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MINUTES

PERMANENT PROJECT BUILDING COMMITTEE

September 18, 2023 Town Council Chambers 7:00 PM

1. Call to Order

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

2. Salute to the Flag

3. Roll Call

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

Present for NBHS Project: Member Canada and Member Siena

Present: for NBPD Project: Member Palumbo and Member Pietrandrea

Also Present: Purchasing Agent Fumiatti; Camil Zuk from Gilbane; Jonathan Gombotz with CSG; Rusty Malik and Carson Collier from QA+M; and John Florio from BOE.

Not Present: Chairman Whalen

4. Citizen Statements: None

5. Approval of Minutes from 8/28/2023

Motion: Member Palumbo motioned to approve the minutes from 8/28/2023; seconded by Member Canada.

Discussion: None

With all in favor, the motion is passed.

6. STWCC – Project Update

i. Punch List updates

Purchasing Agent Fumiatti spoke with Thomas Hibbard and Silktown, they are beginning punch list repairs tomorrow 9-19-23. There will be an update on progress at the next NBHS meeting on October 2nd. It should be completed by that time. Silktown has still not received a CHRO sign off, and all other pending invoices are being held.

7. NBIS -Project Update

i. Contractor Employee background checks (Checkr)

Mr. Collier stated that last week on 9-14-23, the design team and construction team met with the admin to discuss general schedule updates. The purpose of the call was to get a palpability to accept any construction activities during the school days. They are working on a crafting schedule with Barrett Roofing during 7:30am-2:30 pm one exception is regrouting of exterior

masonry as it shouldn't cause any disruption to students. There was discussion about safety on site and everyone working on site has a proper Background check completed.

The plan is to set up scaffolding on the back side of the building away from academic classrooms and only work on sections that can be completed within 1 -2 days. There will be a very defined schedule of when contractors will be on site.

Member Canosa asked when the agreement with Barrett Roofing was signed. The purchasing agent stated it was either June or July and the plan was to start some of the work this summer and then complete next summer. Member Canosa asked if we are on track with the work. Mr. Collier confirmed they are on site as the plan was always to do some of the work during both summers and then some of the work when students are in session as needed.

Vice Chairman Bailey asked if it's going to be rolling staging and are they going to put down plywood to protect the grounds? If it's staging, would it be 2x 10, and when it's torn down and the housekeeping taking care of the grass that is understood? Mr. Collier said this is something that was also discussed on the call. There was also a concern of scaffolding being left out. There was a request for safety and mobilization for the design team's review.

Member Siena asked one of the reasons why the masonry and grout did not work was due to the roof design. But now with replacing the masonry and grouting without fixing the roof design will it still be an issue? Mr. Collier said the roof issues partially contributed to the mold and vegetative growth. On the masonry restorative side is infilling the recessed mortar joints and a lot of cavities where things can grow. They have done one round of power washing to get a baseline to stop that growth from occurring. Until those roof designs are addressed, you will still be dumping water off the face of the building. In their contract they have a second round of power washing once all the roofing is done to complete and make a final clean pass of the building.

Member Siena said one of the issues was the water was getting behind the bricks due to the roof design, so with the grouting is there still going to be mold growing? Mr. Collier said they are unable to get into the wall cavity to correct the mold issue that is already there. They have ways to get the overall water out, those weeps are creating a better drainage for the wall assembly. Mr. Collier does not foresee anything further to compromise the wall. Member Siena asked if we have any recourse if they do the new grouting and the roof issues and more molds grow. The order of things seems wrong. Mr. Collier said it's a sequence of construction, and he is not as concerned about the compromising of that wall. They are trying to solve the surface water and the growth that has taken place on the wall over the years. They are adding more appropriate drainage so the water can get out.

Member Canada wanted to clarify that the work would be done outside of the school window period. With daylight savings time coming, there won't be as much time to work while it's light out.

Mr. Collier said a lot of the growth is since the building was constructed about 10 years ago. They are using a chemical agent to stop the growth from continuing.

Member Siena said with the chemicals being used is there any risk to the students or the environment. Mr. Collier said it has been approved and is as environmentally friendly as growth de-agents can be.

