

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 PELLICIA, JR.

**TOWN OF NORTH BRANFORD**  
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**MINUTES**  
**PERMANENT PROJECT BUILDING COMMITTEE**

<b>August 28, 2023</b>	<b>Stanley T. Williams Community Center Walkthrough Meet at Front Entrance</b>	<b>6:00 PM</b>
<b>August 28, 2023</b>	<b>Town Council Chambers</b>	<b>7:00 PM</b>

**1. Call to Order**

Chairman Whalen called the meeting to order at 7:08 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 Project:** Member Canada and Member Siena

**Present: for NBPB Project:** Member Palumbo and Member Pietrandrea

**Also Present:** Town Manager Michael Downes; Camil Zuk and Amar Shamas from Gilbane; Jonathan Gombotz with CSG; Rusty Malik and Carson Collier from QA+M; Attorney Donofrio; and John Florio from BOE.

**4. Citizen Statements**

**5. Approval of Minutes from 8/14/2023**

**Motion:** Member Palumbo motioned to approve the minutes from 8-14-23 with the corrections noted; seconded by Vice Chairman Bailey.

**Discussion:** Vice Chairman Bailey stated on pages 2 and 3 where it states Mr. Cuomo, it should be spelled Como. on Page 5 at the top where it states Mr. Palumbo said he wanted to keep the slab. It should read "Member Palumbo said Select Demo wanted to keep the slab, but it has now been removed."

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

**Abstain:** Member Canada and Member Canosa.

## 6. STWCC – Project Update

### a. Punch List updates

**Motion:** Member Palumbo motioned to accept the remedies proposed by Silkton to include replacing all the corners and the fascia over the gym as determined by the walkthrough to be scheduled this week by Purchasing Agent Fumiatti; seconded by Member Rose.

**Discussion:** None

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

## 7. NBIS -Project Update

Mr. Malik said there have been repointing for parts of the building; at the main entrance and fixing the sills. The team will work with Mr. Florio on when contractors can work, etc. as school will now be back in session. Thursday's meeting will not be on site; It will be a zoom meeting and still will be at 2pm; going forward on zoom until a time frame is set when school is not in session. They submitted a payout to be reviewed and modified; it will be provided to Purchasing Agent Fumiatti and will be presented at the 9-11-23 meeting. Vice Chairman Bailey said at the last meeting on site by the main entrance where the samples were for the repointing and there was a section of wall that was extremely dark. it still looks extremely dark; Will it be addressed? Mr. Florio said it has not been rewashed.

## 8. NBHS

### a. Budget Update

Mr. Gombotz shared the updated budget along with Purchasing Agent Fumiatti's snapshot report. Through last Thursday 8-24-23, the Owner's Contingency was at \$ 1,074,796 including the \$257,086 of pending ATPs. Member Pietrandrea asked how much of the CM contingency is left? Mr. Gombotz said it stands at \$1,002,762. Mr. Gombotz had tried again to contact Michelle Dixon last Thursday 8-24-23 but her email stated she was out of the office; a voicemail was left, since it is past the 8-15-23 date for them catching up on reimbursements. The next reimbursement application is all set, but it cannot be submitted until the next payment is received.

Member Fonda wanted to talk about the ATP that lists PR-40 for the Dust collectors. Mr. Gombotz stated that it is a design change. Mr. Collier said it hasn't been finalized from a pricing standpoint; It's a coordination effort between the dust collector, product literature and the ductwork and tech construction lab. Mr. Collier said it is a placeholder right now, but it has not been vetted or reviewed for pricing efforts.

Member Pietrandrea asked if this was a mistake, or something forgotten? Mr. Collier said it is a bunch of components to include a structural lintel over the windows that is larger than the anticipated size, and a coordination of the exhaust valves for the dust collector. It was the basis of design. Mr. Malik said there were some coordination efforts that had not been fully vetted and weren't shown on the drawings.

Member Pietrandrea asked about 7-12-23 RFI 443 for the backfill of the basement, and has it been fully vetted? Mr. Zuk said K +W is pricing it based on the quantities that were shared with them last Thursday. Member Pietrandrea continued stating there is RFI440 that is stating an hour on the job and how do we end

up with a \$62,000 placeholder for less than 200 yards of material. Mr. Zuk said that placeholder was from several weeks ago before the survey was done.

