

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 28, 2025 – 6:00 p.m.  
Fire Headquarters  
45 North Main Street

Present were: Commissioners Len Tamsin, Mario Ricozzi and Greg Ames (arrived at 6:12 p.m.). PBC Police Department Renovation Project members: Deputy Chief Alves; Lt. Corrianne Carangelo and Patty Austin. Also present were Jeff Vosburgh, Downes Construction; Brian Humes, Jacunski Humes Architects and First Selectman Cosgrove.

Len Tamsin called the meeting to order at 6:09 p.m.

Motion made by Mario Ricozzi to approve the minutes from the March 24, 2025 and April 7, 2025 (special meeting – as corrected by the Clerk). Seconded by John Alves. Mario Ricozzi abstained from voting on the minutes from March 24, 2025. Vote unanimous.

Jeff Vosburgh, Downes Construction addressed the Commission to provide an update on the Police Headquarters project. Monthly project update report will be distributed to the Public Building Commission later this week. The project is moving along well. Currently since last meeting the Construction Manager's Construction Contingency is projected to increase to \$503,874 this includes possible electrical work and the retaining wall phasing work. Pending estimated credit in the amount of \$215,000.

Work completed included: MEP Coordination, the lower-level slab pour, upper-level selective demo and Food Pantry Foundation wall. Work in Progress includes: continued site demolition; site stormwater catch basins, site utilities; and upper-level MEP hanger install. Upcoming work includes: continuing lower and upper level MEP hanger install, Food Pantry Foundation retaining Wall Phase 2 and lower-level walk framing and masonry.

Motion made by Mario Ricozzi to approve CO #002B – ASI #004/#004A – Slab Removal – Masonry, DFH, Drywall in the amount of \$113,143.79. PCO #002B is being funded by the following allowances: Temp Gen and UPS Allowance (\$26,565.84), MEP Supplemental Steel Allowance A(\$12,529.16) and SOG R&R Allowance (\$74,048.79). Seconded by Corrianne Carangelo. Jeff Advised that there will be an additional PCO – PCO #002C for additional related items submitted to the PBC for consideration soon. Vote unanimous.

PCO #010 R1 - ASI #005 Mech & Elec Revisions – Radiant Panel Size Revision  
Electrical Feeder Revision for CUs in the amount of \$42,768.09. Brian Humes provided

additional information concerning the PCO. He stated that the Mechanical and Architectural drawings had a conflict concerning the panel size. Drawing revisions include the increased panel size and feeder revisions. It was acknowledged that this item should be tracked through Errors and Omissions. Motion made by Mario Ricoszi to approve PCO #010 R1 - ASI #005 Mech & Elec Revisions – Radiant Panel Size Revision Electrical Feeder Revision for CUs in the amount of \$42,768.09. Seconded by Greg Ames. Vote unanimous.

PCO #030A – RFI #039 Footing Drainage Jetting & Next Steps in the amount of \$10,883.03. Motion made by Len Tamsin to decline. Seconded by Mario Ricoszi. However, it was recommended that a Tee and pipe are installed and capped at grade to identify the footing drain for possible access in the future.

PCO #033 – Spray Foam Elimination Options – Discussion of two potential options. Brian Humes addressed the commission concerning the use of spray foam in the roof area and lower level exterior walls. Concerns have been raised concerning health and safety of the use of spray foam due to off gassing and the areas need to be sealed and vacant for 24 hours. He provided additional information concerning the following options: Move forward with the spray foam with proper precautions; use a substitute material such as rigid board or mineral wool or remove altogether for a credit. First Selectman Cosgrove stated that it is important to increase the R Value where we can and suggested getting prices on mineral wool thereby eliminating the concerns for use of spray foam. Jeff Vosburgh stated that the PBC may need to schedule a special meeting to consider the insulation changes.

Brian also stated that he recognizes that there seems to be a spike in change orders but, this is very typical in renovation projects. Generally, change orders spike in the beginning of the project then level off and spike again toward the end of the project. He also provided information concerning a potential issue with the compatibility of the UPS for the generator. IES is reviewing and communicating with Kohler concerning possible issues with compatibility of the circuit breaker in the main distribution panel and the generator. This may impact the project they are working to stay ahead of it. Brian also reported that they attended the Zoning Board of Appeals meeting on April 22, 2025 concerning variances for lights and fencing. The variances were granted.

Motion made by Mario Ricoszi to approve the Jacunski Humes monthly invoice in the amount of \$7,000. Seconded by Greg Ames. Vote unanimous.

Motion made by Mario Ricoszi to approve the 4 D Design & Decorating invoice in the amount of \$6,500. Seconded by Patty Austin. Vote unanimous.

Motion made by Mario Ricoszi to approve the Downes Construction Pay Application No. 3 in the amount of \$1,112,865.58. Seconded by Corrienne Carangelo. Vote unanimous.

Public Building Commission  
Minutes of Meeting – April 28, 2025  
Page Three

New Business – none.

Public Comment – none

Motion made by Mario Ricozzi to adjourn the meeting at 7:22 p.m. Seconded by Greg Ames.  
Vote unanimous.

Respectfully submitted,

Trista Milci  
Clerk