Member Canada asked about how many working days will be needed for the grouting process? Mr. Collier said they are going to work with Barrett on the scheduling. Mr. Collier said that Barrett may end up getting their own lights, working weekends etc. Member Canada asked if they would be needing any access to the inside of the school? Mr. Collier said the only time there would be contractors inside of the building would be when the exploratory roof process is done. that would be in conjunction with the school security team and Mr. Florio to be sure everyone has the proper checks done.

Member Fonda asked who is going to monitor that time constraint? At STW there was a problem with there being too much noise and someone needs to be monitoring it. Mr. Collier shared that QA+M is not on site every day and it was made clear to Barrett and if there are reports of excessive noise it can be stopped. Mr. Malik said the specifications state that they are not to be done during school hours. The administration is making accommodation for them to be allowed to do work during school hours, so this can be removed if needed.

Mr. Collier wanted to discuss the process for the background checks of the staff from Barrett. Purchasing Agent Fumiatti said we could cover the cost and use our same company that we already use.

Member Canosa said in the past working on sites for schools, the company itself is responsible for providing the background checks for their workers. Purchasing Agent Fumiatti said it wasn't included in the spec as the premise was that they were to be working during the two summers when no one is in the building. Member Pietrandrea said that the town is making accommodations to let them work when school is in session, they should be accommodating and to cover the background checks.

8. NBHS

i. CSG – Weekly report

Mr. Gombotz shared some updates. He has received a response from the CoreCT on the reimbursement. A notice was sent to all submitted requests about a new process. This new process requires us to provide the invoice and check wire proof of payment and a summary of all of the invoices and where it can be found within the document. We are waiting on a response from the state on if what was sent was acceptable. They are currently working on the next submission with new expectations.

Insalco, the equipment vendor, last Friday delivered the 3 enlargers for the dark room, one of them had a missing piece. He is tracking the missing piece. The kilns were received in CT on Friday but have not been delivered to the 2nd floor yet, they are being tracked. He is continuing to track the rest of the equipment. Insalco has been historically tough to work with.

Member Palumbo asked about the status of the glass cabinets. Mr. Gombotz stated there was a meeting last Wednesday, and they walked through the media center and display cases QA+M will do final review for the open house. Most of the things we are waiting for are for the next Phase.

Mr. Gombotz continued stating they also walked the student walkway, QA+M has a sketch, and a temp process was installed and there is some tweaking that needs to happen.

Member Palumbo said on the walkthrough there was Mr. Gombotz, QA+M, superintendent of schools, Member Palumbo. The idea is if we have to put the asphalt in the back of the school, he feels the town should leave the asphalt walkway as there is a science garden out there. Coming out of the back of the school the science garden can be incorporated into the walkway. Member Pietrandrea does not agree about the town having to pay the cost to keep it. Member Palumbo continued stating that if we can go to inland wetlands and pipe, it from the ticket booth all the way to the corner, we can clean up that area as there is nothing but growth and tree stumps, etc. over there. Piping it over to the science garden and then redesigning it. The elevated field will be discussed later in the agenda.

Member Palumbo also mentioned that the roadway that is going out back is zig zagging through the parking lot and there will be nothing but issues. The roadway should be brought in past the ticket booth and then have one sweep out to Caputo Rd.

Member Canosa asked about the cell service. Mr. Gombotz will follow up with the Superintendent of schools. Mr. Florio said you can't use your phone unless you are near an exterior wall. Mr. Gombotz said the students/ faculty are using more of the Wi-Fi calling at the school.

Mr. Gombotz will be on site tomorrow to look at the blinds as requested and plan for an afternoon visit. Member Pietrandrea wanted to know how we know they are actually checking them as there are no photos, how do they verify that there are two screws there. It is a safety issue and needs to show proof that they have all been done.

i. QA+M – Weekly Report

Mr. Malik shared there is a focus on site to talk about the sidewalk and the pavement that has been discussed and the portions that were replaced. The work that was done was not acceptable, so it has to all be done again. The concrete contractor is unwilling to do it and Gilbane will be working on it. Mr. Zuk said the contractor did respond to the 48 hr. notice and said he will replace it, whether he does complete that or not remains to be seen. Member Pietrandrea shared in a previous meeting that when sealer is sprayed on the sidewalk like that it leaves an orange juice film on it and that is what happened. Mr. Malik stated that they are revising the sketch and it will need to be redone.

