

Draft

Minutes of the regular meeting of the Standing Building Committee held on May 4, 2021

Present: David DeMaio, James DeMaio, Jeff Hedberg, Dan Lamberton, Peter Rader, Will Thompson, Mike Tyre

Also present: Cliff Gurnham, Director of Operations; Ted Sands, Joseph Golino, Board of Education; Bob Banning, Ken Eldridge, Silver Petrucelli

Mr. DeMaio called the meeting to order at 7:00 p.m.

1. Approval of minutes of regular meeting of April 6, 2021 and special meetings of April 20 and April 27, 2021. On motion made by Mr. Rader, and seconded by Mr. Lamberton, the Committee voted unanimously to approve the minutes of the regular meeting of April 6, 2021 as submitted.

On motion made by Mr. Thompson, and seconded by Mr. Hedberg, the Committee voted unanimously to approve the minutes of the special meeting of April 20, 2021 as submitted.

On motion made by Mr. Lamberton, and seconded by James DeMaio, the Committee voted to approve the minutes of the special meeting of April 27, 2021 as submitted. David DeMaio, James DeMaio, Mr. Lamberton, Mr. Rader, Mr. Thompson and Mr. Tyre voted in favor of the motion and Mr. Hedberg abstained.

2. Public Comment. There was no one present for public comment.

3. Revisions to agenda as appropriate. There were no revisions to the agenda necessary.

4. Board of Finance report. David DeMaio noted that he had attended the April Board of Finance meeting and there were no significant comments or questions regarding the Standing Building Committee meeting minutes.

5. Discuss for possible action update on Cox Elementary School HVAC Upgrades project. Mr. Gurnham noted that the both the Cox and Guilford Lakes HVAC Upgrade projects have gone out to bid. A walkthrough with potential bidders will be scheduled shortly. Once the bids are received and opened a summary sheet and recommendation will be brought to the Standing Building Committee for action.

In response to a question by Mr. Banning Mr. Gurnham noted that interested bidders will have an opportunity to see first-hand the location the equipment needs to be placed, which could be a challenge.

6. Discuss for possible action update on Guilford Lakes Elementary School HVAC Upgrades project. Mr. Gurnham noted that Item #6 was covered in Item #5 above.

2-Minutes of the regular meeting of the Standing Building Committee held on May 4, 2021

7. Discuss for possible action update on GHS Stadium Turf Field and Track. Mr. Gurnham noted that the Standing Building Committee had made a recommendation at their special meeting on April 27, 2021 to award the bid to H.I. Stone and Sons and the Board of Selectmen approved the award of the bid at their meeting. The Town will be providing the contract to H.I. Stone and Sons tomorrow.

8. Discuss for possible action update on Performance Contracting. Mr. Gurnham noted that the contractor is finishing up the control portion of the contract at Baldwin School. A hold had to be placed on completing the solar work because an item fell off of the roof, bounced and hit a student on their leg. There will be a meeting with the JCI Safety Committee to discuss the best way to proceed in this area.

Mr. Gurnham noted that he had talked to ECG and Jeff Donofrio on how the Town will proceed with the situation regarding the initial estimated PV that was unable to be installed. They are confident that Johnson Controls did all they could to find an alternate location so they should not be held responsible. The plan is to remove this item as well as the projected savings from the contract.

In response to a question by David DeMaio, Mr. Gurnham noted that he will talk to Mr. D'Onofrio about changing the wording in the first paragraph.

9. Discuss for possible action update on Lakes and Cox Boiler Replacement project. Mr. Gurnham noted that the Engineer is continuing to work on the plans and specifications for the Lakes and Cox Boiler Replacement project. Mr. Banning noted that they should have a complete set of plans and specifications by the end of the week. He agreed to forward them to Mr. Gurnham who will forward them to the Committee for review. Mr. Gurnham requested that a special meeting be held next week to review and act on the plans and specifications. The Committee members agreed to hold a special meeting on Tuesday, May 11 at 7:00 p.m. to act on this item.

In response to a question by Mr. Banning, Mr. Gurnham noted that this project could be put out as either two individual projects or one project for both schools. He suggested that the contractor be asked to provide a figure for a discount if they are awarded both schools.

10. Discuss for possible action update on Melissa Jones Elementary School Partial Window and Door Replacement Project. Mr. Gurnham noted that the Accurate Door and Window is providing submittals and there has been a meeting on site. The project is starting to move along.

11. Discuss for possible action update on Melissa Jones Elevator Modernization and Upgrade Project. Mr. Gurnham noted that the bids for the Melissa Jones Elevator Modernization and Upgrade project came back and a bid summary was provided to the Committee members. A total of 6 bids were received. The low bid was from J.A. Rosa Construction, LLC for \$307,650.00 and the next low bid was from L. Holzner Electric Company for \$309,400.00. Mr. Gurnham noted that a scope review was completed with J.A. Rosa.

Mr. Banning noted that Silver Petrucelli has had a good experience with working with J.A. Rosa and he recommended that the bid be awarded to J.A. Rosa as the low bidder. Mr. Banning further noted that

3-Minutes of the regular meeting of the Standing Building Committee held on May 4, 2021

during the vetting process they were made aware that the lead time for the elevator equipment is now 26 weeks so the installation will not be able to take place during the 2021 summer break so the project would have to be moved into September and October.

