Paumbo.

Discussion: None

With all in favor, the motion is passed.

Motion: Member Palumbo motioned to exit Executive Session at 9:30 p.m.; seconded by Member Pietrandrea.

Discussion: None

With all in favor, the motion is passed.

9. Adjournment

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

Discussion: None

With all in favor, the motion is passed.

Adjourned at: 9:35p.m.