

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

PERMANENT PROJECT BUILDING COMMITTEE

October 23, 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 Project: Member Palumbo and Member Pietrandrea.

Also Present: Purchasing Agent Fumiatti; Kamil Musial and Brian Grant from Newfield; Camil Zuk and Amar Shamas from Gilbane; Jonathan Gombotz with CSG; Rusty Malik and Carson Collier from QA+M; John Florio from BOE.

Not Present: Member Fonda

4. Citizen Statements

Motion: Member Palumbo motioned to add 6e. NBHS invoice review and 7c. for NBPD COTW; seconded by Member Rose.

Discussion: None

With all in favor, the motion is passed.

5. Approval of non NBPD Minutes from 10/16/2023

Motion: Member Palumbo motioned to approve the NBPD minutes from 10/16/2023; seconded by Member Canada.

Discussion: None

With all in favor, the motion is passed.

Purchasing Agent Fumiatti shared that the meeting schedule could be discussed if needed. The next three meetings are special meetings so the agenda cannot be modified. Member Palumbo has concerns about the holidays and not meeting after Thanksgiving. Purchasing Agent Fumiatti stated that he amended the schedule to have a meeting on Tuesday after Thanksgiving and it could always be canceled if needed. Also there could be a plan to have a meeting between Christmas and New Years.

6. NBHS

a. CSG – Report

Mr. Gombotz shared one item working on with Mr. Florio, was an issue with the cafeteria tables from Interscape: the rolling wheels are getting pushed under the bottom leg. Interscape is in talks with a manufacturer for a solution, replacement, or otherwise for tables. There is also some floor damage from that. He was on site last week for QA+M and Gilbane's meeting with Member Palumbo and Member Rose. Work is continuing with Purchasing Agent Fumiatti on budget items still waiting on update after State of CT. There are no new updates on reimbursement. He continued updating consultant logs this week and getting into Test Con and should be wrapped up tomorrow. Test reports outstanding or return inspections to come. He will be on site tomorrow (10/24/23) for QA+M's weekly meeting.

Member Palumbo asked if there is an issue with the kilns? Mr. Gombotz shared that they are working on an insurance certificate from a venting company and should be out in the next week/week and a half. There is currently a power issue right now on the kilns. The kilns are phase 1, the voltage correct, but the amps are short to the room. IT needs to be 80 amps per kiln.

Member Canada asked about the difference between the two types of kilns. Mr. Gombotz said that this one is a single phase and it's not great enough for the 80-amp wire.

b. QA+M – Report

Mr. Malik shared that the focus is primarily getting the old issue with the requisition resolved and there are still ATP's that are coming to them and in process of reviewing them. One comment on the weekly meetings, it is very difficult to get information on the ATP and go through and approve it before the next meeting. He is requesting to meet every other week if possible.

Member Canosa asked if we compile all ATP's and present them before the week before the requisition needs to be drafted. Mr. Malik shared that Gilbane wants to move on some of the work until an ATP is approved, they won't move on it. Get it approved asap and it doesn't always give enough time to get fully vetted. Mr. Malik said it has been two weeks to receive a response from EnviroMed. EnviroMed is the hazmat consultant, but we need to get them to respond as there has not been a response in 2 weeks. Member Canosa asked as some towns don't meet every week, so how do these items get approved. Mr. Malik said allowances are allowed in some towns, subcommittees. This has been discussed previously but it backfired.

On the issue with the kilns and the power requirements. There is a lengthy explanation, and it could be presented at the next meeting. The issue revolves around how things were working and when they were identified. An email can be sent with the details to the committee to review the conditions and can get into the discussion at next week's meeting. It was supposed to be single phased, it's more about timing and how it was all being done.

Mr. Malik continued stating that the requisition has been resolved. The issues included three in scope change orders that were coming out of CM Contingency and QA+M recommended they go through.

Motion: Member Canosa motioned to approve IS-00115 Operable Partition Support site in the amount of \$14,130.80 going through CM Contingency; seconded by Member Palumbo.

