

DRAFT

Minutes of a special meeting of the Standing Building Committee held on April 20, 2021

Present: David DeMaio, James DeMaio, Jeff Hedberg, David Lamberton, Will Thompson

Also present: Cliff Gurnham, Director of Operations; Ted Sands, Board of Education; Ken Eldridge, Mike Zoto, Marty Cashen, Silver Petrucelli ; Michael Sahm, ECG; Aaron Alibrio, JCI; Jeremy Cogdill, Garland Group

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

David DeMaio recommended that the Committee discuss Item #2 before Item #1.

2 Review and discuss for possible action roof coating system with extended warranty period for Baldwin Middle School possibly making a roof top PV system a stronger possibility and allowing the Town to capture the 170 kw that has not yet been built. Mr. Gurnham noted that Jeremy Cogdill, a representative from the Garland Group, was present to provide the Committee with information on a roof coating product that could be an option for the Baldwin School roof that would allow PV equipment to be installed.

Mr. Cogdill noted that he had met with Mr. Gurnham to learn more about the roof issues in Guilford and was made aware of the Baldwin PV project that was unable to move forward due to the age of the roof. He noted that the Garland product LiquiTec could be a solution to providing a new roof coating that would come with a 20-year warranty and provides adequate support to allow for the installation of solar equipment.

He noted that LiquiTech is a liquid membrane that has been on the market for 7 – 8 years and is made up of a polyurea product. Its multiple benefits include that it is low odor, provides high strength and performance, has a fast cure time and comes with a 20-year warranty. It also has good tensile tear properties, has high UV qualities, provides a waterproof, seamless membrane, has high reflectivity for energy savings and is easy to install which saves on labor costs.

Since this is a liquid product, it is applied by squeegee and roller brush. There are partial and full reinforcement options that provide different warranty coverages. Possible options for Baldwin include cover for the full school, which is 48,094 sf or coverage for the portion of the roof where the PV could be placed which is 30,595 sf.

Mr. Cogdill showed a comparison of the LiquiTec product versus their Knight Plus product, a list of the ASTM testing completed on LiquiTec and samples of projects completed utilizing the LiquiTec product. He noted that he would recommend a grey base coat for the Baldwin Middle School project.

In response to a question by Mr. Thompson, Mr. Cogdill noted that this product can easily handle expansion and contraction.

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In response to a question by Mr. Thompson, Mr. Cogdill noted that he would have to look into the weight of the product and report back.

Mr. Lamberton questioned if the flashings are coated or if taping is required? Mr. Cogdill noted that, in a partial coverage, taping is utilized but in a full roof project the entire area is covered and taping is not required. The coating is run up to the flashings and caps but not over them.

David DeMaio questioned how Garland is able to gauge a 20-year warranty if the product has only been on the market for 7 years? Mr. Cogdill noted that the product was subjected to laboratory testing for 3 years before it was introduced to the market. As a result of testing, they are confident in the 20-year warranty.

In response to a question by Mr. Sands, Mr. Cogdill noted that, as the manufacturer, Garland, which is located in Cleveland, Ohio, covers the warranty. The warranty claim record is 1.2% - 1.7% per year.

In response to a question by Mr. Sahm, Mr. Cogdill noted that if an issue arises with the product, the warranty covers the LiquiTec coverage only and does not cover any removal or reinstallation of any solar equipment.

In response to a question by Mr. Sahm regarding how Garland determines the cause of a failure, Mr. Cogdill agreed to respond to him in a follow-up email.

David DeMaio requested that members forward any additional questions to Mr. Gurnham who will forward them to Mr. Cogdill for follow-up information.

Mr. Alibrio noted that another option to consider is an early roof replacement which would provide for a full reimbursement of the solar equipment making the project economically feasible.

1. Discuss for possible action plans and specifications for Cox Elementary School HVAC Upgrades project and Guilford lakes Elementary School HVAC Upgrades project. Mr. Gurnham noted that he had reviewed the specifications and plans for the Cox and Guilford Lakes HVAC Upgrades projects. He clarified that the plan is to put out the Cox and Guilford Lakes HVAC projects as two separate bids at this time and then put out a bid for the boilers for both locations as a separate bid at a later date. The boiler projects can begin a little later in the year because there is not a need to have heat available for the start of the school year.

Mr. Zoto noted that three manufacturers are included in the specifications. He also noted the location for the HVAC equipment for the Cox project is a difficult situation but it will fit and the contractors will be aware of this challenge.

Mr. Cashen noted that the plans specified JCI for controls. He suggested that most likely there will be one contractor for both the Cox and Guilford Lakes projects. David DeMaio noted that if there is one contractor it will be important to make sure they will be able to deliver on both jobs.

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Mr. Zoto noted that the bids will be due the end of April. Mr. Marty noted that the lead time for equipment is approximately 8 weeks.

After discussion, on motion made by Mr. Lamberton, and seconded by Mr. Hedberg, the Committee voted unanimously to approve the plans and specifications for the Cox Elementary School HVAC Upgrades project and to recommend that this project go out to bid.

On motion made by James DeMaio, and seconded by Mr. Lamberton, the Committee voted unanimously to approve the plans and specifications for the Guilford Lakes Elementary School HVAC Upgrades project and to recommend that this project go out to bid.

There was a brief discussion on the use of Skysite for the delivery of plans. Mr. Gurnham noted that Dropbox could be an alternative option if the Skysite system is difficult for some members. It is his understanding the documents on Dropbox can be downloaded and printed off for easier review.

On motion made by Mr. Thompson, and seconded by Mr. Lamberton, the Committee voted unanimously to adjourn the meeting at 7:52 p.m.

Terry Holland-Buckley
Clerk