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Public Building Commission

Minutes of Meeting · 2019 NOV 18 P 12:37

Branford Fire Headquarters

October 21, 2019

TOWN CLERK'S OFFICE
BRANFORD, CONNECTICUT

Peter Banca called the meeting to order at 6:09 p.m.

Public Comment – none

Walsh Intermediate School Building Project:

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

Also present were: James B. Cosgrove, First Selectman; Matt Bynes-Jacobsen, Colliers International; Scott Pellman, 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 September 16, 2019. Seconded by Kate Greco. Vote unanimous.

Walsh OPM update – Matt Bynes-Jacobsen addressed the commission to provide a brief update. He reported that meetings with the district and teachers have been set up to discuss the move. They are holding a walk through with the same organization that was used last time for the donations. The PO's for FF&E and Technology are out to all the vendors. The Finance Working Group has approved several CD's, AD's and PCO's. Copies are located in the dropbox link that was sent to everyone.

PCO 63: PR#27 Motor wiring changes rev1 (\$15,876.00). Motion made by Marcia Palluzzi to approve PCO 63. Seconded by Len Tamsin. Vote unanimous.

PCO 79: Elevator Feeders (\$18,565.00). Motion made by Marcia Palluzzi to approve PCO 79. Seconded by Jim Killelea. Vote unanimous.

Motion made by Len Tamsin to approve this month's invoices in the amount of \$80,772.03 and Fusco payment application #21 in the amount of \$3,802,985.89. Total amount of \$3,883,757.92. Seconded by Kate Greco. Vote unanimous.

Motion made by Marcia Palluzzi to approve the Deltacom Consulting Services proposal in the amount of \$7,488.00. Seconded by Jim Killelea. Vote unanimous.

Update and discussion of CCD 006 concerning the bottle fillers and drinking fountains. It was decided to add the bottle fillers to the cafeteria, gym and common foyer area.

Walsh CM Update – Chris Toussaint provided an update. He stated that the asphalt binder course is down, sidewalks are in; granite pavers going in; phenolic panels are almost done, lockers are installed, gas/electric is on, boilers have been started, kitchen equipment is coming in, Fiber/Cat lines are in and the elevator work is continuing. Everything is coming together and on schedule.

Walsh Architects update – Michael Losasso provided an update. He stated that they are expected to have a TCO November 25. January 2, 2010 is the start date for phase II. The punch list review will be done before the furniture goes in. He also requested the list of names for the plaque.

The Walsh Intermediate School project portion of the meeting concluded at 6:47 p.m.

Community Center Renovation and Expansion Project:

The Community/ Senior Center portion of the meeting began at 6:52 p.m.

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

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

Community /Senior Center – Architects Report – Arcari – Brian Park addressed the Commission to provide an update. He stated that some corrective work needs to be addressed. One of the canopies had a leak. Dave Secondino stated that it has been corrected.

The change order for the invertors is still pending. Dave stated that the work was started today. He will find out in the morning and confirm if it was finished. Jamie Cosgrove stated that the north façade light are done.

POC for the gym work – Dave Secondino stated that it is not completed. They are waiting on the filters, the filters take 4-5 weeks to come in. Discussion took place concerning the humidity in the gym.

Dave Secondino stated that the close out documents have been submitted to Brian.

Alex Palluzzi reported that there was water in the Electrical Room. Jamie Cosgrove stated it appeared that the water was following the conduit. The couplings have all been caulked and it appears to be fixed.

The As built manuals were received on Friday. Some change order materials seem to be missing.

PCO 081 Relocation of two exterior light fixtures \$4,155.54. Motion made by Marcia Palluzzi to approve PCO 81 in the amount of \$4,155.54. Seconded by Jim Killelea. Vote unanimous.

POC 082 Credit unused masonry allowance credit in the amount of \$4,060. Motion made by Alex Palluzzi to approve PCO 082 in the credit amount of \$4,060. Seconded by Dagmar Ridgway. Vote unanimous.

Discussion took place concerning water in the building during/after rain events. Alex Palluzzi stated that there are leaks in the multi purpose room. Dave Secondino made a recommendation to install a drip edge over the door. Alex stated that there is water coming through the block walls. Jamie Cosgrove stated that there is an obvious design flaw we shouldn't have a new building leaking. Dave Secondino stated that he will conduct water tests. Alex Palluzzi state that there was also water in the first floor electrical room. Dave Secondino stated that we can water test any wall.

Bob Barnett stated that the pay app included 100% billing on the residential appliances. Dave Secondino stated that they have not been delivered yet.

Jamie Cosgrove sated that the handrails have not been retrofitted yet but that will not hold up the CO.

A meeting has been set up for November 1, 2019 with the contractor, owner, etc. to review the final paperwork and payment.

Brian has not reviewed the punch list. Some items need to be added. Dave Secondino stated that Tony has finished all the punch list items except the residential items, POC work and the water test. Jamie Cosgrove stated that the pads are not sticking. Dave Secondino stated that they will be there Thursday. Alex Palluzzi stated that there is an issue with the patio work. Dave Secondino state there are a couple of small areas that patching was done and it should blend, there is a one-year warranty.

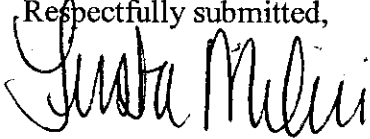
Brian Park stated that we need a comprehensive list of attic stock.

Motion made by Marcia Palluzzi to approve payment application #22 in the amount of \$302,479.19. Seconded by Jim Killelea. Vote unanimous.

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Motion made by Marcia Palluzzi to adjourn the meeting at 7:49 p.m. Seconded by Alex Palluzzi. Vote unanimous.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Trista Milici". The signature is written in a cursive, flowing style.

Trista Milici
Clerk