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MINUTES

PERMANENT PROJECT BUILDING COMMITTEE

October 2, 2023 Town Council Chambers 7:00 PM

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, and Member Rose.

Present for the NBHS Project: Member Canada, and Member Siena.

Present for NBPD: Member Palumbo and Member Pietrandrea.

Also Present: Purchasing Agent Fumiatti, Deputy Police Chief Lovelace, Bob Banning from Silver Petrucelli; Kamil Musial and Matt Glaser from Newfield; Camil Zuk and Amar Shamas from Gilbane; Jonathan Gombotz with CSG; Chris Como from Barrett Roofing; Carson Collier from QA+M; and John Florio from BOE.

Not Present: Member Fonda

4. Citizen Statements

5. Approval of Minutes from 09/25/2023

Motion: Member Palumbo motioned to approve the minutes from 9/25/23 with the corrections noted; seconded by Member Rose.

Discussion: Mr. Glaser from Newfield shared some clerical corrections for the minutes. On Page 2 second paragraph it should read "In the upper roof there are exposed beams and columns running in front of the window frames". On the 5th paragraph on page 2 there are a few instances where it shows AD PVC when it should read 80 PVC. On Page 3 at the first paragraph, it should read Mr. Grant said you have to pull out the assembly in its entirety if it ever required service and/or replacement. In the sixth paragraph on page 3 it should read Mr. Musial said the room has already been coordinated and this issue would need to be run by a coordination team. Mr. Grant said Brad reviewed it and ran into a similar issue where they paid to have the roof cut out on another job. On page 5 the first paragraph 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. It should read "civil foundation and structural work, the majority of the mistakes have usually been found". On Page 5 the third paragraph where it states Brad spoke to East River and the price went up from.. should read "roughly \$23,000 called for in the original bid to nearly \$30,000 and then an additional \$17,000 for the Butler building that was not included in their original quote."

On Page 5, fifth paragraph where it states Mr. Grant said he believes it did include that first fill, it should also include "but would verify". On page 6 in the fourth paragraph Mr. Grant said

Kone was one of the bases of design, it should read “basis of design.” A few lines below within the same paragraph Mr. Grant said the point of the machine less is you don’t have a machine room, the controller is on the wall, the clearance on top is not required- it should read “is still required”. The sentence stating Kone needs 13 feet, that's the issue should be stricken from the record. On Page 7 the second paragraph Mr. Grant said you are limited in the height because of the windows, should also include the addition of “directly above the cupola.” A few sentences below with spring fire proofing, it should read “spray fireproofing”. Next paragraph where it states Mr. Grant should read “Mr. Grant said Silver should get that verified with the state Elevator inspector.” On Page 8 the first sentence under the construction update they have noticed some issues, should read “no issues”. the next paragraph on the same page they added an elevator guy, should read they added “an additional elevator guy.”

Member Palumbo stated that for the future that this is not something to be accepted going forward.

With all in favor, the motion is passed.

Abstain: Vice Chairman Bailey

Member Rose said the original bid for the propane was \$23,000 and we just accepted a bid for \$19,000 so that means there should be a Change order with a credit in our favor. Mr. Glaser said the \$23,000 is what was required to be carried by the town during the bid. There will be a credit for \$4,000-\$5,000 coming.

Member Rose had one more comment, for a couple of months we have been discussing it, and we asked you to shop elsewhere. It seems that nothing was done and then when we send someone over then after a couple hours, we will send a request for proposals. If we ask to get a better price, we expect it to be completed. It wasn't going to happen if the board didn't push the issue.

NBPD

a. Silver Petrucelli – Update

i. Elevator Update

Mr. Banning stated there isn't much to report. RFI responses have been processed and into Newfield, they have issued sketches for the elevator hoist way and meeting tomorrow 10/3/23 for final resolution to the topic.

Member Canosa asked if it is just the hoist way or the entire elevator issue will be resolved. Mr. Banning states he is unaware of any additional issues.

Member Pietrandrea said between 3:00p.m.-5:30 p.m. all of these AI change documents were put in. The elevator shaft design was sent in, any changes to the Chair and Vice Chairman of the Police Commission they need copies of. Mr. Banning said most are proposal requests that were discussed at length and for Newfield to work on for pricing. The elevator sketches are the only thing that was new. Mr. Banning said the elevator shaft construction is proposed to go back to originally designed shaft wall construction which will keep the dimension of the wall thickness itself such that we resolved the issue with the plate to plate distance to satisfy Kone’s request. The top of the shaft where there was an issue with hoist beam and conflict with roof rafters, we were able to shrink from 8” to 6” and flattened the pitch of the hoist way roof to raise the low point so it fits below the rafters and resolves the dimensional concern.

