

Public Building Commission  
Minutes of Meeting  
Branford Fire Headquarters  
August 19, 2019

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TOWN CLERK'S OFFICE  
BRANFORD, CONNECTICUT

Peter Banca called the meeting to order at 6:14 p.m.

**Public Comment** – none

**Walsh Intermediate School Building Project:**

Present were: Commissioners Peter Banca, James Killelea, Leonard Tamsin, Jr. and Marcia Palluzzi. PBC WIS members: Kate Greco, John O'Connor, Vincent Giordano, Raeanne Reynolds, Hamlet Hernandez and Michael Krause.

Also present were: James Cosgrove, First Selectman; Matt Bynes-Jacobsen, Colliers International; Michael Losasso, Antinozzi Associates; Chris Toussaint, Fusco Corporation and Greg Plasil, Fusco Corporation.

Motion made by Marcia Palluzzi to approve the minutes of July 22, 2019 and August 5, 2019 (special meeting). Seconded by John O'Connor. Vote unanimous.

**Walsh OPM update** – Matt Bynes-Jacobsen addressed the commission to provide a brief update. He stated the FF&E packages are out and due back next week. The Temporary AC is running, abatement in the main gym has been completed and they are waiting on air sampling results.

Discussion took place concerning PCO 054R2 Interactive display mount revision – Divirsitrack/Divirsimount in the amount of \$39,390.90. It was stated that this was not part of the FF&E package. The purchase of the boards/equipment, installation and wiring was all separated out in an effort to save money.

Motion made by Marcia Palluzzi to approve PCO 054R2 Interactive display mount revision – Divirsitrack/Divirsimount in the amount of \$39,390.90. Seconded by John O'Connor. Vote unanimous.

Motion made by Kate Greco to approve the invoices in the amount of \$149,151.94 and Fusco payment application #19 in the amount of \$3,385,517.28. Total amount of \$3,534,669.22. Seconded by Marcia Palluzzi. Vote unanimous.

**Walsh CM Update** – Chris Toussaint provided a brief update. He stated that the utility companies have all been on-site. Southern CT Gas is running the permanent lines. Eversource was onsite today. The water is on. Curbs are being installed going from the north to the east and then to the south sides of the property. The exterior brick is complete. Ongoing items include: MEP rough in, Electrician is pulling wire, sheetrocking and taping, grid for the acoustical ceiling is going in, there are approximately 120-130 guys onsite everyday. They are on schedule.

Peter reported that a meeting was held this morning to discuss artwork. A Art Work working group was formed, participants include: Peter Banca, Jamie Cosgrove, Hamlet Hernandez, Raeanne Reynolds, Michael Losasso, Matt Bynes-Jacobsen and Jim Killelea. The working group will help with the facilitation of artwork inside and outside of the building.

**Walsh Architects update** – Michael Losasso provided a brief update. He stated that thoughts for the artwork at the school include that the outdoor artwork would be more of a permanent and public type of artwork and the artwork inside would be Branford Public School students artwork that would fit in with the curriculum or activities at the school. They plan to meet once every 2 months. Future discussions may include members of BACA. Hamlet Hernandez also stated that they would be involving the Branford Historical Society.

The Walsh Intermediate School project portion of the meeting concluded at 6:47 p.m.

**Community Center Renovation and Expansion Project:**

The Community/ Senior Center portion of the meeting began at 6:52 p.m.

Present were: Commissioners Peter Banca, Leonard Tamsin, Jr., Marcia Palluzzi and James Killelea. PBC Community House/Senior Center members: Dagmar Ridgway and Alex Palluzzi.

Also present were: Brian Park, Arcari, Quisenberry Arcari Malik, LLC and Robert Barnett, Owner's Representative.

Community /Senior Center – Architects Report – Arcari – Brian Park addressed the Commission to provide a brief provide additional information concerning the PCO's.