**b. CSG – Weekly report**

Mr. Gombotz shared that the Wireless access points changed out and have returned temporary access points. Ensalco is slowly getting stuff in. We are still waiting on the kiln and it's on a 12 week lead time, but no definite date on when they will be coming in. There was a meeting last Thursday about the Promethean boards and site progress foundations and footings are being poured.

**c. QA+M – Weekly Report**

Mr. Malik stated there was a change in the original promethean boards as there were conversations about the technology in the buildings and the boards that were installed. It has been discussed with the committee and it was decided that the newer version was to be installed in accordance with the tech team of the school. At that time the thinking there was a solution. This conversation started in January- February and the time of substantial completion should be resolved. The big component that was discussed is that they submitted one thing and then installed something else. At this time, they are still trying to solve the connectivity issue. The solution requires replacement of a board controller and will resolve the issues. There is a proposal to provide a change and it is in the range of \$50,000 for change order for replacement of the board. That was questioned by the design team due to the fact that in the specs is that they installed a board that was not approved, Red Thread agreed that was a mistake. An updated board should have been submitted. Red Thread said if they installed it on the spec, it wouldn't have been compatible.

The basis of the design was a smart board, and the product and controls would all work together. Everyone at the meeting had agreed it would all work together. Member Pietrandrea was very vocal about the smart boards and that they would not work. Now there is a 50,000-change order. The board agreed to a compatible board if Red Thread could get it to work at no additional cost to the town.

Mr. Malik continued by stating, Red Thread said if they had installed the original Promethean board it wouldn't have worked. Red Thread agreed that their process isn't followed through; and they are supposed to per specs do one installation and then a complete review of the systems to be sure it is all working and is compatible. That did not happen. They did not inspect all of the systems. From the process point of view, they didn't follow through. Red Thread's counter argument is that if they had inspected it there still would have been an issue. Mr. Malik stated that if it was inspected the issue could have been handled in the beginning.

The change order that was submitted called for 43 units. They did propose they have culpability on the issue and willing to compromise so some expense on their part and some on the town's part. There are 32 boards in Phase 1 and there are a total of 48 boards.

Mr. Zuk said the design team approved the touchpad that doesn't work, and even if they were able to get that board that was submitted initially, it wouldn't have worked. The board that was submitted and the one installed were of the same frequency. Member Pietrandrea said that Gilbane came here and the two boards that they would get the boards running to be compatible and requested for the team to accept the newer model.

Member Rose asked if we had followed the specs from day one would there still be a problem. Mr. Malik said no, the design is one system which was the smart board and everyone on the technical team, so if it was installed correctly.

Member Rose stated the board should get Mr. Malik's proposal and send it to the Town Attorney and have them work it out and the attorney can let us know where we are legally on it.

Mr. Collier said the Promethean boards are operational, the students and faculty have been using them. The wall panel connectivity that changes inputs and turns boards on and off so you don't need wireless remote and ties into the audio enhancement system within the overall classroom. They are functional from an academic standpoint, but are not functioning to the design intent. Member Pietrandrea stated that the teachers have to now use the boards in a much different way than they are used to as the technology is not where it should be.

Mr. Malik said that Red Thread is willing to do 50/50 for the change at this time.

**Motion:** Member Rose motioned to have Attorney Donofrio, and all parties involved with the Promethean board issue work it out with the attorney; seconded by Member Pietrandrea.

**Discussion:** Member Canada asked if there is a resolution reached for this issue, what type of interference with the academic calendar would this impact? Mr. Shamas and Mr. Malik stated that they will follow up and clarify.

