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MINUTES

Permanent Project Building Committee

September
25, 2023

Town Council Chambers

7:00
PM

1. Call to Order

Chairman Whalen called the meeting to order at 7:04 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 and Member Pietrandrea.

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

4. Approval of Committee Minutes from 09/11/2023 - NBPD

Motion: Member Palumbo motioned to approve the committee minutes from 9/11/2023 with the corrections noted; seconded by Member Fonda.

Discussion: Mr. Grant, from Newfield asked the board if he could suggest some clerical changes to the minutes. Chairman Whalen said it was acceptable. On page 2 paragraph two- He stated they have finally received a quote from the technical contractor, it should read "East River". Two sentences down- Mr. Grant said that it was proposed, it should read "Mr. Grant said that the base bid drawings show that the tanks be in the back of the Butler Building. Page 4 second paragraph- they are adding super steel, it should read "supplemental steel", a few sentences down super steel should be corrected to supplemental steel. After one of the onsite meetings, they had talked with the mason to send them their longitude- it should read magnitude. Fourth paragraph down Member Pietrandrea said the only issue of why it took over a month is there was a dedicated design- it should be "delegated design". At the bottom of the fifth paragraph Newfield decided... should read "Newfield looked into the CMU to keep things moving.

With all in favor, the motion is passed.

Abstain: Chairman Whalen and Vice Chairman Bailey

5. Citizen Statements

6. NBPD

a. Tom Bailey – COTW - Update

Vice Chairman Bailey stated that last week he was on site several days and watching over things speaking with Brad. The pour on the second floor occurred at the end of last week and was asked why Tilcon was making the pour instead of Suzio. Brad confirmed that Tilcon was available for that date last week.

In the upper roof there are columns running through the window frames, up on the top of the utmost roof through the center of the building. There are RFI's going back to Silver Petrucelli about what can be done to rectify it.

By the sally port talking with Brad and Steve about gas rerouting. Instead of going through the footing of the building and sally port and bringing it to the second floor; It was determined to be an illegal move. Now it will be brought to the side of the building and go in through the mechanical room once it gets approved.

Butler has not been on site. The electricians and plumbers are sitting and waiting for Butler to open trenches.

The PVC on the sally port footing, latest email Steve thought it was 2 ft below grade and Vice Chairman Bailey showed him pictures of PVC going across top of the footing into the shared wall at the sally port. When Brad was asked, his response was it would be a big change to put them not in the fitting. Carl said he had no issues or concerns about that.

Member Pietrandrea stated he responded to that email today. It calls for scheduling AD PVC to come out and down where you're supposed to have rigid galvanized; But they don't make scheduled AD PVC fittings. Carl approved scheduled AD PVC fittings, but they don't make scheduled ADP fittings. They transitioned from rigid galvanized to the scheduled AD PVC over 25 pieces of conduit. Those joints, you can't pour them in concrete. They have to be below subgrade, it will crack the floor.

Member Rose confirmed anytime he had poured over the pipe it cracked. Over the fittings, there are different ways to get around it, you can cover the pipe so it's not just sitting there. It may have thinner concrete in the area, but then it may not crack. Member Pietrandrea said the reason those pipes are coming out of the wall, the electrician was supposed to put them in the wall, so they were 2 ft below the grade line, but he missed the pipe. So, what they did was, they ran the pipe straight down from the block and landed right on top of the foundation wall. That is not proper installation.

Member Canosa asked what does the spec call for? Member Pietrandrea stated anything that is encased in concrete or in fittings or walls, shall be protruded through the walls and be galvanized. It also calls for no more than 270 degrees of bend on the job site. He came down the walls on each side equaling 360 degrees which is too much.

Member Rose said there is only one pipe laying on the footing that he saw in a photo. Member Pietrandrea shared that it comes out of the wall at 90 degrees, down the wall 90 degrees, and then 90 across.

Vice Chairman Bailey said there are about 6-7 couplings going into that wall.

Member Canosa asked if the last bend is going to work? Member Pietrandrea said they are short on pipes in the wall. Member Rose said it looks like he bent the pipe which is better than a sweep. Member Pietrandrea said they are going to have trouble pulling the wire.

Vice Chairman Bailey continued it was discussed with Brad regarding the 2nd floor, there are no house pads for switchgear, as it was never shown on the drawings, so an RFI went out for house pads. Mr. Banning said to his knowledge there were no housekeeping pads for the HVAC equipment.