PCO 065 Floor filling and patching \$10,230 – Discussion took place concerning the deflection and the need for this work and what caused the problem. It was mentioned that there was an issue with the grading of the patio and questions were raised about whether or not the additional work on the patio caused or contributed to the issue with the inside slope. Motion made by Len Tamsin to reject PCO 065. After discussion it was determined that is not the town's responsibility and that this is a contractor issue. Seconded by Jim Killelea. Vote unanimous.

PCO 068 CCTV Camera \$4,209.82 – Discussion took place concerning the need for the additional camera. It was determined that the additional camera was not necessary. Motion made by Marcia to reject PCO 068. Brian Park was instructed to advise Dave Secondino and request a revised PCO for work performed. Seconded by Len Tamsin. Vote unanimous.

PCO 069 Bocce Court credit (\$1,122.97) – Discussion took place concerning the credit for the bocce court and the sidewalk. Questions arose concerning the calculation of machine time, concrete demo work, elevations, etc. It was stated that the issues with the sidewalk are a contractor issue. Brian Park was instructed to advise Dave Secondino and request a revised PCO. Motion made by Alex Palluzzi to reject PCO 069. Seconded by Dagmar Ridgway. Vote unanimous.

PCO 071 Breakers Skyfold partition \$2,859.89 – Discussion took place concerning PCO 071. This work was included in the scope of work the only difference was the equipment change from single phase to three phase. The labor, etc. was already included in the scope of work. Motion made by Len Tamsin to reject PCO 071. Seconded by Marcia Palluzzi. Vote unanimous.

PCO 074 Provide exterior emergency lighting \$6,761.26 – Brian Park provided additional information concerning PCO 074. He stated that this is code requirement that was not addressed in the plans. It was missed by the Building Official and the third party reviewer. Motion made by Dagmar Ridgway to approve PCO 074 if accepted by the Building Official. Seconded by Marcia Palluzzi. Vote unanimous.

PCO 076 Additional roof screen \$2,299.25 – Discussion took place concerning PCO 076. This is a requirement by Planning and Zoning and the Center Revitalization Review Board. It was noted that the correct amount of this PCO should be \$2,301.45. Motion made by Alex Palluzzi to approve PCO 076 in the amount of \$2,301.45. Seconded by Jim Killelea. Vote unanimous.

Motion made by Marcia Palluzzi to add the following PCO's to the agenda for consideration:

PCO 077 – Paint change Wellness Room \$1,674.75

PCO 078 – Stain Polished Concrete \$7,040

PCO 075 – Gym logo \$6,325

PCO 079 – Egress lighting \$4,214.94

PCO 077 Paint change in the Wellness Room \$1,674.75 – Discussion took place concerning PCO 077. It was determined that this was an architect error and not the responsibility of the town. Motion made by Peter Banca to reject PCO 077. Seconded by Dagmar Ridgway. Vote unanimous.

PCO 078 – Stain Polished Concrete \$7,040 – Discussion took place concerning the polished concrete flooring. It was stated that discussion took place concerning possibly staining the concrete however, the town did not make the final decision and the stain was added without proper approval. Concerns were raised with the condition of the final product. There are numerous divets and imperfections in the concrete. Motion made by Len Tamsin to reject PCO

078 – the concrete work does not meet acceptable workmanship. Seconded by Alex Palluzzi. Vote unanimous.

PCO 075 – Gym Logo \$6,325 – Discussion took place concerning PCO 075. This work was performed without proper approval. Motion made by Peter Banca to reject PCO 075. Seconded by Len Tamsin. Vote unanimous.

PCO 070 – Egress lighting – Discussion took place concerning PCO 079. Brian Park provided additional information. He stated that this is a code requirement. Motion made by Dagmar Ridgway to approve PCO 070. Seconded by Jim Killelea. Vote unanimous.

Community/Senior Center – Owners Rep. report – Bob Barnett raised concerns about the remaining items that still need to be completed, the punch list lengthy, there's training that needs to be done, close out of the project is going to take a lot of time. Bob Barnett's written monthly report was provided to the commission prior to the meeting.

Motion made by Alex Palluzzi to adjourn the meeting at 8:38 p.m. Seconded by Dagmar Ridgway. Vote unanimous.

Respectfully Submitted,

Trista Milici  
Clerk