

Public Building Commission  
Minutes of Meeting  
Branford Fire Headquarters  
September 11, 2017

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TOWN CLERK'S OFFICE  
BRANFORD, CONNECTICUT

**Walsh Intermediate School Building Project:**

Present were: Commissioners Peter Banca, Robert Barnett, Leonard Tamsin, Jr., Marcia Palluzzi. PBC WIS members: Kate Greco, John O'Connor, Raeanne Reynolds, Michael Krause and Hamlet Hernandez. PBC Senior Center Community House members: Alex Palluzzi and Dagmar Ridgway.

Also present were: First Selectman Cosgrove, Don Conklin, RTM Member; Paul Antinozzi, Antinozzi Associates; Michael Losasso, Antinozzi Associates; Christopher Toussaint, Fusco Corporation; Scott Pellman, Colliers International; Rachel Sexton, Aces Institute; Dale Izzo, Lynda Mallow and Sally Bahner.

The meeting was called to order at 7:00 p.m.

Hamlet Hernandez introduced Rachel Sexton, Chief of Aces Institute. Ms. Sexton is shadowing him this year as part of her 092 certification program for administrators.

Motion made by Peter Banca to approve the minutes of August 14, 2017 (special meeting) and August 30, 2017. Seconded by Alex Palluzzi. Vote unanimous.

Public Comment – none

Walsh OPM update Colliers – Scott Pellman provided an updated Design, Bidding and Construction Phases Milestone schedule. He was notified by the state a week and a half ago that any projects over \$10,000 are required to go out to public bid. The proposals for the Third Party Review are out to bid and are due September 22, 2017. He would like the Commission to approve the contract for the Third Party Code Review the next meeting.

He will be attending a follow up technology security meeting tomorrow to thoroughly go over all the items and to get a handle on the costs. He will present a report to the Commission.

PCB's – the team has been working diligently. Additional testing needs to be done. He has forwarded a proposal from Langan and is requesting the Commission approve the additional testing for a cost of \$18,319.50. This would be for the small gymnasium and the locker room areas. Commission Tamsin requested that a representative from Langan attend the PBC meeting. Hamlet Hernandez stated that he didn't anticipate having this issue right now. Everyone's making adjustments. The large gym is the priority for reopening. Motion made by Marcia Palluzzi to approve the proposal by Langan in the amount of \$18, 319.50. Seconded by John O'Connor. Vote unanimous.

Scott Pellman requested that the Public Building Commission hold a special meeting on September 25, 2017 to approve the Third Party Code Review proposal. This would assist in keeping everything moving forward and the project on schedule.

Walsh Architects Update – Antinozzi – Michael Losasso reported that they are working on completing documents and looking forward to delivering the 90% set.

Walsh CM update – Fusco – Greg Plasil – They are following up on design meetings.

Approval of Invoices and additional service agreements – Scott Pellman presented invoices in the amount of \$271,175 for approval. Antinozzi Associates: \$265,605 Base contract and \$5,575 for Environmental. Motion made by Len Tamsin to approve the invoices for payment. Seconded by Bob Barnett. Vote unanimous.

Hamlet Hernandez reported that he had lunch with Commission Wentzell and shared an email with everyone that he sent to the Branford delegation requesting their assistance in advocating for securing funding for the project.

Michael Krause asked about the status of plan display (to be placed at the libraries, etc). Michael Losasso stated that they are ready. However, he is trying to work out an issue with the printing vendor concerning tax exempt status.

The Walsh Intermediate School portion of the meeting ended at 7:37 p.m.

**Senior Center Community House Renovation and Expansion project:**

Present were: Commissioners Peter Banca, Robert Barnett, Leonard Tamsin, Jr., Marcia Palluzzi. PBC Senior Center Community House members: Alex Palluzzi and Dagmar Ridgway.

Also present were: Tom Arcari, Architect; First Selectman Cosgrove; Don Conklin, RTM Member; Dale Izzo; Lynda Mallow and Sally Bahner.

World War II Veterans (Community/Senior) Center - Tom Arcari reported that he has been working with A. Secondino and Sons reviewing elements that can be reduced but not alter the project.

He presented a revised VE list. All of the items in red are items that have been rejected and cannot be eliminated to save costs. The items on the list in yellow are items that have been identified after the last meeting that the Commission needs to further review. The total target amount for reductions is \$618,000. Right now the proposed VE list as presented (9/11/17) found \$594,321. At target total would leave \$500,000 in contingency. Bob asked about the alternate bids. Tom stated that there were 4 alternate bids. At this time none of the bids have been accepted or rejected. Tom stated that the added parking area was an add-on and should be the only alternate considered. The goal is to find costs in the original budget to find savings and close the gap.

Discussion took place concerning the removal of the sidewalk. As this was approved by the Planning and Zoning Commission and will require approval of Planning and Zoning for this type of revision.

One of the items removed was the generator at a savings of \$65,930. Tom reported that A. Secondino and Sons has informed him that they would like to donate the generator. He also stated that he would like to have Dave Secondino attend the next meeting.

Marcia stated that she had concerns with removing the wood guide rail on the western side of the parking lot.

Len asked about the adjustment to the pavement. Placing one 2 ½" coarse of pavement instead of two layers of 1 ½" and 1 ½" is acceptable. The paving would just take place later in the project.

Discussion took place concerning the Limestone panels vs. the Parex. Bob Barnett asked to see a sample.

Discussion took place concerning the use of helical piles vs. wood piles. Use of helical piles would save a small amount of money now, but may also save in change orders in the future (concerns with the area of excavation and possibility of the need for removal of contaminated soil).

Marcia stated that she was concerned with taking out the wood guardrail on the western side as well as encroachment on the root systems of the mature trees. Dagmar Ridgway stated that there needs to be some kind of barrier between the parking lot and the playground.

The project is scheduled from October to October. The architect team will be on site at least once a week. Additional testing will be performed including special inspections for the helical piles.

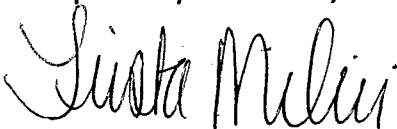
Motion made by Bob Barnett to accept all the yellow items on the VE list as presented. No second. Tom stated that the Commission needs to decide by next week to move the project forward to meet the October 1 start date.

The Commission agreed to hold a special meeting next week (September 18). First Selectman Cosgrove stated that some of the items that have been pulled out can be added back in later through contingency. Each member should request information prior to the next meeting on any issues/questions/concerns they have.

Motion made by Bob Barnett to amend his motion to approve the VE list dated 9/11/17 except for the following: Remove item #1; remove Security Camera and Card Reader from the yellow column; Move Eliminate bathroom 205-9 and 120 to the red list and highlight yellow Change HPC2 and HPC4 to regular paint.

Motion made by Dagmar Ridgway to adjourn the meeting at 9:03 p.m. Seconded by Bob Barnett. Vote unanimous.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Trista Milici".

Trista Milici  
Secretary