There was a discussion on the fire pump room. According to drawings the shaft is 20ft long overall. The question arises, how do you go to install it with the roof being up? There were no provisions made. there were no extractions for maintenance, etc. Newfield can explain the options.

Member Pietrandrea asked what happened to the double doors during design? Vice Chairman Bailey said there is no double door in that area when the ceiling is 10 ft above the fire pump. Mr. Grant said you have to pull out the assembly in its entirety. They have previously seen a Bilco roof hatch that could be a solution. It's waterproof if you need to pull it out and maintain it then you could use a crane to get in there without having to cut into the roof. Vice Chairman Bailey said his question with the pumps and the shaft, he's seen them split and as soon as you start in the torque they split right away.

Member Rose said he has put them on the fire training facilities he's built and they work really well. They are very simple to install.

Member Fonda asked what kind of modifications would be needed for this hatch. Mr. Musial said they would have to redesign a section to provide additional space for it.

Member Canosa asked what was the original plan on that? Vice Chairman Bailey stated that there was nothing in the original plan for this.

Mr. Banning is surprised that the shaft is 20 ft. Vice Chairman Bailey said it's a single shaft until you have the impeller on the base, it's one piece you don't do that because of the torque and you can lose your mechanical by putting a flange in there. There will need to be a warranty.

Member Fonda asked if this room already went through coordination with the team and no one picked this up? Mr. Musial said it wasn't run by a coordination team. Mr. Grant said Brad had reviewed it and paid to have the roof cut out on another job.

Vice Chairman Bailey stated there is missing steel on the second floor above the stairwell by the sally port. It was never drawn in. It was down on T&M and wasn't shown on any of the drawings, how could it be missed? That is another coordination issue.

Member Rose feels everyone should be held accountable for the mistake. The architects missed it, GC missed it, steel detailer missed it. He has never seen anything that doesn't say GC okay or GC verified. In his experience steel detailers don't make mistakes, they correct the drawings as they go.

Member Pietrandrea said if there are substantial issues, and hypothetically there's 50 items missing but they are done on the architect's behalf, and he missed them all but isn't that under errors on omissions. There are windows with steel beams, high voltage missing, shaft and a hatch and Newfield has been picking them up. If these issues are structural and architectural issues, wouldn't that fall under errors on omissions.

Member Canosa asked where all of these issues coming from? Errors on the subcontractor side that they aren't being diligent. What's the root of the issues?

Mr. Grant stated that in the normal course of construction, if you bring on a construction manager in the preconstruction phase, they go through drawings, vet everything out, and have milestone deliverables and find all of the issues and get them resolved up front. It does not appear that was done up front.

Member Pietrandrea feels we should bring in the town attorney and see where we stand as there are going to be costly change orders.

Member Canosa is noticing that the issues in the plans are due to not having a second side of eyes in the beginning. How do we protect the town from getting hit with massive cost escalations from fixing those errors? Should we say what is the risk with the plans as they stand? Then we would need to speak with the attorney, but the goal is to keep things moving. The budget is super tight.

Member Rose asks, as Newfield is the GC on the project how would it work if we paid for them to find the rest of the holes in the plans.

Purchasing Agent Fumiatti said if all of those changes were included in the original bid, we would be paying more money. there is missing stuff that we own and would have to pay for, there is a premium that we would have to pay for that and that can be looked at with the town attorney. the beam through the window if it was caught ahead of time, which is errors in omissions and that's not on us. We may have to pay for it and then fight for reimbursement. Vice Chairman Bailey asked are we going to include any errors on omissions about the Butler building?

Member Rose asked, does everyone feel the insurance company for Silver Petrucelli should be brought in now? Mr. Banning said relative to errors on omissions and their insurance, the fact that it is being voiced requires him to report it to the insurance of a potential pending clause. He will do that, and he feels the conversation is really premature and the level of change orders is not out of line. Something like primary cable not being in the drawings, it's never in the drawings. Eversource would never have a contract pulling high voltage cables. Wallingford Electric has a different stance on it. it would need to be taken on a case-by-case basis.

Member Canosa said just to be fair the errors on omissions items would only be applicable and would not include the hatch on the roof. It would cover the beam that was measured 25 feet and then it was 60 feet in the drawings. There are a lot of issues that have been coming up. The sign and the hatch on the roof would fall on the town.

Mr. Grant said it's not a bad idea, but they are 30% complete and once they are done with the majority of the civil issues, the majority of the mistakes have been found. He feels that going forward they should be more minimal. The team will look as far ahead as they can to catch these before they become more of an issue.

