

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  
Corrienne Carangelo

Public Building Commission  
Minutes of Meeting  
January 27, 2025 – 6:00 p.m.  
Fire Headquarters  
45 North Main Street

Present were: Commissioners Len Tamsin, Greg Ames, James Killelea, Robert Barnett and Mario Ricozzi. PBC Police Department Renovation Project members: Deputy Chief John Alves; Commissioner Patty Austin and Lt. Corrienne Carangelo. Also present were Brad Anderson, Downes Construction; Jeff Vosburgh, Downes Construction; Brian Humes, Jacunski Humes Architects and First Selectman Cosgrove.

Len Tamsin called the meeting to order at 6:00 p.m.

Motion made by Greg Ames to approve the minutes from the December 16, 2024, meeting. Seconded by Bob Barnett. Mario Ricozzi abstained.

Len Tamsin and committee members welcomed Mario Ricozzi as the newest member of the commission.

Brad Anderson and Jeff Vosburgh, Downes Construction addressed the Commission to provide an update on the Police Headquarters project. The project is moving along well. Site logistics including the installation of temporary fencing and the trailer has begun. The patrol division has moved to Fire Headquarters. Next the administrative staff will move. Enabling work for the Temp OIC trailer and the 2<sup>nd</sup> floor at Fire Headquarters is moving along. The bathroom trailer has been installed at Fire Headquarters, minor issue with it freezing up over this bitterly cold week, but it is back up and running. Meetings are being held with sub-contractors.

A lengthy discussion took place concerning the lower-level slab on grade issues. The slab has a high water and salt content. Discussions have taken place with the contractor/manufacturer concerning the flooring products and whether the products will solve the issues and be able to provide a warranty. A second manufacturer was also contacted. Both manufacturers have been provided with the report on the slab analysis. Both contractors addressed the high-water issue but are silent on whether or not the product will be able to address the high salt content. It is undermined if the high salt content is just the original poor or if its from hydrostatic pressure pushing the salt up. The recommended solution is to remove the slab. That will provide the needed confidence in the end product. It will allow them to see what the base is and address any other potential issues to prevent any water issues moving forward. The PCO #002 provides that

the money will be allocated from the Slab Allowance, Elevator Allowance and Generator & UPS Allowance. There will be no increase to the GMP. PCO #002 in the amount of \$291,450 is a high estimate. Once the proposed work and numbers are completely vetted a report will be provided to the PBC. There are no major concerns with impacts to the schedule. There are concerns from the Police Department that the work maybe disruptive to the dispatch center. Noise mitigation will be implemented to address the potential impact.

Questions were raised whether there is existing perimeter drainage. Brian Humes stated that the drawings indicate that there is and that will be investigated to confirm where the drainage is and where the water is discharged.

Motion made by John Alves to approve PCO#002 – Lower-level Slab-on-grade& Wall Removal and Replacement in the amount of \$291,540 as described in the memo from Downes Construction dated January 24, 2025. For the record the commission was informed that the amount of the PCO may change slightly based on revised construction estimates.

New Business – none.

Motion made by Bob Barnett to adjourn the meeting at 7:09 p.m. Seconded by Jim Killelea. Vote unanimous.

Respectfully submitted,

Trista Milci  
Clerk