Member Pietrandrea responds that this is totally unacceptable as Newfield won't have time to vet this out in less than 24 hours.

Member Canosa asked what is the impact to the schedule? Mr. Banning refers to Newfield. We have a potential sketch, but is there enough time to have it reviewed by 1pm the next day? Mr. Glaser said they have to review it and distribute it to their contractors, but they may have another meeting on Thursday to have everything worked on.

Member Pietrandrea stated that the town attorney needs to be here and have a discussion with Mr. Banning as this has become a continued pattern.

Member Rose stated, asked Mr. Banning to track down a Kone that's a few years old and see how it is working. Member Pietrandrea said there was a Kone in Trumbull schools and it had to be replaced in 9 years and the shaft was so small nothing else would fit in it. Member Rose shared that it is very costly for annual maintenance and if replacement is necessary.

Member Palumbo asked what the warranty is on this elevator. Mr. Banning said the warranty can vary as different components can have differing warranties. Mr. Musial said he would check and get back to us.

Member Rose no longer needs Mr. Banning to track down a Kone elevator previously put in. Mr. Glaser and Mr. Musial said they had just put in a Kone at a school in New Britain and over the last year it has not had any issues.

b. Newfield

i. Construction Update

Mr. Musial said they are placing slabs on grade for the sally port tomorrow (10/3/23). The exterior framing is going in the right direction. The roof rafters are going to start tomorrow. They are meeting with the roofer to start next week and the weather forecast seems to look good. The first section is weathertight from the roof point. They continue preparing the site for draining and prepping for slab on sally port. The roof drainage system by sally port foundation walls.

ii. Stone veneer drainage

Mr. Musial said the contract details show the drainage mat behind the stone veneer and it was brought to the design team. They had a pre-installation meeting and wanted to talk with COTW Bailey and other members if this is code with the plans, or if it should be added to the plans. The masonry contractor is concerned that through the years there will be cracks in the stone veneer, and it won't be draining correctly. Member Pietrandrea asked what the cost of the change was. Mr. Musial asked about a rough number but was unable to get one prior to the meeting. Member Pietrandrea asked Mr. Banning why wasn't this in the original design? Mr. Banning responded he asked their crew about it and they have been designing masonry walls for a long time. This time they didn't and felt it would be fine without it. Member Pietrandrea said the town already has that problem at the intermediate school and are now having to fix it. Right now there is no drainage around the whole building.

Member Canosa asked if this is required to prevent future issues or is this based on a recommendation from Mr. Banning. Mr. Glaser said he will contact CT Mason and get a rough number. Mr. Musial said it was suggested for both locations (zip wall and CMU wall) around the building.

Member Canosa asked if the Silver Petrucelli team decided it wasn't needed because there was less water expected? Mr. Banning did not have an answer to that; his team said that sometimes they do it and sometimes they don't. Member Canosa asked Mr. Banning to find out if it is 100% necessary.

Butler Site Plan update

They have received the revised site plans for site layout and around the butler building for paving/ concrete. This was sent for pricing to the site contractor and the landscaping contractor. It was discussed last week that the flagpole has to be approved by the Town Manager. Mr. Florio said they need to be lit. Mr. Banning said they are to be lit from the top. The surveyor will be coming out next week for the layout of the Butler building. After paving and binder, they will be moving on to excavation for the Butler building.

iv. Driveway Binding

Mr. Musial shared that the binding is set to occur around October 9th by Cocchiola.. Mr. Glaser said they try to get the binder course prior to winter to keep the site cleaner in general. If not, it will be scheduled for spring next year.

Vice Chairman Bailey asked if everything underground is complete, so the binder can go all the way around with no stops as of right now, all of the electrical, all the water? What about propane lines? Mr. Musial said there are still a few stops but have the crew continuing to work on site.

