

Public Building Commission
Regular Meeting: 3/13/17
Location: Branford Fire Headquarters
Time: 7:00 p.m.
Meeting Minutes

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BRANFORD, CONNECTICUT

Building Committee Members Present:

Peter Banca
James Killelea
Robert Barnett
John O'Connor
Marcia Palluzzi
Robin Goeler
Alex Palluzzi – Sr. Center Project
Dagmar Ridgway – Sr. Center Project
Vincent Giordano III

Other Attendees:

Hamlet Hernandez	Superintendent
Michael Krause	BOE Chair
Jamie Cosgrove	First Selectman
Chuck Warrington	Colliers International
Michael LoSasso	Antinozzi Associates
Greg Plasil	Fusco Corporation
Chris Toussaint	Fusco Corporation
Tom Arcari	Quisenberry Acari Architects LLC
Raeann Reynolds	Future Walsh Principal

The meeting was called to order at 7:00 pm by Chairman Peter Banca.

Approval of Prior Minutes:

The February 21, 2017 meeting minutes were reviewed. Correction to Michael Krause's title as Board of Education Chair was made. Motion by Jamie Cosgrove to approve the meeting minutes, second by John O'Connor, motion passed.

Public Comments / Communications:

No comments.

Senior Center Update:

Tom Arcari provided half-scale plans of the design development documents for members to review. Mr. Arcari noted that they are working with the building official, fire marshal and planning and zoning department to address some code issues. The fire marshal is requesting to use the higher occupancy loading as the more stringent requirement for egress however this inflates the amount of plumbing fixtures required in the building. QA is applying for a code modification with the state building official to seek relief on the amount of fixtures required to that it does not place additional burden on the project budget.

Mr. Arcari noted it will be ideal to get the contractor under budget by August to allow them to start foundation work in the fall prior to winter. He noted the Sr. Center will be closed for one winter season with an anticipated completion in spring 2018.

Jamie Cosgrove noted that the project will be under the purview of town engineer however the town will be advertising for a clerk of the works to assist with the project oversight.

Walsh project update - Colliers: Mr. Warrington reported on the following:

- Review of the expenditures to date noting majority of the expenditures are Antinozzi Associates and Colliers International. Approximately \$1,224,000 has been paid to date.
- Design review meetings at Antinozzi's office continue– Bi Weekly
- Review of the milestone schedule with upcoming dates.
 - March 21st, Zoning Board of Appeals
 - Schematic Design Review with OSCGR (recent development from the state to review schematic designs). Mr. Warrington noted that they've already met with the state twice on the project so this should be a formality
- Design Development plans and specifications will be forthcoming on May 15 with an estimating and review period to follow. Mr. Warrington expressed that Colliers will be seeking to engage the committee's review more on the design development set. He noted that Colliers will make themselves available to review the drawings with members and include their comments into Colliers set of comments.
- Colliers will re-distribute the drop box link containing the Schematic Design documents as some members did not receive them.

Walsh project update – Antinozzi: Mr. LoSasso reported on the following:

- Bi-Weekly Design review meetings are occurring at Antinozzi's office. Mr. Barnett inquired about the meetings. Mr. LoSasso invited all committee members to attend these meetings.

- A security review meeting is scheduled for March 23rd at Francis Walsh. Mr. Cosgrove inquired if there is an entity who reviews and signs off on the plans. Mr. LoSasso noted that the district is responsible for providing a letter to OSCGR stating the SSIC guidelines have been met noting local emergency responder input is encouraged. Local police, fire, and other responders have been invited to the meeting on March 23rd. Mr. Hernandez recommended consideration of a security consultant.
- Mr. Cosgrove mentioned that the town is looking to implement a district wide energy management system utilizing Honeywell and that the project should incorporate this into the documents. Sole source approval may be necessary for this.

Walsh project update - Fusco: Mr. Plasil presented the following:

- Fusco has started to develop the CPM schedule in more detail. It has been broken out into the two major phases of the work.
- The schedule will become part of the DD cost estimating effort.
- Mr. Plasil noted they are assessing how they will maintain utility services to the existing building while constructing the new addition. Fire lines, electrical feeders, and sewer may need to be re-routed or provided with additional protection during phase 1 (addition construction).

Design Review comments:

Mr. Barnett and Ms. Palluzzi reviewed the full size set of documents at the Board of Education offices and provided written comment in a letter dated March 13, 2017. The letter was reviewed by Mr. Barnett (attached hereto).

Mr. Krause expressed he is concerned about the new addition looking like a new addition versus appearing as part of the original building.

Mr. O'Connor noted that the committee should be mindful of the cost implications for suggestions and recommendations as they move forward.

Mr. Giordano inquired if a Life Cycle Cost Analysis is being performed. Mr. LoSasso noted that with the new energy code adoption, the LCCA may not be required however their consulting engineer will be developing an energy model to confirm compliance with the code.

Use of photovoltaics was discussed. Mr. LoSasso noted that approximately 200 PV panels would be required to achieve the 3% savings required by CT high performance standards. This option was not recommended to move forward in the value engineering for schematic design due to the additional cost for structural steel to support the system. Power Purchasing Agreements (PPAs) were briefly described.

Approval of Invoices: The following invoices were approved for payment.

Antinozzi Invoice #5, dated March 8, 2017 in the amount of \$308,228.75

Collier Invoice #17528, dated February 28, 2017 in the amount of \$6,786.00

Motion by John O'Connor, Second by Jim Killelea, motion passed.

The next scheduled meeting will take place on April 10, 2017 at 7:00 pm at the Fire House

Motion to adjourn by John O'Connor, second by James Killelea - Meeting adjourned at 8:35 p.m.

Submitted by Peter Banca

Attachments – March 13, 2017 letter from Mr. Barnett and Ms. Palluzzi to Antinozzi Associates