

Draft

Minutes of the regular meeting of the Standing Building Committee held on October 3, 2016

Present: Scott Orenstein, Chris Anderheggen, Greg Broderick, Jim Goodridge

Also present: Cliff Gurnham, Director of Operations; Ted Sands, Board of Education; Paul Jorgeson, Silver/Petrucelli

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

1. Approval of minutes of regular meeting of September 6, 2016. On motion made by Mr. Goodridge, and seconded by Mr. Orenstein, the Committee voted unanimously to approve the minutes of the regular meeting of September 6, 2016 as submitted.
 2. Public Comment. There was no one present for public comment.
 3. Board of Finance report. There was no Board of Finance report.
 4. Revisions to agenda as appropriate. Mr. Orenstein noted that there were no revisions to the agenda necessary.
 5. Update on Adams Windows/Doors and Renovations project. Mr. Gurnham noted that they are continuing to monitor for any additional problems with leaks but this problem appears to be resolved. This project can be taken off the agenda for next month.
 6. Update on Melissa Jones Security Upgrades and Renovations Project. Mr. Gurnham reported that the replacement concrete work is scheduled to begin this weekend through Wednesday, October 12th since both Monday and Wednesday are school holidays. Mr. Jorgeson noted that Material Testing is lined up to monitor the concrete being poured, the placement of the rebar, complete testing and will approve the work as performed. Silver/Petrucelli has reviewed the design and does not see any objections. Their engineer and structural engineer reviewed the plans and made a number of suggestions. Mr. Gurnham noted that Orlando/Annulli was to provide the plans for the Building Official and the Town will be looking for Building Official approval. He noted that this project is more of a code compliant issue rather than a structural issue. Next month he will be able to report on the wall and the completed testing.
- Mr. Gurnham reported on the Melissa Jones HVAC system noting that all units are running and functioning well. They plan to have the system flushed and treated to clean it since some of the fluid is dirty. They plan to continue maintenance to keep the cooling tower running until an effort can be made to fund a new cooling tower under the performance contracting proposals.
7. Update on Baldwin Middle School Windows and Doors project. Mr. Jorgeson provided background on the Baldwin Middle School Windows and Doors project. He noted that Silver Petrucelli had completed the design for the doors and windows and when full testing was completed they were

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made aware of the presence of PCB's. Because of the PCB issue, the contractor submitted a proposal to remove contaminated materials from around the windows, including caulking, brick and soil. The project cost estimate for the windows and exterior doors, except the few recently replaced, was \$1.9 million without any haz mat work for PCBs. The estimate for the PCB removal work is an additional \$532,000. There will also be some additional masonry work needed due to removal that will add to the overall project cost which is now estimated at \$2.5 million. There is currently \$1.9 million available in a bond. An additional \$600,000 will be needed in the capital budget to cover the balance needed to complete this project. While the Town must fund the full project up front, they are anticipating State reimbursement of \$400,000 - \$500,000.

In response to a question by Mr. Sands about additional contamination being found as the work moves forward, Mr. Gurnham noted that extensive testing was done on the caulking, mortar and soils on most of the windows, and destructive testing was completed on one window, so they are confident with the results of the testing. Mr. Jorgeson noted that the contractor is very experienced at testing and he believes there is only a slight possibility of additional hazardous material being found. A unit price for additional work will be included in the proposal so additional costs are controlled.

In response to a question by Mr. Broderick about why the presence of PCBs was not caught when the original plans were generated, Mr. Jorgeson noted that the standard was to only do a small amount of testing primarily for asbestos and no asbestos was found.

Mr. Gurnham reviewed the timeline noting that the goal is to lock up a contractor in January. He noted that the contractor will have the option to bid the project to be completed in one summer or split the project into two summers. He noted that, at the November meeting, they be requesting SBC approval to go out to bid. He will plan to send out the draft specifications to give the Committee members an opportunity to review them before the meeting. He will also have a set of plans available if any members want to review them.

Mr. Gurnham reviewed an outline of the section of the school to be completion as the first part of the project.

8. Update on Pole Replacement at GHS Athletic Field. Mr. Gurnham noted that the new poles for the GHS Athletic Field are in and the lights are working. The contractor is working on the punch list and repairs to the fence that had to be taken down to fit equipment into the area.

9. Update on Performance Contracting. Mr. Gurnham noted that three proposals for performance contracting were received from Johnson Controls, Honeywell, and Ameresco. ECG is reviewing the proposals and will send a summary and an overview comparing the proposals from each of the companies to the Committee prior to the November meeting when this item will be reviewed and discussed. The Police Chief, Fire Chief, Mr. Neydorf, Board of Education and Standing Building Committee will all be involved in the process.

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10. Chairman's report/Committee correspondence. There were no items discussed under Chairman's report/Committee correspondence.

11. Take action on items as appropriate. There were no items discussed under #11.

12. Approval of bills. On motion made by Mr. Goodridge, and seconded by Mr. Anderheggen, the Committee voted unanimously to approve payment of an invoice from Silver Petrucelli for \$640.00 for 40% completion of Contract Administration for the Turf Field Lights project.

On motion made by Mr. Broderick, and seconded by Mr. Ornstein, the Committee voted unanimously to approve payment of an invoice from Silver Petrucelli for \$3,040 for 90% completion of Contract Administration for the Turf Field Lights project.

On motion made by Mr. Goodridge, and seconded by Mr. Broderick, the Committee voted unanimously to approve payment of an invoice from Silver Petrucelli for \$570.00 for 100% completion of Contract Administration for the Turf Field Lights project.

On motion made by Mr. Broderick, and seconded by Mr. Anderheggen, the Committee voted to approve payment of invoices from Silver Petrucelli for \$420.00 for 15% completion and \$210.00 for 5% of Contract Administration to close out the Adams Middle School Elevator project. Mr. Orenstein, Mr. Broderick and Mr. Anderheggen voted in favor of the motion and Mr. Goodridge abstained.

On motion made by Mr. Orenstein, and seconded by Mr. Anderheggen, the Committee voted unanimously to approve payment of a bill from Silver/Petrucelli for \$174.00 for 2% completion of Contract administration for the Melissa Jones School project.

13. Old business. There were no items discussed under old business.

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

15. Executive session as needed. There were no items for discussion in executive session.

On motion made by Mr. Broderick, and seconded by Mr. Anderheggen, the Committee voted unanimously to return to adjourn the meeting at 7:55 p.m.

Terry Holland-Buckley
Clerk