

Public Building Commission  
Minutes of Meeting  
Branford Fire Headquarters  
November 18, 2019

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BRANFORD, CONNECTICUT

Peter Banca called the meeting to order at 6:03 p.m.

Motion made by Jim Killelea to approve the minutes from October 21, 2019. Seconded by Kate Greco. Vote unanimous.

Motion made by Len Tamsin to approve the 2020 meeting schedule. Seconded by Marcia Palluzzi. Vote unanimous.

**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, John O'Connor, Vincent Giordano, Raeanne Reynolds and Hamlet Hernandez.

Also present were: Matt Bynes-Jacobsen, Colliers International; Michael Losasso, Antinozzi Associates and Greg Plasil, Fusco Corporation.

**Walsh OPM update** – Matt Bynes-Jacobsen addressed the commission to provide a brief update. The Finance Working Group has approved an AD, CD's and one PCO. Copies are located in the dropbox link that was sent to everyone. An on-site meeting was held with all the FF&E vendors last week in preparation for delivery. Delivery is expected to begin December 2 and continue through December 22.

PCO 88: Security camera infrastructure elevator \$845. This is to allow the ability to install a camera in the future. Motion made by Marcia Palluzzi to approve PCO 88. Seconded by Kate Greco. Vote unanimous.

Motion made by John O'Connor to approve this month's invoices in the amount of \$54,129.40 and Fusco payment application #22 in the amount of \$3,836,060.89. Total amount of \$3,890,190.29. Seconded by Vinny Giordano. Vote unanimous.

Motion made by Marcia Palluzzi to approve the IRN donation proposal in the amount of \$31,374.00. Seconded by Vinny Giordano. Vote unanimous.

**Walsh CM Update** – Greg Plasil provided an update. He stated that all interior signage is going in, the exterior is dependant on the weather; topsoil is in, hydroseeding is done; site lighting is in; testing is complete on the generator and the fire pump; final cleaning is being done; finish trades are heading to the first floor; Ducci is currently working Saturdays and Sundays; final elevator inspection is scheduled for the end of the week; TCO inspection will be done next week and they are starting the punch list this week.

**Walsh Architects update** – Michael Losasso provided an update. He stated that they are using ProCore for the punch list. They are working with the Fire Marshal and Building Official. He is assisting the Principal with egress plans. He is reviewing the cost changes with the Promethium Boards and believes there will be a significant savings with using the wireless system.

The Walsh Intermediate School project portion of the meeting concluded at 6:30 p.m.

**Community Center Renovation and Expansion Project:**

The Community/ Senior Center portion of the meeting began at 6:44 p.m.

Present were: Commissioners Peter Banca, Marcia Palluzzi, Len Tamsin 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 (arrived at 6:52 p.m.); and Robert Barnett, Owner's Representative.

Bob Barnett stated that the TCO has been issued with no conditions. They are working on the punch list. The Building Official and the Fire Marshall are putting together their own punch lists. Bob hasn't seen them yet. They have received approximately 99% of the close out documents. Waiting on Secondino to send the remaining documents.

Community /Senior Center – Architects Report – Arcari – Brian Park addressed the Commission to provide an update. He stated that some items have been added to the punch list, some items have not been completed that were stated as complete. There is an issue with the single stall bathrooms upstairs that needs to be addressed, emergency call for aids were not installed. Other items that need to be addressed are the Spaulding on the patio, that was repaired but still of concern and the railing are rusting;. Bob Barnett suggested that we get an independent concrete contractor. Brian was instructed to contact Dave for a repair proposal. Brian also stated that he is concerned with the water that is appearing near the electrical room, we are unsure where the water is coming from. Dave was supposed to contact Eversource to have the electrical vault

checked. There is also a gap in the door frame where you can see daylight. Brian needs to update the punch list. We are still lacking as built and the transmittal for the attic stock.

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

PCO 065 – Floor patch \$10,230.00. Discussion took place concerning this PCO. The commission feels that this is a design issue or a contractor issue. It is not an owner issue. Bob Barnett recommended that the commission reject this PCO. Motion made by Alex Palluzzi to reject PCO 065 floor patching in the amount of \$10,230. Seconded by Len Tamsin. Vote unanimous.

PCO 071 – Three phase motor \$2,859.89. Discussion took place concerning this PCO and whether or not a credit was received for the difference between the single phase which was part of the contract and the change to three phase. Motion made by Len to reject this pending more information. Seconded by Peter Banca. Vote unanimous.

PCO 078 – Add stain to polished concrete \$7,040. Discussion took place concerning this PCO and the timing on how this happened. It was agreed that this was a benefit to the project. Motion made by Alex Palluzzi to approve PCO 078 in the amount of \$7,040. Seconded by Jim Killelea. Vote unanimous.

Motion made by Marcia Palluzzi to table the request for Bond Premium in the amount of \$7,459.91. Seconded by Len Tamsin. Vote unanimous.

Approval of invoices – none

Retainage: release some portion of the remaining balance of \$257,392.78. No discussion

Motion made by Marcia Palluzzi to adjourn the meeting at 7:41 p.m. Seconded by Alex Palluzzi. Vote unanimous.

Respectfully submitted,

Trista Milici  
Clerk