

Public Building Commission  
Minutes of Meeting  
Branford Fire Headquarters – 7:00 p.m.  
January 22, 2018

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BRANFORD, CONNECTICUT

The meeting was called to order at 7:01 p.m.

Approval of Minutes: Motion made by Jim Killelea to approve the minutes of December 11, 2017 and January 2, 2018 (special meeting). Seconded by John O'Connor. Vote unanimous.

**Walsh Intermediate School Building Project:**

Present were: Commissioners Peter Banca, Robert Barnett, James Killelea, Leonard Tamsin, Jr., and Marcia Palluzzi. PBC WIS members: John O'Connor, Kate Greco, Michael Krause and Hamlet Hernandez.

Also present were: First Selectman Cosgrove; Michael Losasso, Antinozzi Associates; Christopher Toussaint, Fusco Corporation; Greg Plasil, Fusco Corporation; Scott Pellman, Colliers International; Charles Warrington, Colliers International; Ray Ingraham, RTM member; Alex Palluzzi, Director Parks and Recreation and Brian Park, Quisenberry Arcari Malik, LLC.

Walsh OPM update – Scott Pellman addressed the Commission. He reported that the bids are out. The air quality test results came back and are all good. Additional test results are due back by the end of this week. He had a meeting with Jim Finch and Don Neel to review the budget and requisitions. There will be a working group meeting tomorrow. They are looking at some changes to the consumer science area to allow for better use for the STEAM (Science, Technology, Engineering, Arts and Math) programs.

The town can start submitting the ED046 reports for reimbursement from the state.

The RFP for Stormwater monitoring is going out soon and is due back by February 9, 2018.

Walsh Architects Update – Michael Losasso stated that he met with Hamlet Hernandez and staff concerning the changes to consumer science area to incorporate the STEAM program. There is a little concern with the program change because it was not included in the Ed. Spec. Permit approval was received today for the site and exterior lighting. Another joint meeting with the Board of Education will need to be held to approve FF&E prior to presenting it to the state. They continue to improve upon the documents to provide additional detail based on the Requests for Information (RFI's).

Walsh CM update – Chris Toussaint reported that a meeting was held with representatives from CHRO on January 3, 2018 there was approximately 25 people in attendance. The bids were advertised on January 12, 2018. The walk through was held on January 18, 2018, 43 people signed in. A second walk through is scheduled for this Friday, this will include access to the roof

for the roofing contractors. The first addendum was issued today. They are fielding and responding to RFI's.

Motion made by Peter Banca to add the approval of invoices for the Walsh project to the agenda. Seconded by Robert Barnett. Vote unanimous.

Scott Pellman presented the following invoices for payment:

Colliers – OPM Services	\$6,786
Colliers – Reimbursables	\$81.19
Colliers – OPM Services	\$6,781 (corrected amount should be \$6,780)
Colliers – Reimbursables	\$248.41
Colliers – Commissioning	\$2,891.30
Antinozzi Architects – base contract	\$53,157.00
Antinozzi Architects – FF&E	\$31,200.00
Antinozzi Architects – Estimating Amend	\$16,715.50
Antinozzi Architects – Langan Amend #5	\$182.38
Antinozzi Architects – Langan Amend #7	\$17,107.31
Antinozzi Architects – Langan Amend #8	\$10,255.12
Bruce Spiewak – Code Review	\$3,149.00
Totaling \$131,766.31 (corrected amount should be \$133,765.31, reduced by \$1)	

Motion made by John O'Connor to approve the invoices totaling \$131,766.31. Seconded by Len Tamsin. Robert Barnett abstained. Vote 8 yeas, 1 abstention.

**Community House Renovation and Expansion project:**

Present were: Commissioners Peter Banca, Robert Barnett, James Killelea, Leonard Tamsin, Jr., Marcia Palluzzi. PBC Senior Center Community House members: Alex Palluzzi and Dagmar Ridgway.

Also present were: First Selectman Cosgrove; Ray Ingraham, RTM member; and Brian Park, Quisenberry Arcari Malik, LLC

Community Center – Architects report – Brian Park reported that the interior demolition is complete including abatement. All the pile locations have been tagged. QAM are in the process of reviewing submittals from the contractor. 10 test piles were driven this week – all look good, the piles have been ordered. Due to weather, etc. there is a minor delay with the piles. They are moving along with the inside work. The First Selectman mentioned that there

will be additional change orders for some roof work and changes to the storm drain pipe from an 18" to 24" to allow the tie in to the existing storm drain.

Len Tamsin mentioned that the project is about a month behind and questioned if the contractor will be able to make that up. We need to get that time back so the project is completed on time.

First Selectman Cosgrove mentioned that the piles are a critical path. The schedule cannot be revised until the piles are in.

Dagmar stated that the seniors are asking to see copies of the layout or renditions. First Selectman Cosgrove stated that we are waiting on finishes but, he should be able to find something for her to display. Dagmar also asked question concerning the elevator and the accessibility of the bathroom for persons with walkers.

Motion made by Marcia Palluzzi to add two change orders to the agenda for consideration. Seconded by Jim Killelea. Vote unanimous.

Discussion took place concerning the change orders and the process for approval. Robert Barnett asked what the process was for approving change orders. First Selectman Cosgrove explained the process that occurred concerning the transit pipe – the problem with the transit pipe was discovered during excavation; the contractor notified DTC and Arcari; it was mentioned at the December Public Building Commission meeting, but the actual cost was unknown at that time; discussion took place in the working group meeting; the contractor was asked to prepare the change order; it was submitted to Arcari with consultation with DTC; Arcari made a recommendation to approve; it was sent to the Town Engineer for review and then brought to the Commission for approval. In the future, unless time is of the essence, change orders will be approved by the Commission prior to the work being completed.

Motion made by Jim Killelea to approve change order #1 in the amount of \$36,963.30. Seconded by Alex Palluzzi. Vote unanimous.

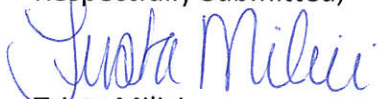
Motion made by Robert Barnett to approve change order #2 in the amount of \$22,690.30. Seconded by Dagmar Ridgway. Vote unanimous.

Motion made by Len Tamsin to approve the invoice from A. Secondino and Sons in the amount of \$367,946.02 (that amount includes the two change orders). Seconded by Marcia Palluzzi. Vote unanimous.

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Motion made by Robert Barnett to adjourn the meeting at 8:25 p.m. Seconded by Alex Palluzzi.  
Vote unanimous.

Respectfully Submitted,



Trista Milici  
Secretary