

New Milford Municipal Building Committee
Regular Meeting Minutes
May 18, 2023

Present: Robert Beebe - Chairman
Charles Bogie – Vice-Chairman
Katy Francis
Chris Gardner
Thomas Pilla
John Rosa

RECEIVED
TOWN CLERK
2023 JUN -2 A 7:44
NEW MILFORD, CT

Absent: Melvin McBreairty

Others: Mayor Bass
Dean Petrucelli – Silver Petrucelli Architects
Tom O'Brien - BOE

1. **CALL TO ORDER AND PLEDGE OF ALLEGIANCE.**

The meeting was called to order by Mr. Beebe Chairman at 7:00pm with the Pledge of Allegiance.

2. **PUBLIC PARTICIPATION:**

No Public Participation

3. **DISCUSSION & POSSIBLE ACTION:**

A. **NMHS ROOF PROJECT:**

Dean Petrucelli Silver Petrucelli Architects – Greenwood is in very good shape with the installation of the metal panels, flashing, phineals, crickets, etc. They still have some detail work to do on the metal but is about 90% complete. They are working on the flat roof and the slope roof in conjuncture of replacing the drains. The majority of the drains have been completed. They have started putting down the primer on the roof, which is a water-based primer, and it was done during the school day when the school was occupied and there were complaints of an odor and the school sent home some students and a teacher. The school had requested the MSDS paperwork for the primer and Greenwood provided it to the school immediately. They will prime the roof after school lets out for the day and roofing that section immediately. At the meeting this morning, Greenwood said that they should be finished in about 2 weeks. They then want to schedule the cleaning off of the roof, it needs to power washed, and it is part of the base contract. The flood coat (hot asphalt) and gravel will also generate odors, which can not be controlled. This work will be done after school is out. The principal has requested daily look ahead reports instead of weekly. Things are working well at this point.

Requisition #18 is for about \$300,000, he has it and he agrees with it, but he did not bring it with him tonight.

Mr. Petrucelli said that he has some bad news for us, about three weeks ago Steve from Garland had mentioned to him that while watching his son's sporting event in the gym, he noticed that in the ceiling that the fasteners that come through the metal decking had a very unique pattern to them. Garland had submitted shop drawings that indicated three different zones of clips and the clip spacing would be different, but every clip would have 2 screws and that is the drawings that Mr. Petrucelli had approved. The expectation is that every clip that holds down the panels would have 2 screws that would penetrate the wood deck and the metal deck below. What is unique in the gym is that there is a third deck for sound acoustics. Mr. Petrucelli reminded Steve that United Roofing had a problem with getting the screws due to supply, so they had gotten different lengths of screws. There was still enough concern that Mr. Petrucelli and Steve had walked around the roof and they had instructed Greenwood to pull some of the panels from the back side of the large gym. Greenwood did not pull the panels, he asked again the following week, still not done. Mr. Petrucelli said that he spoke with the bonding company saying that he had the requisition, but he was not going to pay it until the panels were pulled and inspected. Greenwood finally went up and pulled two panels and it revealed that some clips had two screws and others only had one screw. These panels were installed by United Roofing prior to the fire in July. With that knowledge he had to go back to Garland and ask if that would be acceptable and Steve said that it is engineered for two screws. He now has to go back to the bonding company and requested a meeting, that they had this morning. The people present was the bonding agent, United Roofing (Project Manager, Job Supervisor, and the President) Steve from Garland and Dean. The bonding agent wanted to walk the areas in concern (the 2 gyms and the wood shop). When walking the three areas, you could see two screws, two screws, one screw, one screw, one screw, two screws, etc. There was never a place where you did not see at least one screw. The bonding company was throwing out some talking points to Steve and Dean, that if they did some pull tests to see how much force it takes to put the screw in, and then to see how force it requires to pull the screw out, and if the force is great enough if one screw would be adequate, would Mr. Petrucelli be OK with it. They also asked Steve from Garland how extensive it would be to pull all the panels. They are looking at all of their options. At this point there is no resolution, they are leaving it up to the bonding company to let us know how they are going to resolve this. They need to submit a plan of action on how they plan to resolve this, for Mr. Petrucelli to review it and bring it to the committee. If they do not do this, then Mr. Petrucelli said that he will hold onto the last requisition that is about \$900,030.

