

Public Building Commission
Minutes of Meeting
February 27, 2023 – 6:00 p.m.
Fire Headquarters

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

Present were: Commissioners Peter Banca, Len Tamsin and Greg Ames. PBC WIS member John O'Connor. Also present were: James Cosgrove, First Selectman; Scott Pellman, Colliers International; Michael Losasso, Antinozzi Associates; Bob Pilato, Fusco Corp.; Greg Plasil, Fusco Corp. (via phone).

Motion made by John O'Connor to approve the minutes from November 21, 2022. Seconded by Greg Ames. Vote unanimous.

Public Comment – none

Walsh OPM update – Scott Collier's provided a brief update concerning the final items. He reported that the pool ladder work has been completed, the pool has been filled and rebalanced. Unit 4 is still under warranty and has been replaced. He presented an additional fee proposal of \$20,000 to extend Colliers' contract to allow continued oversight. Motion made by Peter to approve the contract amendment for continued services as outlined in the proposal dated February 7, 2023. Seconded by John O'Connor. Vote unanimous.

Motion made by Len Tamsin to approve the project invoices in the amount of \$18,548.44. Seconded by John O'Connor. Vote unanimous.

Scott also mentioned that PCO 340 for Bond Reconciliation is pending and will be brought forth to the commission.

Walsh CM update – Rob Pilato addressed the commission to provide an update. Discussion took place concerning the review of the warranty agreement drafted by Fusco between the town and Manafort for the concrete slab work in the pool area that required repairs after the original pour. The pool deck topping set up quicker than expected creating numerous voids in the slab. Corrective measures were taken but there is still concern that defects may be identified in the future and an extended warranty should be considered.

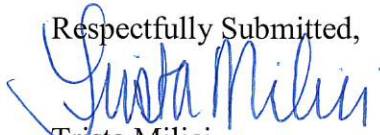
A meeting needs to be set up with the town, Fusco, Collier's, Antinozzi and the attorneys to discuss and finalize the agreement.

Walsh Architects update – Mike Losasso reported that final field report of the Natatorium identified several items that need to be finalized. Review of the steel railings continued concerning the oxidation. The rails require regular maintenance and yearly treatment to limit the oxidation over time oxidation tends to lessen. This was reviewed with Joe Carbone. Additional painting was completed. Generally things are functioning well. The completion board is not in yet, it is due in March.

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Motion made by John O'Connor to adjourn the meeting at 6:47 p.m. Seconded by Greg Ames.
Vote unanimous.

Respectfully Submitted,



Trista Milici
Clerk