Discussion: None

With all in favor, the motion is passed.

Motion: Member Canosa motioned to pass PR-03R IS-00143 Entrance Canopy Roof in the amount of \$7,463 through CM Contingency; seconded by Member Rose.

Discussion: Member Palumbo asked if this was for the Canopy roof drains on the phase 2 portion. Mr. Malik said this is for phase 2 canopies. Mr. Malik said it was a change in scope based on discussions about how to handle the drains that were initially intended to be within the columns and the solution out of the columns was presented. Mr. Malik said there is an additional amount allocated and that is an unresolved item that will come forward at a future date. Member Palumbo also stated to Mr. Malik that since there is only one canopy left so it could be half of the amount. Mr. Gombotz said the current ATP is showing at \$5,600.

With all in favor, motion is passed.

Motion: Member Canosa motioned to pass IS-00139 Glycol Tank Pressure Switch Ad in the amount of \$874.00 through CM Contingency; seconded by Member Palumbo.

Discussion: None

With all in favor, the motion is passed.

Mr. Malik said some were out of scope and have been deemed as in scope change orders.

c. Gilbane – Report

a. Invoice review

b. General Construction Update

Mr. Zuk shared an update on construction. The plumbing underground in Area A is complete. He is roughly about 50% complete. The electrical underground overall is about 50% complete. The Mason did mobilize today (10/23/23), they will be starting the storage room block. Steel contractor is making good progress and final level and squaring things off. they should be turning over the first portion of the deck this week. The roof deck on gym area will be put on either Friday/ Monday.

c. ATP's

ATP-0171 for Additional Fill Material at Basement in the amount of \$ 29,768, this has been previously discussed. Member Palumbo asked, didn't we approve the \$32,000 ATP for the basement and now it's at \$29,768. Mr. Zuk said the \$32,000 ATP was for the drainage. Member Palumbo said this ATP is for the dewatering and filling. Member Rose asked, do we know how they came out for material and filling? Mr. Zuk asked for an update, he believes they took a little more in the south portion but will follow up. Mr. Zuk said there could be another ATP coming down for this as he took more out of the section. Member Palumbo wanted to be clear that the town is now going to see another ATP for \$29,000-\$30,000 for more basement items.

Motion: Member Palumbo motioned to approve ATP - 171 for the Additional Fill for Basement and this is the only invoice for the Basement and some additional stone and unit pricing; seconded by Member Rose.

Discussion: None

With all in favor, the motion is passed.

Mr. Shamas wanted to make some comments in regard to the project schedule for full transparency. Once we finish TCO for sequence 2 buildings, which is the building that's

occupied, that schedule will be published. The TCO moved from December to April 1st and was compounded by PCBs issues. The schedule was updated and QA+M correspondence discussing the extension of time. The project's TCO substantial completion overall is slated for September 11, 2024. Also, with all the schedule updates and shifts in durations to trade contractors to account for those delays. This was issued back to them in July. To date they are holding okay with the exception of the mason due to the PCBs and the delays. They are working to mitigate the exposure as much as possible. There are going to be charges in relation to winter conditions, tenting and heating. Mr. Shamas said he is meeting with Mr. Malik on Thursday about the delays.

Purchasing Agent Fumiatti shared that until this is all resolved it is all tentative. Contractually nothing changed until it has been fully vetted and approved by QA+M. Mr. Shamas stated that contractually substantial completion is slated for May 14, 2024, which does not seem feasible. Purchasing Agent Fumiatti wanted to clarify that contractually that is where we are at this point. Member Canosa asked, has a time extension been requested? Purchasing Agent Fumiatti said it is between QA+M and Gilbane. Mr. Malik has to approve the extension.

