

Approved Minutes  
TOWN OF GUILFORD  
Guilford High School Building Committee  
Minutes – May 26, 2015

**1. Call meeting to order** A regular meeting of the Guilford High School Building Committee was held on Tuesday, May 26, 2015 and called to order at 7:00 p.m. at the GHS Library with Vice-Chairman Barbara Casey presiding.

Present: Mary Beeman, Guido Petra, Margaret Molnar-Ryan (7:10)  
Bill Mulligan, Larry Marcik, Scott Orenstein (7:10 p.m.), Bob Jacob (7:25 p.m.)  
Scott Pinckney (8:15)

Also Present: CES  
Dan Hetzler, Mike Brennan  
Lawrence Rosati, Morganti

**2. Approval of 5/12/2015 Minutes:** Mr. Mulligan made a motion to approve the 5/12/15 minutes, seconded by Mrs. Beeman. The minutes were amended and approved unanimously

**3. Revisions to the agenda** Add Kohler Ronan/Eversource incentives

**4. Kohler Ronan** – Bob Hedman was present to discuss the incentive program being sponsored by Eversource. Eversource has provided an Energy model simulation for the new building. There are two models, pre-construction and post construction. The preconstruction has been completed and submitted to Eversource and they have submitted their comments. The comments were reviewed, they will be updating the model based on their comments. Their review has taken more time than they anticipated, but they are committed to GHS and the incentives that they have agreed upon. The board does not need to take any action to get incentive money. Once the model is acceptable to Eversource they enter an agreement with the Town of Guilford and they will indicate what incentives/measures are included in the new high school building. Once the building is built and fully commissioned, they will do their post construction model. They will come up with a dollar value, which may take as much as a year from now. Mr. Marcik asked what the anticipated amount would be. Bob Hedman stated it would be \$3 a sq foot but they break out the savings that are associated with gas and electric. The letter of agreement is drafted by Eversource. It will be signed by the First Selectman. The rebate would go into the Town's general fund.

**5. Commissioning update by CES** CES has been working in the building from the design stage. They handed out their commissioning operation report. The report goes out to everyone so they know what deficiencies they find. Ms. Molnar-Ryan asked what happens with the problems they find. Ms. Grochowski stated that O&G fixes the problem, then they send someone out to retest the area. Mr. Mulligan asked if there is a drop dead date. Ms. Grochowski stated they like to be done by the time they are moving back into the school.

**6. Project Managers Report**

**Hot List** - Lawrence Rosati distributed the hot list to the committee. Nothing new added to the hot list. He stated that the move management is ongoing. The Building official stated that **Move Manager Update.** Derek Scarane stated that they have completed the distribution of boxes, there will be another delivery this week of another 1000 boxes. They should have all they need on site to move the contents of the classrooms. The decommissioning label process is about 98% complete. Everything that is being repurposed has been labeled. Items that are labeled BOE is their responsibility to move. The floor assignments have been completed, the tags will be distributed this week. Everything is on schedule at this point, signage will be going up soon. Movers bid responses have come back, they are not pleased with their responses. Only one company grasped the project. They are pleased with the middle bidder who is Clancy, they have worked with them before. \$215,000 is their bid if they are removing everything, the lower price of \$199,000 does

not include that. Based on their findings, it is their recommendation that they go with Clancy movers. Mr. Mulligan stated it is a logical response to recommend them and not accept the lower and higher bidder. The mover issues a form of insurance for work comp and property damage. They are working with the insurance issue since they need to insure the school building and well as the science building. Mrs. Casey asked that they inform the committee if there are any issues or hold ups with any of this.

**7. School Administration Report** Nothing to report

**8. CM Report**

a. Monthly Report Mr. Hetzler handed out the monthly report and informed the committee about the corrections that have been made with regards to the abatement and start of the work in the building. The exact start date of abatement is June 29, 2015. Derek will be in the building with his team decommissioning on June 20, 2015.

a. **Update on baseball punch list** Taken care of grading issues on the field. Laid the new sod and have taken care of the water issue in the dugout.

**9. Architect's Report**

a. **Library security** Mr. Mulligan made a motion to accept library security camera in the amount of \$22,608.00 seconded by Mr. Jacob. The motion carried unanimously.

**b. PCT**

**10. Subcommittee /Liaisons reports**

a. **Communications** Mrs. Beeman stated that the berm that has been put in creates Mrs. Casey will be meeting with the water company, Long Hill Farm and the First Selectman to discuss an easement.

b. **Budget & Bills** Mr. Mulligan presented the following bills for payment:

CES \$3,922

TSKP \$34,767.90

Testcon – \$6,851.00

GPS \$1,239.42

Cuilia & DOnofrio \$1,222.85

Mrs. Beeman made a motion to approve, seconded by Ms. Molnar-Ryan The motion carried unanimously.

FUSCO O&G \$3,425,796.14

Mrs. Beeman made a motion to approve, seconded by Mr. Jacob. The motion carried unanimously.

FUSCO O&G Dexter 71,003.27

Mrs. Beeman made a motion to approved, seconded by Mr. Jacob. Mr. Petra asked who was working on the rooftop insulation. The motion carried unanimously.

**c. Change Order**

COR 229 \$2,547.00

Mrs. Beeman made a motion to approve the COR's as presented, seconded by Mr. Petra. The motion carried unanimously.

CDA 95 \$1,566.00

CDA 96 \$1,086.00

Mrs. Beeman made a motion to approve the CDA's as presented, seconded by Mr. Jacob. The motion carried unanimously

**11. Old Business**

**12. New Business**

**13. Executive Session** Mr. Jacob made a motion to move into executive session at 8:26 p.m. with Lawrence Rosati present. The committee moved into executive session to discuss contract negotiations. A motion was made and seconded to move out of executive session and resume the regular meeting. The regular meeting resumed at 9:03 p.m.

**14. Next Meeting Agenda Review** The GHSBC will hold a Special meeting on Tuesday, June 2, 2015 at 7:00 p.m. in the GHS library.

**15. Adjournment** There being no further business to discuss, Mrs. Beeman made a motion to adjourn the meeting at 9:04 p.m. Mr. Mulligan seconded the motion and it was carried unanimously.

Respectfully submitted,  
Laurie Kelley, Recording Secretary