Member Palumbo asked if the site isn't ready by the week of October 9th for the binding will it be pushed back until the end of the month? Don't we have water lines going to the Butler building? Mr. Musial said there is a waterline stopping by the well so they can bring it to the Butler building. Member Pietrandrea asked if all of the utilities were in for the main line? Mr. Musial said they have the lines ready to go. Member Pietrandrea said it wouldn't be good to put a binder down if not everything is completed underground. Mr. Glaser said it could even be pushed as far back as what's best for the project.

v. Propane Tank Proposal Update

Mr. Musial said they had sent Purchasing Agent Fumiatti an updated proposal from the suppliers and CT Propane has the lowest price \$17,400 and \$8,500 for Butler building.

Deputy Chief Lovelace asked if the Hocon included the first propane fill. Mr. Musial was unsure but didn't think it would. Deputy Chief Lovelace said it does include the first fill of propane.

Motion: Member Pietrandrea motioned to approve Hocon for the propane supplier for the NBPD Project for the NBPD site and the site of the Butler Building; seconded by Member Palumbo.

Discussion: None

With all in favor, the motion is passed.

Abstain: Vice Chairman Bailey

vi. Survey of property – grade stakes

Member Palumbo asked if they had the grade stakes yet? Mr. Musial and Mr. Grant said they will be setting them on Wednesday, October 4. Member Pietrandrea asked if the electrical poles were marked on the southside with finished grade and asphalt to the top? He went out to the site and saw it was 6" lower than the drain in the center. Mr. Musial said they are going to build out the whole drain. DPW Merola spoke with the neighbor about cutting 5 feet down; they have a surveyor scheduled for next week to set up the layout of the butler building.

c. COTW - Update

COTW Bailey shared that the crews are working on the 2nd floor with masons erecting walls and electricians installing boxes and conduits in place as the walls are going up. Carpenters continued framing exterior walls on 1st and 2nd floors. Electricians are continuing to install underground conduits to light pole bases and to the pole on Rt22 for tie-in, Butler is excavating their trenches.

Butler has not been doing any site work for the binder paving as of Thursday 09/28/23. The first floor is progressing. The plumber was on site - the walls on the first floor are progressing.

They are waiting on the propane. COTW Bailey asked Mr. Musial, “The carpenters are going on 5-9 who is picking up the premium? Mr. Musial said it is between Newfield and the carpenter. Member Pietrandrea asked Mr. Musial when they are pouring the sally port. Mr. Musial said Tuesday. Member Pietrandrea said to COTW Bailey all the conduits that he keeps bringing up when you go to pour them, they don't meet code, it has four 90 degrees before coming out the other end. It is going to be a problem.

COTW Bailey had a detailed discussion with Brad, Steve, Kamil and that was part of the discussion, and they seem to be satisfied with what has transpired. Member Pietrandrea said when it comes time for inspection, he is going to have them take his scope and take it down there and count it. On a 25-foot piece, you have 360 degrees and if anyone pulled wire before, once you get past that point it is a tough pull. This is going to be scoped and degrade the conduit and the whole building since it was all bunched together, so instead of 100% it would only be able to be filled 60%.

As discussed in Newfield’s trailer Thursday, the middle part of the roof has not been installed yet for the reason of allowing the subcontractors to bring scissor lifts to the 2nd floor.

The sally port passed inspection and is being ready for a pour early next week.

The Propane proposal has been sent to Purchasing Agent Fumiatti and once approved Newfield will make ready to run out underground gas lines and install the underground tanks once they arrive.

7. Approval of Minutes from 9/18/2023

Motion: Member Palumbo motioned to approve the minutes from 9/18/2023; seconded by Member Canada.

Discussion: None

With all in favor, the motion is passed.

Abstain: Chairman Whalen

8. STWCC

a. Update -

Member Palumbo stated there was a walkthrough at 11 AM today (10/2/23) and Jeff from Silktown was there, and 30 minutes was spent there walked the site, they had made all of the corrections, they redid the fascia and fascia on the canopy and boxed in and picture framed all of the scuppers. They made the corrections by the cafeteria.

Purchasing Agent Fumiatti asked if the drain ever got snaked. Vice Chairman Bailey said Silktown said it was out of scope so they didn't even look at it. Purchasing Agent Fumiatti said this is something we should be working on as it could cause problems later.

Vice Chairman Bailey asked if they caulked around the downspouts? Member Palumbo was unsure as he did not notice it. Mr. Florio said he would check if they caulked around the downspouts. Mr. Florio said they did caulk around the scupper drains, and they did what was asked. Member Palumbo said there is a cable hanging from the back of the school. Mr. Florio said it's an old cable line that is going through one of the blocks. Mr. Florio said it can be sealed up and removed.