Mr. Bogie asked if the screws that were pulled, were they all the same size and Mr. Petrucelli said that they did not pull the screws, that you could see how many screws were in each clip. Mr. Petrucelli said that when pulling the panels, you need to make sure that they are watertight before replacing them. Mr. Petrucelli wanted to talk about the panels, the panels are flat across the roof, they have a tab that comes up about an inch and half and goes horizontal

about ¾ of an inch. Then there is a “C” shape piece that goes over it and there is a machine that crimps it around, there is a bugle that goes around the two pieces that is hot glued to it. You can not just pull the caps off to get to the panels, you have to sacrifice the cap to get the panel off. Garland has a special machine for their panels, and you can get the bit that would undo the crimped cap, but are still sacrificing the cap, but are not harming the panel. The bonding company was asking if they got this machine if it would make the work faster and Garland said yes. Mr. Petrucelli said that they need to let us know what they are going to do, when they are going to do it, as there are materials that will need to be purchased, and that the Town will not be responsible for paying for this.

Mr. Petrucelli said that at the meeting with the bonding company, UR and Steve and Dean, UR said that Steve was on their asses about putting 2 screws in each clip and when he was watching they would put in 2 screws and when not watching they did 1 screw.

Mr. Gardner said that Steve was not the Clerk of Works for us, and Mr. Petrucelli said that Steve will not provide the warranty unless it is done properly. Mr. Rosa said that he would not let Garland off the hook yet. Ms. Francis asked if the bonding company does their pull test and it meets the standard required, does that mean that is OK and Mr. Petrucelli said not necessarily. We own two screws per clip, Garland says that it needs two screws. If the bonding company says it could work with one screw, Garland needs to approve it. At the end of the day, it comes back to the committee to approve with the recommendation of Garland. It will come down to the bonding company, United Roofing and Garland on whether it gets approved or not.

Mayor Bass asked if Mr. Petrucelli sees Garland signing off on this, and Mr. Petrucelli said that anything is plausible.

Mayor Bass said that we have set aside money to repaint the gym, what happens with thing sticking out of the roof, and Mr. Petrucelli said that it will not affect that. He said that they have asked the contractor to go up and clip the screws.

Mr. Beebe asked who supplied the clips and screws and Mr. Petrucelli said that Garland supplied the clips, and the screws could be purchased anywhere. Mr. Petrucelli said that there are details that we will have to work through if panels need to be removed such as Ridge caps, Snow Rails, etc.

Mr. Rosa said that once you remove the screw, the hole has now become bigger.

Mr. Healy asked if we still have the extra panels and Mr. Petrucelli said yes, that he is not recommending any supplies be taken off the school grounds until the project is finished. Mr. Petrucelli said that United Roofing is still tied to this project, United Roofing is paying for the materials and Greenwood is paying for the labor.

Mayor Bass asked if Matt has been involved with this and Mr. Healy said that he has kept Matt up to date.

Mr. Bogie asked how many screw patterns you think there are, that a pull test can show different patterns. Mr. Petrucelli said that is not how they do a pull tests. Mr. Bogie than asked what is there to say that Greenwood did the same thing. Do we want to do a sample pull test on panels that Greenwood did? Mr. Petrucelli said that it is up to this committee to decide that. Mr. Rosa asked when we as a committee start to think about Liquidation Damages, wait until project is finished then bring it up. Mr. Petrucelli said that he thinks it is \$500 per day over the allowed time for the contract.

B. BUTTERBROOK APARTMENTS:

Mr. Bogie said that they have been up on the roof twice now and they are still looking into filing an insurance claim for the roof. It is still on hold for now,

4. DISCUSSION ON TIMELINE FOR:

A. SENIOR CENTER 2ND FLOOR WARMING STATION UPGRADE:

No report at this time.

5. BUSINESS MEETING:

A. ACCEPTANCE OF MINUTES FROM 4/20/23 MEETING

Mr. Rosa made a motion to approve the minutes from the 4/20/23 meeting and Mr. Bogie seconded the motion. The motion was approved 4-0-2. Mr. Pilla abstained, and Ms. Francis left prior to motion.

B. MEETING CALENDAR

Mr. Beebe said that we have been meeting twice a month, but then there has not been enough business to meet twice a month. But now with the new developments, we will probably need to meet twice a month. It was decided to leave the calendar as is.

6. ANY OTHER BUSINESS TO COME BEFORE THE COMMITTEE:

Mayor Bass said that at the Special BoE meeting, they decided to relinquish the Catherine E Lillis Building to the town on 6/30/23. He has asked for the keys to the building prior to that date so we can do a walk-through and assessments of the building.

Also at the meeting, Mr. Cunningham had updated the Board of the SNIS renovation project, they have put out an RFP bid of \$750,000 for the construction. They are asking the Town for the money from capital reserve which will be on the Town Council agenda. The bids will be opened on 5/25/23.

7. **ADJOURNMENT:**

Mr. Gardner made a motion to adjourn the meeting and Mr. Pilla seconded the motion. The motion was approved. The meeting was adjourned at 8:10pm

Respectfully submitted,

A handwritten signature in black ink, appearing to read "S. DuBois", with a horizontal line extending to the right.

Susan R. DuBois
Recording Secretary
/srd