Mr. Malik continued stating that they are also addressing the ponding issue off the walkway. The thought was putting in another area drain closer to where it ponds and then putting some stone along the edge.

Vice Chairman Bailey stated there is extra drainage that was added to the parking lot and now we are going to have more drainage added? Mr. Malik said it is only about 7-8 ft. Mr. Malik said the value was not paid for.

Member Pietrandrea said that the brick pavers were paid, the concrete was paid for, the glass guy was paid. Member Canosa asked if SDI insurance covers any of this work? Mr. Zuk said he understood that the work was accepted and is not being unaccepted. Member Pietrandrea when we are going to get the accountant involved and hold some of that money aside until the work is completed to satisfaction.

Member Siena said what is the liability with this ponding and come winter it freezes, and what if someone falls and gets hurt? Mr. Malik said they will take a look at it and get back to the committee.

Mr. Malik said there was a lot of clearing done by the town and the contract does have some cleaning of the wetlands and a lot of species that are invasive, and the town did it on their own. The walkway that is going through there is gravel down, if we currently own a paved walkway that extends from the road all the way close to the wetlands, and it goes to the science garden. Pavers went over there and instead of doing that, maybe we rethink it as grass instead of pavers and use that money to offset the cost of the walkway. But now it is bituminous. There is still more walkways left but now we are going from pavers to bituminous. Beyond that when you come to that head wall there was a new walkway there anyways. It's a matter of how we coordinate what was called for to achieve what we want now. There will be some sketches put together. Originally the road was turning in the parking lot, and the reason behind it back then there was a concern that people were using it as a speedway and to make it more complex to slow traffic down and make it less desirable. It can be done and extend the road and would be easier on a maintenance level and could put speed tables in there.

Also, security is a concern, do we bring in lighting, cameras? These may need to be looked at as we begin looking at the big picture.

Member Palumbo shared the north lot where the student parking lot is shot. There are so many different types of concrete, asphalt, gravel, etc. There is about 30,000-40,000 sq ft.

Member Rose also agrees that there should be security cameras and lighting for that parking lot.

Member Pietrandrea stated that the town should put it at the end of the project and then if we are short then they can figure it out- between CM contingency and what money is left and then the town will need to pay for it.

They have to look at the drainage with everything they are doing. We need to look at the big picture.

Motion: Member Palumbo motioned to have QA+M review the road, parking lot and the inland wetland for piping through the parking lot; seconded by Member Rose.

Discussion: Member Canada wanted to clarify the lot near the practice field is already there.

With all in favor, the motion is passed.

consultants will go through a regrading plan - and follow the grading that has a natural slope. It will be a grassy area if it is wanted to be used for a field that can be but it doesn't need to be a field.

Motion: Member Palumbo amended his motion to have QA+M redesign the field with north parking lot where the practice field is now on the plans now and redesign the road around the parking lot to have better access in and out; and incorporate the wetlands to the last corner. Also continue the walkway into the science green area that is presently in the plans; seconded by Member Canada.

Discussion: None

With all in favor, the motion is passed.

Member Rose asked with this new plan if Mr. Florio is concerned about having to remove all of that snow. Mr. Florio said Mr. Merola does have a snow pusher and a leader when it's needed.

1. Promethean Board update (from 8/28 meeting)

Mr. Malik shared they are still working on the Promethean board issue with Red Thread. The team is finalizing a letter to go to Red Thread. The cost for the smart boards fix is approximately \$12,000 without Gilbane's markup for the solution. They are absorbing the labor costs. This is still in preliminary stages but will be presented to the committee soon.

ii. Gilbane – Weekly Report

1. ATPs

Mr. Zuk wanted to clarify that the ATP-0157 he was going to present for the additional drainage is going to be tabled based on the discussion the committee had earlier in the meeting. This was initially presented on 6.13.23. The addition of Tilcon stone was added into the ATP.

