

Approved Minutes
TOWN OF GUILFORD
Guilford High School Building Committee
Minutes – August 18, 2015

1. Call meeting to order A special meeting of the Guilford High School Building Committee was held on Tuesday, August 18, 2015 and called to order at 7:00 p.m. in the GHS Library with Chairman Scott Pinckney presiding.

Present: Mary Beeman, Margaret Molnar-Ryan, Todd Williams
Bill Mulligan, Larry Marcik, Scott Pinckney, Scott Orenstein

Also Present: Jesse Saylor, Richard Szczypek, Tai Soo Kim, TSKP
Dan Hetzler, Brian Calvert, Mike Brennan, Fusco O&G
Bob Hedman, Kohler Ronan
F&F Mechanical
Lawrence Rosati, Morganti
Mike Ayles, BOF

2. Review of COR 189

Dan Hetzler introduced F&F to the committee. He stated that all of the points that needed to be responded to have been. They have put forth everything that needs to be addressed to justify this change.

Richard Szczypek, TSKP, stated that the contract drawings call for certain mechanical systems to be installed, the duct work and piping primarily in ceiling cavities. Those can be found on the contract documents. O&G stated that those drawings were of good quality. Fabrication and installation drawings are not done because it would take an extraordinary amount of time and they really don't have the expertise. Every shop operations a little differently. They rely on the trade's people to reinforce the wind loads that they specify. During the time he has worked he has seen the industry evolve. He further believes that you cannot rely on BIM solely to complete the work. He understands what the arguments are, he feels that it is the job of the trade to coordinate those trades. He further stated that the contingency is there for this purpose. He feels this additional charge for work is unsubstantiated.

Mr. Pinckney stated that he would like to see this simplified so everyone understands what is happening.

F&F Mechanical – Joe stated that he is a licensed architect and has designed many schools in the area. He feels the facts that Richard Szczypek stated are accurate. The drawings are designed with intent. Certain assumptions are always made, that the contract documents are coordinated. He stated there were notes on the documents that were there at bid time. The roof top units that were procured for the project were there at bid time. After the award of the project, they coordinated with all the other systems. As they continued the coordination process, there were areas that were challenging. They had a number of productive meetings to work through these issues. In mid-April of 2014 an RFI was written stating that the piping would not fit. A solution was resolved that was acceptable by Kohler Ronan. He displayed a letter confirming this. They still continued to meet and work with Cliff Gurnham, O&G, and Richard Szczypek in their office. The decision was made to put all of the components on the roof. Although challenging, putting everything up on the roof was still the best solution. Ms. Molnar-Ryan asked the size of the units. Adam from F&F stated they are 36 X 4 feet or 6 feet. Mr. Hetzler stated that Joe mentioned that they met with the design team and wondered what

the impact would be. The exterior piping needed to be supported, the insulation package would need to be updated. F&F was gaining pricing. They received an order of magnitude. They looked for a spot in the building to put all the mechanicals and looked for different options. They came up with the hybrid unit where some were above the ceiling and some were below the ceiling. They would have to be able to access to units. They went through the BIM model with the maintenance team. Dan then met with the GHSBC to decide on a solution in July. At a special meeting in the field office they presented the decision to go with the hybrids. They tried to avoid a custom dog house. They were working off estimates and did not have a final cost at the time. F&F did the piping work, structural steel and Uptown roofing have already done their work. He stated it was carried as a scope change right along.

Bob Hedman, Kohler Ronan, stated that he is not disputing what was represented. He feels that the specific equipment dictates who they use for the project. When they indicated that they would not fit into the enclosures, their first response was to get a bigger enclosure. An RFI was generated and although they state the solution was acceptable, they did not tell them to put it on the roof. A scale was indicated on the drawings. The only size that was mentioned was a minimum of 36 inches deep. That is not the largest support that is manufactured.

Mr. Orenstein asked what the purpose of the specification of the minimum size is. Mr. Hedman stated they should assume that everything should fit into that size. As this progressed, Lawrence asked if their design would fit. Mr. Hedman stated that everything would fit into a 48 standard enclosure. The problem with the RFI is that it was drawn incorrectly.

F&F Mechanical stated they feel that it was a correct decision to put everything on the roof. He does agree that York does make other sizes, but not custom units. York told them that 36 was the maximum, but a custom unit would come in any size you want but not with this model. It is a very different price involved.

Mr. Orenstein asked on bid day how did you bid on this. F&F stated they carried \$100,000 of this for the completion of the work on the roof.

Mr. Mulligan asked if they submitted a vertical enclosure. F&F stated they had. Mr. Mulligan also asked for a breakdown of the cost from Richard Szczypek.

Ms. Molnar-Ryan asked what the cost was originally. Mr. Hetzler stated that they thought it would be roughly \$100,000. There are also 540 man hours.

Mr. Marcik asked how much the larger enclosures cost. Mr. Hetzler stated that they are trying to get an order of magnitude.

Mr. Pinckney thanked everyone for coming

3. Executive Session Mr. Pinckney made a motion to move into executive session to discuss contract negotiations at 8:06 p.m. with GHSBC and Mike Ayles present, Mr. Mulligan seconded the motion. The committee moved into executive session. A motion was made and seconded to move out of executive session and resume the regular meeting. The regular meeting resumed at 9:00 p.m.

4. Adjournment There being no further business to discuss, Mrs. Beeman made a motion to adjourn the meeting at 9:00 p.m. Mr. Williams seconded the motion and it was carried unanimously.

Respectfully submitted,
Laurie Kelley, Recording Secretary