

Public Building Commission:  
Len Tamsin, Chairman  
Trista Milici, Clerk  
Jim Killelea  
Greg Ames  
Robert Barnett  
Mario Ricozzi

**Public Building Commission**  
**P.O. Box 150**  
**Branford, CT 06405**

Police Headquarters Renovation Project:  
John Alves  
Patty Austin  
Rashaad Roach  
Corrianne Carangelo

Public Building Commission  
Minutes of Meeting  
April 7, 2025 – 6:00 p.m.  
Fire Headquarters (meeting was moved to the Community House)  
46 Church Street

Present were: Commissioners Len Tamsin, Greg Ames, Jim Killelea, Mario Ricozzi and Robert Barnett. PBC Police Department Renovation Project members: Deputy Chief Alves, Patty Austin and Lt. Corrianne Carangelo. Lt Rashaad Roach participated via phone. Also present were James B. Cosgrove, First Selectman; Jeff Vosburgh, Downes Construction and Brad Anderson, Dowes Construction. Brian Humes and Andrew Whitehouse, Jacunski Humes Architects participated via zoom.

Len Tamsin called the meeting to order at 6:06 p.m.

Jeff Vosburgh provided an update on the Police Headquarters project from Downes Construction.

Jeff provided additional information concerning PCO #010– ASI #005 – Mechanical & Electrical Revisions – Out of Scope in the amount of \$44,181.64. This would be paid for from owner's contingency. This is for labor, materials, equipment and tools to provide revisions related to the change in radiant panel size, feeder revision to CU-1 and CU-2. This arose due to changes to the use of Mitsubishi Condenser equipment. The Condensers that will be used require 3-pole 80 amp instead of 3-pole 40 amp service and the radiant panels need to be changed to 18' to 24' wide. The commission questioned whether this is necessary to a mistake on the drawings or from the bid documents or a change from the contractor. Jeff will research and provide additional information back to the commission. The commission tabled this item until additional information is provided.

Jeff provided additional information concerning PCO #016– ROM Costs – Foundation Underdrains Below Slab on Grade in an estimated amount of \$65,000.00 to \$70,000.00 +/- . Discussion took place concerning this item. The report from Welti does not indicate that underdrains are necessary. The site has been dry, there is no indication that there is a water issue. The protections that are already in place as part of the contract are sufficient to prevent possible water infiltration. Motion made by Len Tamsin to take no action on this item. Seconded by Mario Ricozzi. Vote unanimous.

Brian Humes addressed the commission to provide additional information related to elimination of spray foam – Cost TBD. Schedule impact TBD. May require special meeting prior to 4/28

monthly meeting. Previously it was determined that the roof could not sustain solar panels, at that time the plan was to increase the R-value by providing spray foam at the underside of the deck of the pitch portion of the roof. Concerns have been raised about the use of the spray foam and exposure to personnel and vendors. Although the area is not occupied, the area contains equipment that may require service. Both the state and communications service contractor have expressed concerns. The team will evaluate additional options and present them at a future meeting.

Jeff provided additional information concerning PCO #040 - Discussion and possible action related to existing stormwater tunnel and catch basin reconstruction. Costs ROM \$100,000.00 +/- . Schedule impact TBD. Refer to memo and photos. A boulder was uncovered in the direct path as well as a tunnel structure that extends approximately 33' long to an existing manhole left behind from previous buildings or construction. There are 4 existing or newly proposed pipes tying into this tunnel, as well as 4 additional pipes not indicated on the documents also tying into this tunnel on the south side in various locations. In a discussion with the sitework contractor this could be upward of high five figures or six figures to completely remove the structure. This value is high dependent up on verification of the unforeseen piping that ties into the tunnel. The structure appears to be sound and has a concrete ceiling. Jim Pretti, Criscuolo Engineering has looked at the structure and confirms that it would be appropriate to use the structure and punch another drain into it. Motion made by Mario Riconzi to take no action on this item and rehab the structure as the budget allows. Seconded by Jim Killelea. Vote unanimous.

Jeff provided additional information concerning the shared neutral wiring and possible re-wiring of majority of existing wiring to remain. Costs TBD. Schedule impacts YES. A Field report was provided. IES discovered that most of the existing single-phase 120V circuits on the upper level are wired as multiwire branch circuits with shared neutral conductors. NEC requires a handle-tie across all three circuit breakers sharing one neutral or the use of a three-pole circuit breaker, Handle Ties are not present on the single-pole breakers in any of the existing panelboards. IES has provided preliminary options to resolve these issues. There is still additional investigative work that needs to be done and follow up information will be provided to the commission.

John Alves provided additional information concerning the request to approve the FF&E Evidence Storage/Armory package and refer the request to the Board of Selectmen for a bid waiver. Motion made by Mario Riconzi to approve the request for the purchase of FF&E Evidence Storage/Armory package in the amount of \$60,828 and refer the request to the Board of Selectmen for a bid waiver. Seconded by Corrienne Carangelo. Vote unanimous.

Motion made by Corrienne Carangelo to adjourn the meeting at 7:34 p.m. Seconded by Patty Austin. Vote unanimous.

Respectfully submitted, Trista Milci, Clerk