Motion: Member Palumbo motioned to table ATP-0157; seconded by Member Rose.

Discussion:

With all in favor, the ATP is tabled.

Motion retracted.

Motion: Member Rose motioned to pay ATP-0157 in the amount of \$33,820; seconded by Member Palumbo.

Discussion: None

With all in favor, the motion is passed.

2. Punch List update

Mr. Zuk stated that the footings and foundations are done. They mobilized with steel on Friday with the crane. The plan was for today to start swinging steel but with the weather it will begin tomorrow. They will be working on the columns adjacent and going towards the auditorium, that will take up the majority of September/ October and then will be mobilizing the mason to work on the storage rooms. Site work has been wrapped up for the immediate area of the school. UI came on Friday to remove the poles and relocated for a telecom line; he will confirm it was back filled.

Vice Chairman Bailey has been driving by and it doesn't seem like there is a lot of progress being made. There hasn't been a 2 week look ahead. How is the project tracking? Mr. Zuk said Haven Steel was supposed to arrive on September 15th.

Mr. Zuk states Gilbane is on schedule with the project as of September 18th.

Member Palumbo the list that was provided to the committee, he had asked Mr. Collier during the last walkthrough to provide a list of all of the issues that they have been working on for a long time. These are things to be reviewed with Gilbane/ QA+M to see what needs to be done to get them completed. Mr. Collier did clarify that some of the items are ones that are being tracked for the next Phase.

Member Pietrandrea asked how they corrected the expansions, the open spaces between the glass on the hallways, there was a gap there. Mr. Collier said the details within the contract documents did call for a fire treated plywood, so it all matches the storefront glazing system and the gaps no longer exist. Member Pietrandrea did some research on the chemicals being used and what they

do to wood. It breaks the composite of the wood. Mr. Malik said he believes the wood is wrapped with aluminum.

Member Canosa asked if the list that was shared with the committee is a composite. Mr. Zuk said this is mainly a list of open items that have not been completed. This is a list of ongoing issues that CSG, QA+M, and Gilbane are working on.

Motion: Member Palumbo motioned to have a punch list summary to be included in the agenda every week. seconded by Member Canosa.

Discussion: None

With all in favor, the motion is passed.

Member Rose said the grass quality and maintenance on the list. by the auditorium parking lot it is terrible, there is crushed stone and it looks like subsoil/ gravel. Just throwing seed on there isn't going to help.

Member Palumbo said Gilbane still holds the maintenance on the lawn and it hasn't been cut/weeded often enough. Mr. Zuk said he will keep on the landscaper to make sure it is being maintained.

Vice Chairman Bailey said in the T & M from Acronom it stated that they used the wrong sized box, that shouldn't even come to us. If there are mistakes on supplies those should be showing a credit back to the town and not charges.

3. Temp Walkway in rear lot- discussed earlier in the agenda.

Member Rose said there must be some cameras already in that parking lot.

Member Palumbo said if we put an island in there then there would be room for lights/ cameras.

2. Legal: None

3. Invoice Approval (from tabled 9/11)

Motion: Member Palumbo motioned to pay the following invoices 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			
Gilbane	29	9/6/2023	\$791,992.23
Omnidata	2460	8/25/2023	\$185,465.72

Motion: Member Canosa motions to ask for a breakdown for the invoices with all of the backup from Gilbane at the October 2nd meeting; seconded by Member Palumbo.

Discussion: None

With all in favor, the motion is passed.

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

Discussion: None

With all in favor, the motion is passed.

Abstain: Vice Chairman Bailey

Contractor	Invoice #	Inv Date	Invoice Amount
NBPD			
Silver Petrucelli	23-1007	9/1/2023	\$948.50
Silver Petrucelli	23-1008	9/1/2023	\$3,512.50

Vice Chairman Bailey said Newfield is going to give pushback about having weekly meetings. Member Palumbo and Member Pietrandrea along with other members of the committee state that given the issues on site, weekly meetings are going to be needed going forward.

4. Adjournment

Motion: Member Palumbo motioned to adjourn at 9:11pm.; seconded by Member Pietrandrea.

Discussion: None

With all in favor, the motion is passed.