Mr. Malik said there was an original letter sent to QA+M and a response was sent back to Gilbane. They are not in agreement on this. QA+M and Gilbane are going to sit down and talk about the differences and they both have a timeline and need to come to a resolution on Thursday. There are a number of things that happened for substantial completion and mason was part of the issue with some of his work. There is a discussion where the mason requested additional time should come into play.

d. Punchlist – update

Mr. Zuk shared the K2/K4 lights have been shipped and he has been in communication with Custom electric to have the boxes opened and checked upon receipt.

e. NBHS Invoice review

Motion: Member Palumbo motioned to approve the invoice dated 10/10/2023 for Gilbane Project no. J09215.00 through 9/30/23 dated in the amount of \$1,490,659.61; seconded by Member Canada.

Discussion: None

With all in favor, the motion is passed.

7. NBPD

a. Silver Petrucelli – Update

b. Stone Veneer for Entryway

Mr. Musial shared the stone veneer for the entryway samples with the committee for review and approval. He wanted to help expedite the process as he is aware of the basis of design. On the site sign is it the same stack rectangular.

Motion: Member Palumbo motioned to keep the outside of the building, the stone pillar, sign, mortar and the inside the same color; seconded by Member Rose.

Discussion: None

With all in favor, the notion is passed.

b. Newfield

a. Construction Update

Mr. Musial stated that they were on site Thursday 10/19/23 looking into the overhang of the framing. The farmer was able to address the northwest corner and spoke with the roofer and he was satisfied with it. As of today, the details of the cold metal framing engineer for the southwest corner, it is longer, so they need to come up with some additional attachments for it. Member Rose asked if the engineer was coming up with that? Mr. Musial said yes to the engineer for the cold metal framing contractor. He will send his details to Luigi and have it reviewed and approved.

There is work continuing with the elevator shaft to work on the rafters and address the gap, also on the box beam into the stairwell. There will be come PCO's coming next week as they have to go through Silver Petrucelli. Horton came up with an 18" box beam. The masonry contractor is completed for now. They are working on the details and punch list items. Spray insulation contractor was also on site.

There is a plan to pour the foundations on Thursday. Butler is being prepped for the concrete tracks and taking some of the soil over to the neighbor.

Preparing for the driveway binder next week. They have met with the paver and are now on the waiting list to get the driveway binder. It's possible to get it before the middle of November but no guarantee.

Member Rose asked where we are with the elevation change. Mr. Musial spoke with the site contractor, but no sketch was received from Silver Petrucelli on it. It was done last week, and Silver Petrucelli should have sent it forward by now.

Member Pietrandrea feels that town attorney Donofrio should be involved and having conversations with Silver Petrucelli.

Member Rose mentioned that he had been hearing about these beams that were at a different pitch, all the red iron is at a different pitch. That's the shop drawings not being compared to the architectural. Luckily, they aren't in the way and need to be addressed. There is no way that the red iron was at a different pitch then the roof.

Purchasing Agent Fumiatti has had conversations, and the Town Manager is willing to meet with them and have the attorney, and some of the committee members. and Newfield is fixing things as they happen, and they are doing what they are supposed to. They are not getting a drawing that Jim Pretti did a week ago and Newfield still doesn't have it.

Mr. Grant said the progress of the job is moving rapidly, they are getting ready for the base and the last thing they want is to not have the drawing, and then have a rough order of magnitude of \$15,000 for example for this grade change. The committee members wanted to properly go through the chain of command. It was sent to Silver Petrucelli the next day after it was done.

Member Pietrandrea shares that a motion needs to be made to change the electrical from 270 degree in the electrical vents to 360 degrees. It can't be done. What they did was they took a

boilerplate from a hospital, and he can't get from point A to point B without the change. Mr. Banning stated that they tend to piece things together.

Motion: Member Pietrandrea motioned to accept National Electrical Code Provisions for 360 degrees allowed in bendable pipe, instead of spec that call for 270 degrees for the betterment of the job, seconded by Member Palumbo.

Discussion: None

With all in favor, the motion is passed.

