

Public Building Commission
Minutes of Meeting
Branford Fire Headquarters – 7:00 p.m.
November 13, 2017

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BRANFORD, CONNECTICUT

The meeting was called to order at 7:21 p.m.

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: First Selectman Cosgrove; Board of Education members: John Prins, Kate Marsland, John O'Connor, Betsy Regan, Maria Ehrhardt and Shannon Sharkey; Michael Losasso, Antinozzi Associates; Paul Antinozzi, Antinozzi Associates; Christopher Toussaint, Fusco Corporation; Greg Plasil, Fusco Corporation; Scott Pellman, Colliers International; and Sally Bahner.

The appointment of the Clerk of the Works for the Community Center project was removed from the agenda (it was approved at the Special Public Building Commission held immediately prior to the regular meeting).

QA+ MJ Architects will provide an update on the Community Center Renovation and Expansion Project at the next meeting.

There were no invoices for approval for the Community Center Renovation and Expansion Project.

Walsh Intermediate School Building Project:

The Special joint meeting of the Public Building Commission and Board of Education was called to order at 7:23 p.m.

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

Also present were: First Selectman Cosgrove; Board of Education members: John Prins, Kate Marsland, John O'Connor, Betsy Regan, Maria Ehrhardt and Shannon Sharkey; Michael Losasso, Antinozzi Associates; Paul Antinozzi, Antinozzi Associates; Christopher Toussaint, Fusco Corporation; Greg Plasil, Fusco Corporation; Scott Pellman, Colliers International; and Sally Bahner.

Report from Colliers on the Walsh project – Scott Pellman addressed the Commission and Board to provide an overview of the project. A meeting was held on November 3, 2017 to review the budget line by line. The targeted budget is \$70,146,900, the reconciled budget is \$70,677,400 (due to the environmental costs incurred). The budget has been reviewed by two estimators. The Furniture, Fixtures and Equipment will be a separate bid package and is expected to go out to bid in about a year. From a budget stand point the project is at a good point. He presented “CD Phase Potential VE and Alternates” list and provided additional information concerning each item.

Kate Marsland had questions concerning the use of different tiles in the Cafeteria. Michael Losasso stated that the facilities personnel requested a more durable material is used to provide for better maintenance.

First Selectman Cosgrove stated that these alternatives are for bidding purposes, to seek alternative options.

Scott Pellman stated that all of the possible alternates need to be listed when the project is presented to the state. Alternates will be listed in the specifications.

Discussion took place concerning the deletion of the lighting protection. After discussion it was determined that the lightening protection should stay in.

Decisions on the alternates do not need to be made until the bids are received.

Scott Pellman and Anitozzi Associates agree that item #4 – Use GWB air barrier/rigid insulation ILO insulated metal panel will not make a significant impact/savings to the project and recommended that there is no change.

John Prins asked if item #6 – Maintain pre-existing gymnasium equipment can be put in as a capital item in the future. Hamlet Hernandez and John O’Connor both stated that the new equipment should remain as new.

Scott Pellman stated that the overall project will need approval (SCG042) by the Board of Education and the Building Committee. The project meets the Education Specification as well as the budget requirements.

Discussion took place concerning item #8 – Deduct all remaining acid waste system piping and tank. Hamlet Hernandez stated that this is not necessary for the next 10-15 years however, 30 years from now is unknown.

Vincent Giordano stated he would like to see more tools in case the project is over budget. Doesn't see real significant deducts to help if bids come in over budget.

Scott Pellman stated that this list is from the estimators. Everything in the project is appropriate nothing is lavish.

Motion made by First Selectman Cosgrove to accept item #1 - Change entrance site sign to brick. Seconded by Marcia Palluzzi. Vote unanimous.

Motion made by First Selectman Cosgrove to accept item #2 - Change CVT to Luxury solid vinyl tile in the Cafeteria. Seconded by John O'Conner. Vote unanimous.

Motion made by First Selectman Cosgrove to not accept #3 – Delete Lighting protection. Seconded by John O'Connor. Vote unanimous.

Motion made by First Selectman Cosgrove to not accept #4 – Use GWB air barrier/rigid insulation ILO insulated metal panel. Seconded by Bob Barnett. Vote unanimous.

Motion made by First Selectman Cosgrove to accept item #5 – Reduce Roof insulation from 10" to 8". Seconded by Seconded by John O'Conner. Vote unanimous.

Motion made by First Selectman Cosgrove to not accept item #6 – Maintain pre-existing gymnasium equipment. Seconded by Seconded by John O'Conner. Vote unanimous.

Motion made by First Selectman Cosgrove to accept item #7 – Re-use existing climbing wall. Seconded by Seconded by John O'Conner. Vote unanimous.

Motion made by First Selectman Cosgrove to accept item #8 – Deduct all remaining acid waste system piping and tank. Seconded by Seconded by Marcia Palluzzi. Vote unanimous.

Scott also presented an updated schedule.

Motion made by Marcia Palluzzi to adjourn the meeting at 8:31 p.m. Seconded by John O'Connor. Vote unanimous.

Respectfully Submitted,



Trista Milici
Secretary