Member Fonda said when you look into the hatch, if the room is already coordinated, look into the coordination wise that nothing is running through or around the area. Mr. Musial said they will speak with the site contractor and see how much space they need. This way they can determine the size needed.

Member Pietrandrea asked in regard to the pump, why can't we do a split spline? Vice Chairman Bailey said it is an open air port and the manufacturer would have to decide and he would like to see a warranty on it. It is usually one piece. Member Pietrandrea said if they do a split spline and have a telescopic spline, they come in 10–12-foot pieces. Member Fonda asked if they submitted on a split spline unit, and that's why it wasn't included? Mr. Grant said they will go back and look at it and speak with the manufacturer to see if it can be done.

Member Rose asked why would we need to change the shaft, aren't the motors on the top? Member Pietrandrea said if that motor goes and the spline breaks and the shaft torques inside that motor, it's going to take the shaft and turn it into a slippage and how much torque it has. It could snap the shaft.

Vice Chairman Bailey said 95% of the splits happen on the initial startup because that's where all the torque and tension occurs.

Vice Chairman Bailey has spoken with Brad about the propane and where we stood with East River. Brad said he spoke with East River and the price went up from \$12,000 to \$22,000. The response from the vendor was due to the rise of inflation. Brad said they have the exact same items but yet the price has doubled. Brad is going to call them and try to work it out.

Member Fonda said the scope on this is not the same as it has two tanks. Mr. Musial said that is for the Butler building.

Member Canosa asked what is the lead time for the tanks? Mr. Grant said it's not so much the tank, it's running piping from the tank location currently, behind the sally port across the site up to the Butler building before the end of the season. The thought was providing a separate tank for the Butler building to be able to reduce the excavation.

Member Fonda asked if the pricing from East River was just for the tanks, did it even include the first fill of propane? Mr. Grant said he believes it did include that first fill.

The committee members recommend Mr. Grant and Mr. Musial to contact other vendors for pricing and come back.

Vice Chairman Bailey had a conversation with Brad about the elevator and where we stood, and the response was that he was going back to Kone. He also met with Bob Washburn and Horton and there were still some questions, and they were going back to Kone. Are we at risk of delays on the project progress? Brad's response was we are getting close. Are we still in the scope of

work to possibly go with hydraulics? He asked Mr. Merola, and we should be able to but it needs to come down to the push. Right now, everything else is at a standstill.

Member Rose said there are still issues with Kone as you have to work inside the shaft. The elevator contractor he knows told him point blank that he should not have his name on a Kone as the brakes and system fails, and it is a nightmare to work on and the maintenance annually is very expensive since you have to go inside the shaft to work on it. The elevator is going to stick out the roof, as it has to be 4 ft above the top of the steel, that's what Kone needs because they have to work inside the shaft, so that's why they need so much extra room. Why can't we look at a hydraulic elevator and then on the second floor have a 5 ft square area for the mechanical room?

Mr. Banning said there are some trickle-down effects besides the room, you need an elevator machine room. The electrical requirement for a hydraulic elevator would be considerably larger than the current Kone electric driven, sprinklers would need to be put into the shaft due to the hydraulic fluid.

Mr. Banning said the current one would be 20-25 hp, the current one is around 7-7.5 hp. Member Rose has a 3 stop hydraulic elevator at his winery that runs on a 8hp and it's an Otis.

Member Pietrandrea asked if this was a design issue from the beginning. a 25 hp hydraulic elevator and you don't need that much hydraulic pressure, how did we get to this point?

Member Rose asked if this elevator was spec'd? Mr. Banning said he is sure Kone was one of the manufacturers they looked at. Mr. Grant said Kone was one of the bases of design. Kone Eco space in the shaft as designed they are machine less. Member Rose asked the size of the shaft? Mr. Grant responded stating that their machine is 7' 7" x 6'5". Member Rose said any elevator would fit in there. Mr. Grant said the point of the machine less is you don't have a machine room, the controller is in the wall, the clearance on top is not sole. The hydraulic needs 9 ft above the last stop. The Kone needs 13 feet, that's the issue. Mr. Grant said the state elevator code is 43" from the top of the cab to the first obstruction (typically the hoist beam) regardless of manufacturer.

Member Fonda asked, if changing to the hydraulic, does it alleviate those problems? Mr. Grant responded that it would alleviate some of them but not all.

