

Public Building Commission
Special Meeting: 6/19/17
Location: Branford Fire Headquarters
Time: 7:00 p.m.
Meeting Minutes

RECEIVED

2017 JUL 17 A 8:36

TOWN CLERK'S OFFICE
BRANFORD, CONNECTICUT

Building Committee Members Present:

Peter Banca
Robert Barnett
Vincent Giordano III
James Killelea
John O'Connor
Marcia Palluzzi
Raeanne Reynolds
Leonard Tamsin, Jr.

Building Committee Members Not Present:

Raeann Reynolds

Other Attendees:

Michael Krause	BOE Chair
Scott Pellman	Colliers International
Michael Losasso	Antinozzi Associates
Chris Toussaint	Fusco Corporation
Greg Plasil	Fusco Corporation
Robert Darr	Fusco corporation

The meeting was called to order at 7:05 pm by Chairman Peter Banca.

I. OPM update Colliers:

- Legislative update, there has still been no action by the State legislature on the priority list for school funding. The bill will not be acted upon until a budget has been reached.
- The project received approval from Inland wetlands, there will be a zoning public hearing on July 6, 2017, 7:00pm at the fire house.
- The project is on schedule for a tentative early December PCT date. Greg Plasil noted that the tentative completion date for the renovated area is now May of 2021.
- Colliers will contact the building officials and discuss the state required plan reviews which area anticipated to start in early October.
- The updated project budget and list of alternates was distributed. The project is on budget and the additional abatement costs have been incorporated into the budget without a transfer from the contingency. The technology and furniture budgets will be further refined in July with the administrators and technology sub-committee.
- The alternates were reviewed
 - 1. Add alternate for the leaf pattern to be applied to phenolic panels – The leaf pattern on the panels will be included as an alternate and is not currently part of the base bid.

- 2. Add alternate for a white acrylic emulsion liquid roof coating – A coating of the existing black EPDM roof is currently listed as an alternate. This will provide the required solar reflectance to get a credit for High performance, the material is approved by the manufacturer and will maintain the warranty. Bob Darr expressed a concern with white roofs that will be reviewed by the design team. The high-performance criteria and anticipated credits will be reviewed with the committee at a future meeting once the design team and commission agent have had a chance to update the matrix.
- 3. Deduct alternate to change the school entrance sign from Granite to Brick, - This will be a deduct alternate; the size of the sign may require a variance. Antinozzi Associates will coordinate with zoning on the allowable size of the school sign.
- 4. Add alternate to change the VCT floor in the cafeteria to Luxury Vinyl Tile – There will be an alternate incorporated for the flooring in the cafeteria that will make the space easier to maintain and was a request from the maintenance staff.
- 5. Add alternate to incorporate stony creek granite into concrete walks – The design team was exploring the use of stony creek granite in the concrete flat work. Vincent Giordano pointed out that it may be difficult to get concrete mix designs with this aggregate. The design team will explore other opportunities which may include an alternate for pavers.
- 6. Add alternate to incorporate stony creek granite into concrete columns – The design team was exploring the use of stony creek granite in the exposed concrete columns. Vincent Giordano pointed out that it may be difficult to get concrete mix designs with this aggregate. The design team will explore other opportunities which may include an alternate for pavers.
- 7. Deduct alternate to delete lightening protection – The inclusion of lightening protection will be reviewed with the insurance carrier for this possible deduct alternate.
- 8. Deduct alternate to incorporate metal stud back up in lieu of metal panels behind the brick veneer -

II. General Discussions:

- Marcia Palluzzi inquired to the needs of the school at the start of the 2018 school year. Greg Plasil responded that the building addition will have minimal impact to the school, the abatement will be completed over the summer for the new addition and a temporary construction wall will be in place prior to the start of the fall semester. There may be a need for a temporary fire pump that the design team is coordinating along with modifications to the fire loop which will be implemented during the summer of 2018.
- Leonard Tamsin, Jr inquired on the number of mobilizations for abatement in the gym and pool areas. Greg Plasil noted that abatement in those areas will take place over three summers 2018, 2019 and 2020.
- Marcia Palluzzi requested that the design team explore the elimination of retaining walls towards the fields in lieu of grading. The design team will review the potential for eliminating the retaining wall and will report back to the committee at the next scheduled meeting.

- There was a request for the design team to incorporate laser cut outlines of the thimble islands into the flooring.
- John O'Conner stated that there may be an ongoing pool leak, the design team will review this with their pool consultant and a meeting will be set up to review potential exploratory work to verify the potential leak. It was noted for a diving board that a 12'-0" pool is required, the existing pool is 11'-0" but is grandfathered in.

Motion by Bob Barnett to authorize Antinozzi and Associates to proceed with Construction Documents, seconded by John O'Conner - all in favor -unanimous.

The next scheduled meeting will take place on July 17, 2017 at 7:00 pm at the Fire House

Motion to adjourn by Leonard Tamsin, Jr, second by Marcia Palluzzi - Meeting adjourned at 8:20p.m.

Submitted by Peter Banca