

Public Building Commission  
Minutes of Meeting  
Branford Fire Headquarters  
September 16, 2019

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TOWN CLERK'S OFFICE  
BRANFORD, CONNECTICUT

Peter Banca called the meeting to order at 6:06 p.m.

**Public Comment** – none

**Walsh Intermediate School Building Project:**

Present were: Commissioners Peter Banca, James Killelea, and Marcia Palluzzi. PBC WIS members: Kate Greco, John O'Connor, Raeanne Reynolds, Hamlet Hernandez and Michael Krause.

Also present were: James B. Cosgrove, First Selectman; Matt Bynes-Jacobsen, Colliers International; Michael Losasso, Antinozzi Associates; Chris Toussaint, Fusco Corporation and Greg Plasil, Fusco Corporation.

Motion made by Marcia Palluzzi to approve the minutes of August 19, 2019 as corrected by the Clerk. For the record the changes included the total for the monthly invoices – one of the invoices was off by \$0.50; PCO 079 was corrected; and the amount for PCO 079 was added. Seconded by John O'Connor. Vote unanimous.

**Walsh OPM update** – Matt Bynes-Jacobsen addressed the commission to provide a brief update. He reported that 50-75% of the phenolic panels are installed and 2/3 of the window testing has been completed. The Finance Working Group approved several contingency draws (CD 30-38). Starting Wednesday prep meetings will be held for the move. The anticipated date for the CO is November 27.

Motion made by Marcia Palluzzi to approve the invoices in the amount of \$77,578.988 and Fusco payment application #20 in the amount of \$3,109,336.33. Total amount of \$3,186,915.21. Seconded by John O'Connor. Vote unanimous.

Matt provided an update on the bids and state contracts for the FF&E and Technology packages. He stated that the packages are approximately \$130,000 under the estimate submitted to the state. There is a 10-12 week timeline for the FF&E items. Matt provided a bid summary outlining all of the packages with pricing and vendors. Motion made by Marcia Palluzzi to approve the bid summary as presented. Seconded by John O'Connor. Vote unanimous.

Matt provided additional information concerning the Pool Evaluation additional Services Proposal. Motion made by Marcia Palluzzi to approve the proposal for additional services in the amount of \$3,565. Seconded by John O'Connor. Vote unanimous. A lengthy discussion took place concerning the pool.

**Walsh CM Update** – Chris Toussaint provided an update. He stated that the panels are continuing; paving is scheduled for next month; ceiling grids are going in; flooring is going in; lockers are coming in at the end of the month and the science case work is coming in at the end of the month.

**Walsh Architects update** – Michael Losasso provided an update. He stated that they are looking forward to Phase II. They have begun to see shop drawings for Phase II and are holding meetings/discussions concerning the Phase II demo.

Hamlet Hernandez reported that reimbursement application #5 (school) and application #2 (BOE offices) has been submitted to the state.

The Walsh Intermediate School project portion of the meeting concluded at 6:44 p.m.

**Community Center Renovation and Expansion Project:**

The Community/ Senior Center portion of the meeting began at 6:50 p.m.

Present were: Commissioners Peter Banca, Marcia Palluzzi and James Killelea. PBC Community House/Senior Center members: Alex Palluzzi.

Also present were: James B. Cosgrove, First Selectman; Brian Park, Arcari, Quisenberry Arcari Malik, LLC Dave Secondino, A. Secondino and Sons and Robert Barnett, Owner's Representative.

Community /Senior Center – Architects Report – Arcari – Brian Park addressed the Commission to provide an update. He stated that the Recreation Department is starting to occupy the space. The TCO is pending. Training is being held on all the new systems.

Dave Secondino stated that he hasn't heard anything from the town of the lighting- inverters. He stated he is waiting on the 3<sup>rd</sup> party reviewer and this remains unresolved at this time. The lights for the north side of the building have been ordered.

The Town Planner still needs to review the screening/guardrail on the roof to determine height.

PCO 080 Additional Gym Heating Control in the amount of \$2,661.53. Brian presented additional information concerning PCO 80. This additional control will provide better ability to control humidity during the summer. Motion made by Alex Palluzzi to approve PCO 080 in the amount of \$2,661.53. Seconded by Marcia Palluzzi. Vote unanimous.

Discussion took place concerning PCO 069 credit for Bocce Court and Sidewalks. First Selectman Cosgrove stated that he was on site when the sidewalks were being formed and poured and he told the crew that it was being done wrong, that the form was wrong. We shouldn't have to pay for their error. After lengthy discussion, it was recommended to approve Brian's marked up copy removing the six foot sidewalk.

Discussion took place concerning PCO 065 Floor Patching in the amount of \$10,230.00. Discussion took place concerning the belly in the patio and whether adding the additional material there added to a pitch problem. Dave stated that the patio had nothing to do with it, it was the sag in the concrete slab/flooring that necessitated the additional work. Bob Barnett stated that the slab needed additional shoring. Dave stated it wasn't required otherwise he would have needed a shoring plan. Jamie stated that it is the contractor's responsibility to provide an acceptable product as per the plans. Dave stated the plans referred to a shoring schedule but one was not provided and he requested one through an RFI with no response. Information is still needed regarding this PCO.

PCO 071 – Additional Breakers in the amount of \$2,859.89. No action waiting on additional information.

PCO 070 – Void

PCO 074 – Exterior Emergency Lighting in the amount of \$6,761.26. No action waiting on approval by the Building Official.

PCO 075 – Logo in the amount of \$6,325 – The PCO was not authorized, the work was performed without proper approval. Dave Secondino stated that this work will be donated.

PCO 077 – Paint Change Wellness room in the amount of \$1,674.75. This was an architect error and will be paid by Quisenberry Arcari Malik, LLC.

PCO 078 – Stain Polish Concrete in the amount of \$7,040. Discussion took place concerning the polished concrete flooring. Concerns were raised with the condition of the floor and how the final product looks. There are divots, cracks and imperfections that don't appear to have been properly filled prior to finishing the floors.

The curtains and drapery should be shipping next week.

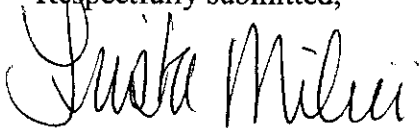
Discussion took place concerning the substantial completion date and warranty starting dates. After lengthy discussion it was agreed that the substantial completion date and warranty dates would be October 1, 2019.

Motion made by Alex Palluzzi to approve payment application #21 in the amount of \$145,364.94 pending the PCO for credit masonry repointing. Seconded by Jim Killelea. Vote unanimous.

Alex Palluzzi reported that a TCO may be issued later this week with conditions.

Motion made by Marcia Palluzzi to adjourn the meeting at 8:23 p.m. Seconded by Alex Palluzzi. Vote unanimous.

Respectfully submitted,

A handwritten signature in cursive script that reads "Trista Milici". The signature is written in black ink and is positioned above the printed name and title.

Trista Milici  
Clerk