Member Palumbo said Silktown at the back of the school has to redress off the loom with seed and hay and fix it.

9. NBIS – Update

Mr. Collier and Mr. Como from Barrett Roofing shared an update. Over the past week and a half they were hashing out the overall schedule. Beginning on Columbus Day, they will be grinding out existing mortar joints and utilizing days the students are not in school and half days to

complete any noisy work. They will be repointing the joints during school as it will not be causing any noise. Before beginning the work, they will provide all the needed Background checks for the crews. They will be starting in area F near Cafe and loading dock and then moving to E and D all weather dependent. They can only install the mortar to a certain temperature (no lower than 40 degrees). If they get stopped due to weather, they will pick up April 8-12 and continue repointing the building and all steel lentils and rebuilt roof parapets from the drawings. Member Canada asked Mr. Como when they are planning to complete the quiet work will they be setting up the day before after hours? Mr. Como said yes, they will set up prior to the work being done. Member Canada asked how many will be on site at a time? Mr. Como responded that he will have to check with his mason site contractor but it would most likely be no more than 3-4 people in one area. Vice Chairman Bailey asked about staging, if they use 2 x 12 plywood and when done will you be touching up areas disturbed or will that come later on. Mr. Como said if there is any disruption it will be addressed. Vice Chairman Bailey asked how we will prevent people from climbing on the scaffolding? Mr. Como said there will be a gate blocked around so scaffolding won't be. Member Canosa asked when did he anticipate the background checks to be done? Mr. Como stated that the background checks have been completed. Mr. Collier stated he reached out to Mr. Florio and the school administration; all the background checks will be sent over to Dave Madoule who is the security resource officer for the school and the complex. They are waiting to have that confirmed, and the goal is to have it all filtered through one point person. Member Canada if there is any reason to go to the school? Mr. Como said no. Member Canada said during drop off release periods are off limits. Mr. Collier confirmed that it was discussed that 7:30 am-2:30pm is blocked off for disruption.

10. NBHS

a. CSG – Report

Mr. Gombotz shared the budget summary update as of the end of August. Owner's Contingency with approved OCO's and pending PCO's is at \$1,094,342 and was updated as of 8/28/23.

He is still trying to get an update on reimbursement form the state and continues to work with Purchasing Agent Fumiatti on the next one. Member Palumbo asked what is the amount we are waiting on? Purchasing Agent Fumiatti said it is estimated about \$4 million from the April reimbursement.

Mr. Gombotz continued stating the enlargers for photo classrooms were received from Insalco. One had to be returned and is currently waiting for an update for replacement. The kilns came in on Friday 9/29/23, with new kilns we need to get them installed. There will be a call on Wednesday for pricing. He is still tracking the last few items from Insalco.

Member Canada asked about the cell service survey, it should've been back by now. Regarding the cell service survey, he had spoken with the Superintendent and Bruce from IT is taking the lead on it.

Following up on the window blinds, Wednesday after the meeting one location with the wrong fastener and one couldn't verify. elite was out there last week and addressed any in question, many on the 3rd floor.

received a microwave stand but not installed yet.

construction steel inspecting.

Vice Chairman Bailey asked Mr. Gombotz, Did you provide a New England interior specialist quote? It could be taken out of the owner's contingency. Mr. Gombotz said the administrators

shared there are different common area walls for cork boards for flyers, etc that were requested. Mr. Florio stated that this is in response as there is a problem with how the staff treat the drywall buildings and the administrations were told no more duct tape, push pins, staples, etc. on the drywall schools. They were given cork boards to hang things up to keep the walls clean. Mr. Gombotz said this was bought through Gilbane and CES. Mr. Collier said it is all about how it is framed to whether it can be reimbursed.

b. QA+M – Report

i. Lighting Fixture Update

Mr. Collier shared the update on the K2 K4 light fixtures. They reviewed the revised light samples. Were reviewed, and revised light samples were provided. it was installed within the grid. We have reached a point where we can accept the product that is proposed but under very strict guidelines, as there are concerns about preserving and maintaining the finish. Not all the grids are 100% in line. Their expectations are clear to them and if the company deviates, the fixtures will not be accepted.

ii. Weekly Report

Mr. Collier shared there was a request to explore the north drive lane. This general layout should hopefully achieve what everyone was looking for. It addresses having areas to pile snow while keeping the North Drive lane in line with the Caputo Rd entrance. They have been working with their consultants to develop an ad service fee for the design portion, which would include any P & Z adjustments proposed here. It is estimated at \$35,000 as a design fee standpoint. They are going to work to reduce this where they can with their consultants. Mr. Malik stated to Member Palumbo he felt the price was about \$10,000 too high. Mr. Collier says there is a fair amount of rework to adjust that area, and there are a lot of plans being affected by this, as well as new drainage plans for moving that parking lot. From a scheduling standpoint, if we are released to go they are targeting within the month to give to Gilbane for pricing. That is a conservative budget from their consultants.