Member Canosa shared that at the last meeting we requested it to be resolved, and what happened during that time? Mr. Banning responded stating it was resolved and the final drawings were turned over on Thursday 9-14-23, then at the owners meeting on Tuesday 9-19-23 it was found out that Kone had raised an issue.

Chairman Whalen asked Mr. Grant if they came back in two weeks with a solution would that cause a delay? Mr. Grant said they don't have an approved elevator to release and they are aware that it is a life safety issue. The lead time is 16-18 weeks.

Member Pietrandrea asked how long has Newfield been working on this issue? Mr. Grant said the initial ask was made in April and we are still working on getting to a solution almost 6 months later.

Member Rose said he remembers that in the beginning of the project a conversation with Bill Silver and the elevator on the second floor there should be a cupola 6-7 ft above, put a cupola and dress it up.

Mr. Banning said there is a cupola but it's very shallow about 18" high above the elevator. Mr. Grant said you are limited in the height because of the windows. There are a lot of code-related questions and would refer to Mr. Banning on them. Mr. Banning stated the roof needs to be fire rated. Mr. Grant shared, they designed the framing system inside of the wall with new plates, for what Kone needs. Between Silver Petrucelli and Michael Horton they have issued a sketch that shows the tubes, the plates and the issue is the dimension between the plates is 1" short of what Kone needs for clearance for the rails for the traction elevator. The question was asked if the plate could be recessed within the shaft wall assembly and how would that rating look. It should be a very simple request. The 4x4 posts need to have slotted connections because it needs to be moved around. Is it okay to not intumescent that plate? With spring fireproofing intumescent you are allowed a certain percentage of the steel exposed and not covered. Are there 4-6 plates that need to be welded, does that exceed that? If not, then how do we handle welded connections to those plates with the intumescent fireproofing.

Mr. Grant continues sharing that it looks like you have worked through the controller depth issues and there have been some reframing of walls to make it work. The hoist beam is something they are working through right now. The clearances at 43" is not only the hoist beam there is also the rabbit tails coming from the lower roof not the cupola showing through, and they seem to be connecting to the beam that runs through the structure. There has been discussion of removing it, but then how do you carry the roof, now with that structural reframing, Horton may need to have to put a clip on there.

Member Pietrandrea had a concern that if you are fire rating shafts and all the walls why not fire rate the cupola? Mr. Grant said that is one of their questions as the top of the shaft needs to be rated. The cupola roof is exposed with a wood deck below it. It will need to be rated horizontally. Mr. Banning said according to their fire code expert there is a code path stating that the deck is at a zero-fire rating. Mr. Grant said they have to get it verified with the elevator guys. They have never done an elevator that has any combustibile in it, the state elevator inspector says it needs to be fire rated.

Vice Chairman Bailey stated that at the owners meeting it was asked to show a data sheet on the plate being welded to the structural steel. It was shown at $\frac{3}{4}$ " and Vice Chairman Bailey asked to go to $\frac{3}{8}$ ". A $\frac{1}{4}$ " is a single beam on that plate steel and it seems a little weak. Mr. Banning was to research to see if $\frac{3}{8}$ " is preferable to fit a $\frac{1}{4}$ " as shown.

Member Canosa said to summarize there is an issue with the design the height clearance was not enough, and Kone dropped the ball, and they had a plan but they missed a concern about the clearance which is why we are still discussing it. If Kone isn't getting the answers resolved in a timely fashion, I would say Kone needs to step up. There seems to be a lot of miscommunications here.

Mr. Grant shared that Butler is a concern and there is a meeting coming this week to discuss with them and let them know things need to change. The housekeeping pads if it were a little 2x2 pad it wouldn't be an issue. The understanding from Brad is these are large pads that are 12 ft wide,

20 ft wide which is why it's brought up. If they are needed, they will look to Mr. Banning's team to get it solved.

b. Silver Petrucelli – Update

Mr. Banning stated that the well guy did weigh in on the water line out to the Butler building to be okay with ¾" to include a booster pump.

Mr. Banning stated one thing on his list is if the Police Department would need a Knox box on the building. Deputy Police Chief Lovelace said no Knox box is needed as the building is occupied 24/7.