Abstain: Vice Chairman Bailey

Member Palumbo asked that due to the numerous issues with Silver Petrucelli, it is requested to have Attorney Donofrio come to next Monday's if available just for the NBPD portion.

Member Rose said Luigi was good and was explaining everything and speaking with the contractors professionally.

Mr. Grant said their frustration is that they met on Thursday and a lot was talked about. They are following up as Luigi gave them some things, and a field report has not been received. Luigi said he was giving a report to Silver Petrucelli.

b. PCO(s)

Mr. Musial shared information on **PCO #021 for Adding the Drainage Mat per RFI 70**

Motion: Member Palumbo motioned to approve PCO#021 for adding the drainage mat and flashing to the stone veneer not to exceed \$17,329; seconded by Member Pietrandrea.

Discussion: Member Pietrandrea said on the back page it says quotation \$18,255.21. Mr. Musial said that was the number from the supplier, so they used different quantities, and this was from the beginning of October. On the previous page with the details, it was less. Member Pietrandrea shared that for the MTI SMM is \$118 each not \$133 and MTISMM 2516 15.75 x 25 L is \$59.62 each, not \$49.66. The other thing that's skewed is the 5 oz Copper Flashing is \$121.81 each not \$134.44.

With all in favor, the motion is passed.

Abstain: Vice Chairman Bailey

c. NBPD COTW Update

Vice Chairman Bailey asked about the propane tank? Mr. Musial stated that after they met on site and dug the hole for the propane tanks, there had been a lot of rain.

Brad said he needs an answer tomorrow about a pad in. Mr. Musial said that after the meeting last week, Steve Buccitti was on site and said it was not up to them to make a decision if pour the slab for the tanks or not.

Member Palumbo said that the water table is not that high, the material is the problem. If you get down to the bank run gravel, how come it's not running across Rt 22.

Mr. Musial said the tanks are scheduled to be on site on Monday for installation.

Vice Chairman Bailey stated he had a conversation with Mr. Musial, about the shallow pan and Hilti going in. You have a 5" deck, and a 3" rise to your shallow pan which leaves 2 inches of

concrete. The Hilti shield is an inch and 9/16. Even if you put tape on your drill bit or use a sharpie, you're going through it. So, the ½" is really risky. The ask to Mr. Musial was looking at the way they did the drilling, there were other options they could have done to hit the high pan and could eliminate the problem. Please convey the concerns and try to hit the high pans to mitigate the whole issue of shallow vs. deep.

Mr. Musial said the contractor used cut sheets and were sent to Silver Petrucelli. He will need to ask Mike Horton if the installation that was placed so far meets the criteria. With the sprinkler fitters, they are using the seismic they are showing on the details to tie into the deep part of the pan. So, we don't want any excuses that they put a low Hilti into the low pan to line up his seismic. The detail calls for drilling into the deep part of the pan.

Mr. Musial said they met with the commissioning agent on site and will be meeting with him and the trades. they will let Vice chairman Bailey know so he can be on site for the meeting.

Vice Chairman Bailey asked about the information from Mr. Banning's email stating they reviewed the proposed sprinkler trapeze hanger mock-up. Mr. Musial said there was a mockup on the second floor coming through the rafters.

8. Approval of NBPB Minutes from 10/16/2023

Motion: Member Palumbo motioned to approve the NBPB minutes from 10/16/2023 with corrections noted; seconded by Member Pietrandrea.

Discussion: Mr. Grant shared some clerical corrections. On page 2 to where it says Mr. Banning said that USG did verify the basis of design. It should be read that Mr. Banning said that USG was not the basis of design. On page 4 at the bottom where it says they have found a similar issue with the soil, should read "They have found a similar issue with unsuitable soil." The next sentence the

With all in favor, the motion is passed.

Abstain: Vice Chairman Bailey

9. Legal

10. Adjournment

Motion: Member Pietrandrea motioned to adjourn at 8:48 p.m.; seconded by Member Palumbo.

Discussion: None

With all in favor, the motion is passed.