Vice Chairman Bailey asked if this would affect the drainage that was previously approved? Mr. Collier said anywhere there are parking areas and drive lanes that are outlined in blue are base contracts are not being adjusted. The portions in red are where we are making adjustments. The blue area in front of the school is where the drainage lines were installed, Gilbane has already laid those trenches. The hatched area is in question. Mr. Collier stated that the grass area just got shifted towards the north lot- new driveline going through it.

c. Gilbane – Report

i. General Construction Update

Mr. Zuk stated the student walkways were turned over today 10/2/23. They have fenced off the south roadway to make that a permanent construction barrier. The walkway is as it is and we will not be paving right now. The south roadway poles have been removed, the cable gone, K+W will be working on the steel. TestCon has completed most of their reports, still waiting on a few on some open items. K + W is to come back and work on some of the under slabs. They just received the Whitestone letter, and it will be reviewed.

Member Rose wanted to share a comment regarding the mud puddle. He and Member Palumbo were on site and met with Andy on site, and it was a mess. They went over to the sump that was put in and there is a pipe with crushed stone around it and a 4 ft 2x4. They were asked when they started pumping- started at 7am and by 10:30 am they gave up. standing next to a perforated pipe and was curious to where they had the pump. The suction needs to be 1 ft below where you want to end up, and the reason why they can't dewater it, the suction line sitting on the crushed stone

couldn't move forward. It would need to run for 3-4 days to completely dewater it. Member Rose shares he has no faith in K + W or Whitestone to be able to dewater this. Whitestone's letter "As requested they surveyed the excavation of the HS project; we used an assumed datum for elevation as we were only looking for a comparison. The top edge of the excavation ranged from elevation 85-87. The water surface was at elevation 84, the bottom was at 81.9 there was 2 feet of water." K + W owned the first change order to put the stone in, 2 feet below the water table plus 6 inches. Whitestone doesn't have an elevation on this letter. There is no benchmark. It can be dewatered if it's done correctly. It would be great if K + W put in the right size pump and have it run for 3-4 days.

Mr. Shamas said we need to have established the elevation. If Whitestone needs a benchmark Gilbane can give them the foundations and have a travers point near the wall. Whitestone are the geo-technical engineers of record per Mr. Collier. If it's de-waters that will dry enough that it can be removed.

K+W needs to have the pipe empty on the inside, dig the hole, set the pipe 6-8 in the bottom of it and the crushed stone around it. It needs to be running the sump for more than 4 hours. It needs a few days to completely dewater.

ii. ATP's

Motion: Member Rose motioned to approve ATP -0173 for the existing manhole adjustments at the North Walkway in the amount of \$3,959; seconded by Member Canada.

Discussion: None

With all in favor, the motion is passed.

iii. Punch List – update

Mr. Zuk stated that they had observed a significant rain event on 9-25-23 and water was observed 1" of water it eventually dissipates. a drain could be put in cast iron and tied to the pipe below. Another option is its intended to perforate.

Member Rose stated to Mr. Collier that he can't believe that it all is on the plain as designed. Mr. Collier said there may be a little of a dip and you are measuring from a far extent towards the roadway and hit the slab elevation. more complicated area and meshing it all together.

If we are going to allow something like the sidewalks, we need to work together. A drain could be added.

Mr. Collier said there is a perforated pipe bar there already, a 4.5" drain should be able to go in there.

Motion: Member Palumbo motioned to have Mr. Collier come up with a solution for the paver area before winter; seconded by Member Rose.

Discussion: None

With all in favor, the motion is passed.

11. **Legal:** None

12. **Adjournment**

Motion: Member Palumbo motioned to adjourn at 9:41pm.; seconded by Vice Chairman Bailey.

Discussion: None

With all in favor, the motion is passed.