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

Mr. Malik was asked by the board to look into what the original site plan had on it, and it was never talked about for an elevated field. He talked to a landscape architect and civil engineer. At one point it was going to be a full-blown field with an irrigation system. That was the original concept design. The committee said we won't have a full field and it was made as an alternate. In the transition of alternate and original design the elevation was left the way it was. The drawings showed the elevated field from the start. So worst case scenario in terms of the cost there could've been a separate grading plan, but it was quite complicated. Member Rose said we have a parking lot all around this field and grades on all of these fields. What would be the problem with just putting a grass field that fills those spots and use the gravel. The elevated field has already been placed and built. Instead of hauling fill in there, have the contractor bid so many cubic yards of crushed stones and then use the gravel in the lifts and make them more accessible.

Member Pietrandrea said it is a safety issue and they can't be accessible, as right now it slopes in both directions.

Mr. Malik had spoken with the engineer, and they recommended the stone. Vice Chairman Bailey wanted to clarify on the drainage, will it have any effect on the parking?

#### **d. Gilbane – Weekly Report**

##### **i. ATPs**

#### **ATP-0169 Setting & Connecting Telecom Pull Box**

**Motion:** Member Rose motioned to approve ATP-0169 in the amount of \$3,283; seconded by Member Canada.

**Discussion:** None

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

**ATP-0170 Temporary Student Walkway.**

This includes the costs submitted for the placement and removal of a 6' wide x 485' long asphalt walkway extending from the rear entrance of the new entrance of the new high school leading to the existing rear student parking lot. Mr. Shamas agreed to take it out of CM Contingency for the processed stone.

**ATP-0170 has been rejected after adequate discussion of the board.**

**Motion:** Member Rose motioned to have Gilbane put in processed stone for a temporary walkway and funding it out of their CM contingency; seconded by Vice Chairman Bailey.

**Discussion:** None

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

**ii. Punchlist updates**

Mr. Zuk stated that there are still 39 items with work required; 33 items where work was not accepted; 160 items that are ready to close by QA+M.

Member Pietrandrea asked about J & G Glass. Mr. Shamas stated they are still waiting on Cherry Hill, but they are not responding in a timely manner. Lockheed windows is another contractor option and waiting on a proposal. They have not completely defaulted J & G.

Member Pietrandrea wanted to clarify that J & G Glass is getting a sub-contractor to be able to complete his portion of the project.

Member Pietrandrea asked about the fixtures- Mr. Zuk said there is another lens that had shipped last week and another one is coming from an alternate manufacturer and will be shipped soon. Member Pietrandrea asked what the impact to the kids would be to have them replaced. Mr. Shamas said the work will have to be completed after hours at no additional cost to the town and the town paid for a product that was not completed.

Mr. Zuk continued stating the footings are complete around the perimeter. The pour for foundation walls tomorrow and balance the piers on the interior of the foundation. The team should complete the pour for the elevator pit by Thursday or Friday this week. Roof drains have been tied in and did not powerwash the base of the building. The plumber still needs to pull out the stops in roof drains.

Mr. Shamas wanted to be sure it was on record that they have not presented any ATP or cost proposal for the backfill of the pond yet.

OCO 16 to QA+M for the disposal of the PCBs for the tonnage. Mr. Shamas stated that all the weight tickets and the tonnage documents were submitted to Purchasing Agent Fumiatti. Member Pietrandrea wants to see the tickets at the landfill and what it was.

Vice Chairman Bailey asked about the punch list. The concrete in the front. We have the plastic still staining out front. Mr. Zuk said it was washed and QA+M is going to review and determine what's acceptable. It can't be touched now because school is back in session. Mr. Malik is still going to be vetted out.

Member Fonda said the report from Gilbane is good with the actual work being done and what was asked for.

**iii. Walkway in rear lot**

**9. Legal**

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

**Motion:** Member Palumbo motioned to move into Executive Session CGS 1-200(6) (B) Contractual Action at 8:50 p.m. to include the members of the PPBC, Purchasing Agent Fumiatti, Attorney Donofrio Mr. Malik and Carson Collier from QA+M, and Town Manager Downes; seconded by Member Rose.

**Discussion:** None

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

**Motion:** Member Palumbo motioned to move out of executive session at 10:04 p.m.; second by Member Rose.

**Discussion:** None

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

**11. Adjournment**

**Motion:** Member Fonda motioned to adjourn at 10:05 p.m.; seconded by Member Rose.

**Discussion:** None

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