

Public Building Commission
Special Meeting: 8/14/17
Location: Branford Fire Headquarters
Time: 7:00 p.m.
Meeting Minutes

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Building Committee Members Present:

Peter Banca
Vincent Giordano III
John O'Connor
Leonard Tamsin, Jr.
Katie Greco
Raeanne Reynolds

Building Committee Members Not Present:

Marcia Palluzzi
Robert Barnett
James Killelea

Other Attendees:

Hamlet Hernandez	Superintendent
James Cosgrove	First Selectmen
Scott Pellman	Colliers International
Michael Losasso	Antinozzi Associates
Paul Antinozzi	Antinozzi Associates
Greg Plasil	Fusco Corporation

The meeting was called to order at 7:07 pm by Chairman Peter Banca.

Approval of minutes, there was one correction, Katie Rebeschis was noted as a non-attendee.

Motion to approve Minutes by Jamie Cosgrove, seconded by John O'Connor – all in favor - unanimous

Peter Banca discussed the need for a secretary. Jamie Cosgrove will review the budget and arrange for a board clerk can be appointed.

I. Public Comment –

- Peter Jackson - The room is not set up for public comments to be heard, is there a revised seating arrangement that can accommodate the Public. Jamie Cosgrove stated that the members need to hear and see the information presented and invited the audience to move closer.

II. OPM update Colliers: Scott Pellman reported on the following:

- Legislative update, there still been no action by the State legislature on the priority list for school funding. It is still anticipated that a budget will be passed prior to the projects scheduled bidding date. The priority list totals 450 Million and as stated at the last meeting, Charles Warrington advised that there is rumor that the school legislative bill may be capped at \$400 million forcing the State to prioritize projects. Colliers will report back to the committee once it receives any updates.

Jamie Cosgrove added the following - There was proposed legislation to having a cap but the legislation that was proposed was for the future and the reimbursement formula would be reviewed. There have been discussions if it is prudent for the project to keep moving, we feel strongly that it should and the state will be looking at which school districts are not shovel ready and which are moving along. We will probably not get a better price than now and escalation costs will continue to rise. The legislation will most likely be looking to further adjust state reimbursement in the future. We need to keep moving until there is certainty with the State and moving forward could end up saving the Town money.

- A meeting will take place tomorrow August 15th at 3:00pm with the building officials to discuss the state required plan reviews which are anticipated to start in early October. In addition, the design team will present the project and review the overall project development and any code related issues. Colliers anticipates requesting proposals for code review services based on the meeting input from the code officials. The current project budget includes funding for the review.
- There was a meeting to review and update the CT high performance building requirements on July 25th. The matrix that was distributed to the committee this evening reflects the mandatory and required 28 additional credits with no impacts to the DD budget. The possibility of a white roof coating on the existing roofs in no longer being considered. The project will need to confirm that they have a 35% renewable energy purchase agreement in place for 2 years to meet one of the project requirements.

Jamie Cosgrove stated that the Town is proposing to building a large solar array that and a certain portion of the power may be allocated to the building project.

- Colliers is currently coordinating a meeting with the districts technology staff for early September once staff returns from summer vacation. The meeting will finalize the technology equipment budget.
- Zoning approval – formal conditions of approval have not yet been received – AA is looking to set up meeting with Town Planner on or around August 23rd.
- Schedule

- 90% CD's due on October 2, 2017
- 90% CD estimates due October 30, 2017
- Present budget to committee November 13, 2017
- BOE meeting TBD in November for ED042 approval
- Special Building Committee meeting – November 27, 2017 ED042 approval
- State date December 5, 2017 @ 9:00am

Motion to modify the agenda to move the discussions of ASA 005 up to Colliers update – motion by approval Jamie Cosgrove and seconded by John O'Connor – all in favor – unanimous

- Antinozzi Associates has provided ASA which covers additional environmental testing for the building. The tests are being provided as a proactive measure for the State review process to provide information that is being requested on similar projects. Colliers has reviewed the scope and discussed the additional testing with the working group. It is preferred to have the testing completed this summer before the beginning of the fall semester while the building is still quiet.

Motion by John O'Connor to approve the air tests that are required seconded by Vincent Giordano III – all in favor – unanimous

III. Architects update: Comments provided by Michael Losasso

- There were comments from the committee on interior finishes at the previous presentation, Antinozzi passed out responses and renderings to address those comments.
 - The deep yellow has been changed
 - The mission statement has been revised
 - The school logo has been proposed to be the FWIS logo
 - The tile in the light wells has been changed to a wall covering
 - There was a discussion on the thimble islands and that has been proposed for a wall surface in fabric.
- Still progressing through construction documents – on target for drawing completion.

Hamlet noted that he would love to have an enduring mission statement, is there a way to have it so it could be changed so it is not permanent or the words can change. Schools define their mission statement by what is happening in the community. Michael Losasso will review.

- During the process of the zoning reviews there were some site modifications to the drawings, Antinozzi will leave a copy of all drawing changes with the BOE offices.

IV. CM update

- FUSCO has been doing constructability reviews, there was a very detailed schedule done as part of the DD budget, the addition and second phase of the schedule has been modified and hopefully at the next meeting it can be presented once it has been reviewed with Colliers.

- Fusco is currently working on the project logistics plans.

V. Approval of invoices

- The July Antinozzi invoices for the following were acted upon – Invoice 971841675 Base contract work for \$212,534, Invoice 971841679 AV system Design for \$5,570, Invoice 971841680 Estimating services \$41,687 along with Colliers Invoices 18930 for \$6,786 and 18917 for \$203.

Motion to approve the invoices by Leonard Tamsin, Jr – seconded by John O'Connor – all in favor - unanimous.

VI. Senior center update

Peter will be setting a specific meeting date for the last week in August for the community center project. The bids are due on the 23rd of August.

The next scheduled meeting will take place on September 11, 2017 at 7:00 pm at the Fire House

Motion to adjourn by John O'Connor, second by Leonard Tamsin- Meeting adjourned at 8:10p.m.

Submitted by Peter Banca