Mr. Sands expressed concern that this change would take the elevator out of service for 2 – 3 months when school is in session and this could impact individuals who need to use the elevator to get to the upper or lower levels. Mr. Gurnham noted that generally the elevator does not need to be used much by teachers or students and is primarily used by the custodians. He noted that the school would have the ability to accommodate a student by moving a classroom to the ground level if necessary. He agreed to discuss this concern with the Principal and Superintendent to see if they anticipate a problem. The only other option is to hold this project off until summer, 2022. Mr. Gurnham expressed concern that, since they are unable to obtain parts for the existing elevator, if there is a breakdown the elevator could be out of service for the full year. Mr. Banning noted that another option is to have the contractor provide a quote for an accelerated schedule.

In response to a question by Mr. Thompson about any possible liability for having the elevator unavailable during construction, Mr. Banning noted that use of the elevator is not part of the school's emergency plan. He noted that the contractor plans to put up a partition during the construction and will minimize any disruption.

In response to a question by David DeMaio, Mr. Banning noted that if, when the existing elevator is removed, there is the potential that, if a leak is discovered or if there is a need to drill a new hole if the existing hole fails, there would need to be a change order to cover unanticipated work, however, he believes it would be unusual to need to drill a new piston hole.

In response to a question by David DeMaio, Mr. Gurnham noted that the budget for this project is \$463,000 so there are funds available for unexpected issues.

Mr. Thompson suggested that the Committee vote to approve the award of the bid contingent upon a review with the Principal and Superintendent on any possible impact to students and teachers.

After discussion, on motion made by Mr. Thompson, and seconded by Mr. Tyre, the Committee voted unanimously to recommend that Bid #11-2021, Melissa Jones Elementary School Elevator Replacement be awarded to J.A. Rosa Construction, LLC for \$307,650.00 as the low bid contingent upon a review by the Principal, Superintendent and appropriate staff to determine any potential restrictions or issues that could arise to do with access with this project occurring during the school year and their indication that any issues could be accommodated.

12 Discuss for possible action update on HVAC Phase II Upgrades in Baldwin School. Mr. Gurnham reported that the HVAC Phase II Upgrades at Baldwin Middle School project is still moving forward slowly. They are finishing up work on the graphics. He advised that a new issue related to installation of the ERV has developed noting that some fatigue was discovered in the area of placement so the

4-Minutes of the regular meeting of the Standing Building Committee held on May 4, 2021

Engineer is looking at a structural change order to resolve this issue. If the change order is completed in time, he would recommend that this item can be added to the agenda for the special meeting on May 11th.

13. Update on District Wide Interior Door and Lock Project. Mr. Gurnham noted that the installation of the doors at Guilford Lakes doors was completed over the April break. He is working with the contractor on arranging for the work to be done at the next two schools which are Baldwin and Cox. The installation at Baldwin School is relatively simple, however, Cox will be complex, time consuming, and costly because both the door hardware and door frames need to be replaced. He is working on getting a price for the additional door frame work.

14. Chairman's report/Committee correspondence. There were no items for discussion under Chairman's report/Committee correspondence.

15. Approval of bills. On motion made by James DeMaio, and seconded by Mr. Lamberton, the Committee voted unanimously to approve Invoice #66CTI9034699, dated April 28, 2021 from Arc for \$156.00 for 4 users.

On motion made by Mr. Hedberg, and seconded by Mr. Rader, the Committee voted unanimously to approve payment of application for Payment #10 from Sav-Mor for \$38,200.00 for contractor services for the Baldwin Middle School Phase II HVAC project.

On motion made by Mr. Lamberton, and seconded by Mr. Hedberg, the Committee voted unanimously to approve payment of Invoice #18012-5 dated April 30, 2021 from Kaestle Boos Associates, Inc. for \$1,250.00 for 100% completion of Bidding for the Guilford High Synthetic Turf Field project.

On motion made by Mr. Rader, and seconded by Mr. Tyre, the Committee voted unanimously to approve payment of Invoice #21-825 dated April 1, 2021 from Silver/Petrucci for \$1,050.00 for 100% completion of Bid Phase for the for the Melissa Jones School Elevator Replacement project.

On motion made by Mr. Rader, and seconded by Mr. Hedberg, the Committee voted unanimously to approve payment of Invoice #21-911 dated April 1, 2021 from Silver Petrucci for \$1,490.04 for 10% completion of the Construction Administration for the Melissa Jones School Partial Window Replacement project.

On motion made by Mr. Thompson, and seconded by Lamberton, the Committee voted unanimously to approve payment of Invoice #0230854 dated April 16, 2021 from Fuss & O'Neill for \$181.50 for PCB Consulting Services for the Melissa Jones Partial Window Replacement project.

16. Old business. David DeMaio noted that at the special meeting on April 20, the Committee had discussed the Garland Group roof coating system as an option to make the roof top PV system a stronger possibility at the Baldwin Middle School. He suggested that if the Committee would like to

5-Minutes of the regular meeting of the Standing Building Committee held on May 4, 2021

continue discussion on this item, it should be placed on the agenda for further discussion at a future meeting.

Mr. Gurnham suggested that there are three options regarding this project that would warrant discussion and consideration including 1) use of the Garland product, 2) installation of a new roof, or 3) keeping the existing roof, backing out the PV project from Performance Contracting, and considering the PV project as a separate project in the future. Items to consider are the ZREC benefits versus the allowable State reimbursements, including possible prorating available for the State reimbursement option. Mr. Gurnham agreed to work with Mr. Sahm and Silver Petrucelli on developing different options and scenarios for Committee discussion and consideration.

17. New business. There were no items discussed under new business.

18. Executive session as needed. There was no need for any discussion in executive session.

On motion made by Mr. Tyre, and seconded by Mr. Rader, the Committee voted unanimously to adjourn the meeting at 8:10 p.m.

Terry Holland-Buckley
Clerk