Vice Chairman Bailey asked Mr. Banning over by holding cells the exposed beams, the 6" block wall and 4x4 tube steel recessed. How are we going to address this? There will be exposed concrete walls, going to grout them and taper them in so then it will be recessed ¾" and then go out to meet the block. It's not aesthetically pleasing. Mr. Banning stated he would check into it.

i. Elevator Update- Discussed in COTW report

ii. Storage Building – revised Site Plan update

iii. Bilco door on sally port roof for fire pump shaft- Discussed in COTW report

c. Newfield

1. Propane Tank

ii. Wallingford Electric

iii. Construction Update

Mr. Musial stated that they had placed the slab on Friday. They have noticed some issues with Tristate. Other concrete activity, pouring slab on grade for sally port should be completed by the end of this week.

Butler was supposed to prep slab today and hope they should have it tomorrow. They added an elevator guy to help with activity. Later this week, Wettemen is coming back on site to prepare for the base of the slab.

There are also some ongoing activities on site. After placing the slab on deck, they can start the exterior framing on the second floor. They should be putting up the exterior walls on the second floor from north to south; then they can work on the sheeting and then have some water tightness.

They were able to get the first price for the primary line contractor that was recommended by the inspector from Wallingford Electric Central CT cable. The first total is for \$26,000 and the second is for \$29,000 for the high voltage. Member Pietrandrea recommended that Mr. Grant

calls Sullivan Cable and tells them that BP electric sent them. Mr. Grant said they have multiple calls out to vendors.

Mr. Musial stated there are still some questions about the slope on the south and north and the grading that was to be brought down by the neighbor. Brad has concerns that he hasn't seen any action from the neighbor regarding the slope. Member Palumbo stated they should be speaking to Public Works director Merola to get it rectified. Deputy Chief Lovelace said they are still waiting for grade stakes for a final grade for the sally port from Butler.

Member Palumbo said they have been waiting for grade stakes for two months now. The driveway is old, there is an issue with the neighbor with the parking situation where the light poles, the trees are being taken down by the fence line.

Member Fonda asked if they are getting any complaints from their subcontractors due to Butler not being on site? Mr. Musial said not right now. Mr. Grant said some are starting to wonder if they are going to come back.

Mr. Musial continued stating they are still waiting for revised second floor EOC site signage and shelving for the evidence storage. There should be some credits coming back to the town. There were also comments on the irrigation system to be reviewed by Silver Petrucelli to check the pressure where there is concern on the irrigation system.

Deputy Police Chief Lovelace stated that the site plan for the flagpoles should be run by the Town Manager as he has a specific way, he wants them to be done.

iv. PCO's

PCO # 011 Snow Melt Added Circuits and Revised Breakers

Motion: Member Palumbo motioned to table PCO #011; seconded by Member Rose.

Discussion: None

With all in favor, the motion is passed. PCO #11 Tabled.

Abstain: Vice Chairman Bailey

PCO#018 Surge Protection Upgrade

Motion: Member motioned to table PCO #18 until next week's meeting 10-2-23 ; seconded Member Pietrandrea.

Discussion: None

With all in favor, the motion is passed.

Abstain: Vice Chairman Bailey

PCO #019 Added Hexagonal Handholes by Wallingford Electric.

This has been revised based on the comments from Wallingford Electric, adding two hexagonal handholes, dated 6.13.23.

Motion: Member Palumbo motioned to approve PCO #018 in the amount of \$6,970 providing the credit is seen. seconded by Member Rose.

Discussion: None

With all in favor, the motion is passed.

Abstain: Vice Chairman Bailey

v. Meeting Schedule

Member Palumbo shared that in light of all of the issues that have been arising, his recommendation would be for both the NBHS and NBPD contractors to attend meetings weekly and dedicate 90 mins per project. Mr. Grant shared that from Newfield's standpoint, having to come weekly for these meetings is a bit excessive. The committee members also shared that if we can get things back on track with less issues, then the schedule can go back to bi weekly again.

Purchasing Agent Fumiatti stated that all parties are to attend the meetings weekly Newfield 7pm/ 8pm for Gilbane for the first month.

a. Spec Review

1. Furniture and Interview Recording System

Motion: Member Palumbo motioned to have the request for bid advertisement for the furniture and interview recording system specs to be added to the next Town Council agenda, with the Deputy Police Chief and Police Chief of review before it is advertised; seconded by Member Rose.

Discussion: None

With all in favor, the motion is passed.

Abstain: Vice Chairman Bailey

7. Legal

8. Adjournment

Motion: Member Palumbo motioned to adjourn at 9:25pm.; seconded by Vice Chairman Bailey.

Discussion: None

With all in favor, the motion is passed.