

Public Building Commission  
Minutes of Special Meeting  
Branford Fire Headquarters  
August 30, 2017

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Present were: Commissioners Peter Banca, James Killelea, Robert Barnett, Leonard Tamsin, Jr., Marcia Palluzzi, Alex Palluzzi and Dagmar Ridgway.

TOWN OF BRANFORD OFFICE  
BRANFORD, CONNECTICUT

Also present were: First Selectman Cosgrove; Tom Arcari, Architect; Ray Ingraham, RTM member; Donald Conklin, RTM member; Deb Conklin, Steve Mazzacane and Sally Bahner.

The meeting was called to order at 7:10 p.m.

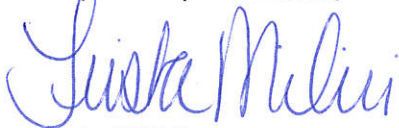
1. Commission Secretary - Chairman Peter Banca announced that Trista Milici has been appointed as the Public Building Commission Secretary.
2. Public Comment – None
3. Receive report from the architect regarding the Community Center project and approval of a contract for a Construction Manager:

Tom Arcari, Architect addressed the Commission and provided a lengthy update on the bids received. He stated that the apparent low bidder is A. Secondino and Sons. The contractor is very qualified and the bid is very competitive. The contractor is very committed to the project and has a low mark up of about 2%. The bid came in at \$10.4 and fits within the allocation. However, this total cost would eat up most of contingency. The contract is being reviewed and the preliminary round of value engineering has identified where money can be saved. The Arcari team met with First Selectman Cosgrove, Janice Plaziak, Alex Palluzzi, Dale Izzo, Dagmar Ridgway and representatives from A. Secondino this morning and went through the list. Some things can be changed out without compromising the building or the programming. Tom will issue a set of bid documents to the Commission by Friday for further review and requested their help in identifying items where additional savings can be found. He stated he would like to find an addition \$500,000 in savings through value engineering. He also stated that time is of the essence; we can't afford to lose this building season. Losing this building season could result in additional \$300,000 to \$500,000 in escalation costs. The contractor really needs to mobilize by October 1. As soon as the numbers are finalized, the contract can move forward. The additional site parking lot is valued at \$65,000, which is an add-on. That money has to be accounted for in the additional \$500,000 in savings that we are trying to find through value engineering. Tom stated he will issue the bid plans, the current value engineering list, schedule of values and the specifications (digitally) by Friday. The Commission members agreed to forward all comments to Tom and Chairman Banca before the next regular meeting scheduled for

September 11, 2017. Tom also stated that due to savings already seen with the project (such as moving costs) in some of soft cost items, we will be able to move that money into the hard costs. Commissioner Barnett stated that a reconciled budget would be helpful. Commissioner Tamsin asked if the contractor was reclaiming the asphalt, savings can be found there. Tom was unsure and will look into it. First Selectman Cosgrove stated that he will talk to Town Engineer Janice Plaziak concerning advertising an RFP for a part time Clerk of the Works for the project.

4. Adjournment – Motion made by Commissioner Barnett to adjourn the meeting at 7:44 p.m. Seconded by Commissioner Tamsin. Vote unanimous.

Respectfully Submitted,



Trista Milici  
Secretary