

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
March 24, 2025 – 6:00 p.m.
Fire Headquarters
45 North Main Street

Present were: Commissioners Len Tamsin, Greg Ames and Robert Barnett. PBC Police Department Renovation Project members: Deputy Chief Alves and Lt. Corrienne Carangelo. Also present were Jeff Vosburgh, Downes Construction; Brian Humes, Jacunski Humes Architects, Deanna Dewey, 4D Design & Decorating and First Selectman Cosgrove.

Len Tamsin called the meeting to order at 6:02 p.m.

Motion made by John Alves to approve the minutes from the February 24, 2025 meeting. Seconded by Greg Ames. Vote unanimous.

Brad Anderson and Jeff Vosburgh, Downes Construction addressed the Commission to provide an update on the Police Headquarters project. Monthly project update report was distributed to the Public Building Commission. The project is moving along well. Work completed included: lower-level selective demo, upper-level MEP cut/cap/make safe, Lower-level saw-cutting and removals, site stormwater galley installation and site erosion controls. The soil under the slab was determined to be suitable. It appears that no interior perimeter drain will be needed. The area is dry no signs of ground water infiltration. Welti has completed the on-site inspection and provided a summary and that did not include a recommendation for an interior drain. The written report has not been received yet. The outside perimeter drains have been located. He is working on vetting PCO that will require a special Public Building Commission meeting in the next two weeks. Work in progress includes: MEP Coordination, lower-level slab prep, lower-level underground MEP install, upper-level selective demo, site demolition, site stormwater catch basins and site utility work. Upcoming work includes: upper and lower-level hanger install, spray foam insulation installation and lower level SOG prep and pour. The slab is expected to be poured the week of April 21. PCO's processed since the last meeting include: PCO #001A – Soundproofing Measures for Temp Dispatch Center in the amount of \$12,250.00 and PCO#002A – ASI #004A – Existing Slab and Wall Demolition & Slab Replacement in the amount of \$125,951.21.

Motion made by Bob Barnett to approve the following Potential Change Order: PCO #018 – Existing Sanitary Line Complete Removal and Replacement – Memo ROM in the amount not to exceed \$40,000.00. Seconded by Corrienne Carangelo. Vote unanimous.

Brian Humes, Jacunski Humes addressed the Commission to provide an update on the Police Headquarters Project. He reported that there has been an owner's request for changes to the Physical/Training room that they are reviewing. The request is to remove the ceiling and leave it exposed to allow for additional height to accommodate some of the exercise equipment. He also reported that Marvin Windows have changed the specs on the windows concerning the color options. The clear coat option would be fine for the building, but the team may want to consider something different – an upgrade for the training room. That would require additional painting/staining once they are installed.

Deanna Dewey, 4D Design and Decorating addressed the Commission to provide an update and overview of the proposed FF&E package. She mentioned concerns with the potential for tariffs. A lot of the furniture comes from Canada. All of the items would be purchased off state bid or other buying contract. There are a couple of specialty items such as the Armory storage and evidence storage that should be ordered by June. The exercise equipment would be purchased separately and not installed by her team. All of the existing furniture was inventoried and rated – none of it was considered to be in excellent condition. In addition, some of the furniture was also slightly damaged due to the temporary move. The original budget for FF&E is \$250,000. The package as presented totals \$575,138.50. First Selectman Cosgrove raised the concern about what was included in the original budget amount and what else needs to be purchased within this line item. Concerns were raised about approving this amount so early in the project. That would leave very little, approx. 1/3 in owner's contingency and the project has just started and there are so many unknowns. Brian Humes stated that the original amount of \$250,000 was included at the very beginning when this was thought to be a \$10 million dollar project, basically a place holder. The commission did not act on the proposal pending additional information.

Motion made by Len Tamsin to approve the additional service request for 4D Design and Decorating in the amount of \$10,000. Seconded by Bob Barnett. Vote unanimous.

Motion made by Len Tamsin to approve the Jacunski Humes monthly invoice in the amount of \$7,000. Seconded by Corrienne Carangelo. Vote unanimous.

Motion made by Len Tamsin to approve the Downes Construction Pay Application No. 2 in the amount of \$611,711.95. Seconded by Corrienne Carangelo. Vote unanimous.

New Business – none.

Jeff Vosburgh requested the commission consider approving a cost estimate from Regional Water Authority for the replacement of the 2" Domestic Water Line with a new 4" Domestic service – main to manhole in the amount of \$21,696.71.

Motion made by Greg Ames to add the cost estimate from Regional Water Authority for the replacement of the 2” Domestic Water Line with a new 4” Domestic service – main to manhole in the amount of \$21,696.71 to the agenda. Seconded by Len Tamsin. Vote unanimous.

Motion made by Corrienne Carangelo to approve the cost estimate from Regional Water Authority for the replacement of the 2” Domestic Water Line with a new 4” Domestic service – main to manhole in the amount of \$21,696.71 to the agenda. Seconded by John Alves. Vote unanimous.

Motion made by Len Tamsin to adjourn the meeting at 8:00 p.m. Seconded by Corrienne Carangelo. Vote unanimous.

Respectfully submitted,

Trista Milci
Clerk