

Public Building Commission
Minutes of Special Meeting
Branford Fire Headquarters
October 23, 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: Vincent Giordano, Raeanne Reynolds, Michael Krause and Hamlet Hernandez. PBC Senior Center Community House members: Alex Palluzzi and Dagmar Ridgway.

Also present were: First Selectman Cosgrove; Michael Losasso, Antinozzi Associates; Christopher Toussaint, Fusco Corporation; Scott Pellman, Colliers International; Matt Myers, Langan, CT, Inc. and Sally Bahner.

The meeting was called to order at 7:06 p.m.

Report from Colliers on the Walsh project – Scott Pellman stated that the Gym and locker rooms are back open. Air testing was completed a week ago and the results will be posted soon. Hamlet Hernandez reported that an update has been sent out to the staff, parents, etc. The pool will be open tomorrow for the students and reopened to the public on Wednesday. The pool water testing came back fine. Scott Pellman presented amendment #8 for the work that was necessary for the additional environmental testing. Motion made by Len Tamsin to approve the invoice for amendment # 8 in the amount of \$21,500. Seconded by Vincent Giordano. Vote unanimous.

Discussion took place concerning the environmental testing and oversight that is needed for the project. Matt Myers stated that a budget will be forthcoming.

Scott Pellman provided an updated schedule. He also stated that the cutoff date for all comments is October 30. He will have the construction budgets to the Commission for the November 13 meeting. He also requested that the Board of Education members attend that meeting. In addition, he stated that the Commission will need to hold a special meeting joint meeting of the Public Building Commission and the Board of Education on November 27 to approve the SCG042 for submittal to the state. Everything needs to be in place prior to the meeting with the state on December 5.

Scott submitted the additional invoices for payment: Antinozzi \$265,654.38; AAIS \$11,357.75 and Colliers International \$8,762. Motion made by Marcia Palluzzi to approve the invoices. Seconded by Len Tamsin. Vote unanimous. Bob Barnett would like to have the Finance Sub-Committee meet on a more regular basis to review the invoices and review the budget line by line. Peter Banca expressed his concern for confidentiality of financial strategy and budget, and will call meetings when deemed necessary.

The next Finance Sub-Committee meeting is scheduled for November 6 at 4:30. First Selectman Cosgrove suggested that the meeting is moved to Town Hall to make it easier for staff to attend. The members of the Finance Sub-Committee are: Peter Banca, Bob Barnett, Len Tamsin, Jim Finch, Don Neel and Hamlet Hernandez.

Report from Fusco on the Walsh project – Christopher Toussaint stated that they are reviewing the schedule, the abatement and costs. Estimators are going through everything. Mobilization is expected to begin in April. They have been working on a logistics plan and it will be submitted at a later date.

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 and Sally Bahner.

First Selectman Cosgrove addressed the Commission to discuss the Clerk of the Works RFP's. The RFP's came back over budget.

Bob Barnett stated that he believes that the selection of a firm needs to be based on flexibility and cost. He stated that a full time firm isn't necessary and that a maximum number of hours should be considered and the hours per week need to be flexible based on what is happening with the project at any given time. Some weeks will require more oversight than others.

First Selectman Cosgrove also agreed that having a firm part time is appropriate. Janice Plaziak and John Hoefflerle are licensed engineers that will be overseeing the project as well.

Tom also stated that the architect team will be on site at least once a week.

Tom Arcari agreed that a part time Clerk of the Works is would fulfill the needs of oversight for the project. He stated that they sent out the RFP for fulltime to see where the numbers would be. He stated that he is familiar with 5 out of the 6 responses. He suggested that the Commission short list the firms and he would approach them and ask for them to submit hourly rates for a part time Clerk of the Works.

Secondino has agreed to provide space in the office trailer for the Clerk.

Tom stated that a Clerk needs to be on board within the next 3 weeks.

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A rough field walk through was conducted on Friday and a pre-construction meeting will be held next Wednesday.

The Commission discussed the RFP's and agreed that they would like to short list Arcadis, Scope, McCloud and CREC. They stated they would like to have hourly rates, the names and qualifications of the individual that will be the Clerk and hold interviews.

Tom will work with Janice to narrow down the scope and indicate the number of hours needed.

Motion made by Marcia to short list Arcadis, Scope, McCloud and CREC. Seconded by Bob Barnett. Vote unanimous.

Report from Tom Arcari on the Community Center Project – Tom reported that the contractor has everything to pull the permits. November 1 will be the first job meeting. Secondino is targeted for substantial completion in 11 months. Installation of the piles is expected to begin November 5 and concrete capping will take place sometime in the end of November or early December. Of course, there are concerns with the weather. Hopefully, it will be mild with no frost.

The Commission briefly discussed the proposal from DTC for Special Inspection Services. Motion made by Bob Barnett to approve the proposal from DTC for Special Inspection Services for the Senior Center Community House Renovation and Expansion Project in the amount of \$22,365. Seconded by Marcia Palluzzi. Vote unanimous.

Motion made by Len Tamsin to adjourn the meeting at 8:47 p.m. Seconded by Marcia Palluzzi. Vote unanimous.

Respectfully Submitted,


Trista Milici
Secretary