

Public Building Commission
Minutes of Special Meeting
Branford Fire Headquarters
April 22, 2019

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TOWN CLERK'S OFFICE
BRANFORD, CONNECTICUT

Peter Banca called the meeting to order at 6:08 p.m.

Motion made by Peter Banca to approve the minutes of March 18, 2019 and April 1, 2019.
Seconded by Jim Killelea.

Public Comment – none

Walsh Intermediate School Building Project:

Present were: Commissioners Peter Banca, Marcia Palluzzi, Leonard Tamsin, Jr., and James Killelea. PBC WIS members: Kate Greco, Vincent Giordano, Raeanne Reynolds and Hamlet Hernandez.

Also present were: Scott Pellman, Colliers International; Michael Losasso, Antinozzi Associates; and Greg Plasil, Fusco Corporation.

Walsh OPM update – Scott Pellman reported that the Finance Working Group reviewed the budget and the project funding and contingency are going well. They are preparing the next reimbursement request to the state. The state has made changes to the reimbursement requests and will only reimburse for actual costs instead of projecting out. The Finance Working Group approve AD06 Site Logistics Allowance (\$4,311.40), PCO 047- Additional Data Receptacles (\$1,210) and CD 013 (credit \$18,612). They met with the state to review the FF&E package and the state accepted the package with only a few minor modifications.

Motion made by Jim Killelea to approve AD007 for the Temporary Parking Lot near construction entry in the amount of \$5,365.20. Seconded by Marcia Palluzzi. Vote unanimous.

Motion made by Marcia Palluzzi to approve the monthly invoices in the amount of \$62,532.45 and Fusco payment application #15 in the amount of \$2,239,661.02 for a total amount of \$2,302,193.47. Seconded by Len Tamsin. Vote unanimous.

Walsh Architects update – Michael Losasso provided a brief update. They are working with Raeanne reviewing the signage package. Discussion took place concerning the pool survey. The survey indicates that the hopper does not meet current regulations. There are options that the team is looking at for possible solutions. One of the options would be for the is having the manufacturer refurbish the board and stand as opposed to replacing it, that would allow for continued use of the hopper without any changes. A new board/stand or any modifications to the board will require changes to the hopper. There are two other options that they also need further evaluation.

Walsh CM Update – Greg Plasil provided a brief update. Greg reported that the roof drains are going up; framer will start with the inside framing; Fire Sprinkler mains are starting this week or next; The Building should be completely sealed by August. The goal is to have the gym reoccupied in August. Things are moving along well. They are going to wait to do tours until the stairs are all in and everything is closed up.

The Walsh Intermediate School project portion of the meeting concluded at 6:458 p.m.

Community Center Renovation and Expansion Project:

The Community/ Senior Center portion of the meeting began at 6:49 p.m.

Present were: Peter Banca, Leonard Tamsin, Jr., Marcia Palluzzi (left at 7:00) and James Killelea. PBC Community House/Senior Center members: Alex Palluzzi and Dagmar Ridgway.

Also present were First Selectman Cosgrove (left at 7:00); Robert Barnett, Owners Rep. and Tom Arcari, Quisenberry Arcari Malik, LLC.

Community/Senior Center - Owner's Representative update – Bob Barnett addressed the commission and provided a brief update. (A written report dated April 22, 2019 was sent to the members prior to the meeting). Bob addressed the commission to provide additional details concerning progress on the project.

Bob is concerned although there is a lot of progress there are still a lot of critical path items that the dates still need to be determined: The installation and inspection of the elevator and equipment - the material is on site; Start-up, testing and balancing of the HVAC system, there is still duct work that needs to be completed; and installation and inspection of the kitchen equipment.

The landscape plan has been revised and need to be reviewed by Planning and Zoning. The first phase of the furniture purchase order is being finalized.

Community/Senior Center – Architects report – Tom addressed the commission and provided a brief update. He stated that the building should be weather tight by the end of the month. This is a critical time and they need to keep an eye on everything.

To consider, and if appropriate, approve the following PCO's:

Motion made by Alex Palluzzi to approve PCO 025 Transaction Window \$1,528.25. Seconded by Jim Killelea. Vote unanimous.

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Motion made by Alex Palluzzi to approve PCO 035 Painting – Gym \$11,272.18. Seconded by Dagmar Ridgway. Vote unanimous.

Motion made by Alex Palluzzi to approve PCO 050 Light Fixtures flagpole \$3,902.25. Seconded by Dagmar Ridgway. Vote unanimous.

Motion made by Peter Banca to approve PCO 051 Added crash pads and framing \$8,593.98. Seconded by Jim Killelea. Vote unanimous.

Motion made by Len Tamsin to approve PCO 052 Additional signage \$2,409.00. Seconded by Alex Palluzzi. Vote unanimous.

To consider, and if appropriate, review three options for storage in the Waverly Room and select the best appropriate option plus the cost of shipping and installation. Discussion took place concerning the options. No action was taken on this item.

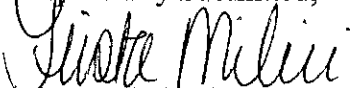
Discussion of the updated schedule. The commission discussed the schedule. Bob Barnett stated that he has concerns with the schedule it seems to be missing items such as the polished concrete. It is not on the schedule and that work has a large impact on the other items on the schedule. Concerns were raised that Secondino may not be able to meet some of the timelines as indicated on this latest schedule.

Discussion of, and if appropriate, approval of a time extension request to June 30, 2019 (PCO 053 – Time Extension \$0). The commission discussed the time extension request at length. There are also legal questions raised that may require discussion and consideration by Town Counsel. Motion made by Len Tamsin to table this item. Seconded by Jim Killelea. Vote unanimous.

Discussion took place concerning the approval of Payment Application #17 in the amount of \$964,953.57. Bob Barnett stated that he is working with Brian to review the application. There are questions concerning the projections and billings for some line items and they both feel that some items are too high. Motion made by Len Tamsin to table this item. Seconded by Peter Banca. Vote unanimous.

Motion made by Len Tamsin to adjourn the meeting at 8:08 p.m. Seconded by Jim Killelea. Vote unanimous.

Respectfully Submitted,


Trista Milici, Clerk