

Draft

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

Present: Scott Orenstein, Chris Anderheggen, Greg Broderick, Jim Goodridge, Peter Rader, Robert Shove

Also present: Cliff Gurnham, Director of Operations; Mike Ayles, Board of Finance; Ted Sands, Board of Education; Bob Banning, Silver/Petruccelli;

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

1. Approval of minutes of regular meeting of April 15, 2016. On motion made by Mr. Orenstein, and seconded by Mr. Rader, the Committee voted to table approval of the minutes of the regular meeting of April 15, 2016.
2. Public Comment. There was no one present for public comment.
3. Board of Finance report. Mr. Ayles requested clarification of the discussion of item 7 regarding increasing the pump size and the additional cost. Mr. Gurnham clarified that the additional cost is due to adding a variable frequency drive (VFD). The pump size is being increased to 15 hp but, with the VFD, the pump might be able to be run at 12 hp to increase the efficiency.

Mr. Ayles requested clarification of the discussion on the update on Baldwin Middle School Windows and Doors project. Mr. Gurnham clarified that the discussion was about "PCB's".

4. Revisions to agenda as appropriate. There were no revisions to the agenda.
5. Update on Adams Windows/Doors and Renovations project. Mr. Gurnham noted that the new west side doors leading out to the ballfields were installed and the new vendor, who had worked on other school projects, did an excellent job. The door access system is functioning correctly.

Mr. Gurnham reviewed one outstanding item for the Adams project noting that the original specs called for a center mullion on the inner gym doors. They now realize that including the center mullion would be dangerous and Orlando Annuli has been asked to change out the center mullion and related hardware. He noted that the mullion and hardware will be kept and can be utilized for other doors in the future.

On motion made by Mr. Orenstein, and seconded by Mr. Shove, the Committee voted unanimously to approve the change order from Orlando Annuli to change out the center mullion and related hardware for the inner gym doors for a not to exceed amount of \$7,510.65.

Mr. Gurnham noted that there is a need for an additional card reader and camera at the portable building area. He will be obtaining a price and will present this item at the next meeting.

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6. Update on District Wide Security Upgrades. Mr. Gurnham noted that the District Wide Security Upgrades projects are complete and this item can be removed from the agenda.

7. Update on Melissa Jones Security Upgrades and Renovations Project. Mr. Gurnham noted that he had obtained a second estimate for \$44,285.00 for the pumps from Ruotolo Mechanical, which had been a contractor at Leete School. The original price from Action Air and Albright with the VFD's and Orlando Annuli mark-up added in is \$53,000.

Mr. Gurnham advised of the drawback to going outside of the Annulli contract since this could complicate solving the issues related to the air handlers not getting sufficient air.

Mr. Orenstein suggested that the Committee send this issue back to Orlando Annuli to thoroughly determine if there was a problem with design or with the contractor. Mr. Gurnham noted that, regardless of fault, the work needs to be done. Mr. Gurnham recommended that the Town continue to work with Orlando Annuli but to request a change order for a not to exceed amount of \$50,000.

On motion made by Mr. Orenstein, and seconded by Mr. Shove, the Committee voted to approve a change order with Orlando Annuli for the replacement of the cooling pumps at Melissa Jones School for a not to exceed price of \$50,000. Mr. Orenstein, Mr. Anderheggen, Mr. Rader and Mr. Shove voted in favor of the motion and Mr. Broderick abstained.

8. Update on 595 New England Road Project Mr. Gurnham noted that the Fitness Center officially opened today and students are scheduled for weight training tonight. The contractor continues work on the upstairs main entrance, the elevator tie- in and the changes in the key switch

Mr. Gurnham reviewed two change orders for this project.

- Change Order #18R from M.A. & M. and is for \$11,327.00 to change the design at the upper level entry to include additional steel work not shown on the original drawing, concrete footings not included in the original pricing, update cupola final costs, additional bollard furnish and install and final lighting fixture costs and clean-up of interior wiring at the entry ceiling.

Mr. Gurnham noted that Mr. Orenstein had provided verbal approval for these changes to keep the project moving forward so he requested SBC confirmation of this approval.

On motion made by Mr. Broderick, and seconded by Mr. Anderheggen the Committee voted unanimously to confirm approve CO #18 R from M.A. & M for \$11,327 for changes in the design at the upper level for the 595 New England Road project.

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- Change Order #21 R from M.A. & M. is for \$6,074.00 to provide and install VFDs for DOAS unit

On motion made by Mr. Orenstein, and seconded by Mr. Shove, the Committee voted unanimously to approve Change Order #21 R for \$6,074.00 to provide and install VFDs for the DOAS unit for the 595 New England Rod project.

Mr. Banning provided Committee members with a chart which listed the change order for the 595 New England Road project broken down by added scope, Fire Marshal changes and errors and omissions items. Mr. Banning noted that this was a very complex project.

Mr. Gurnham advised of a new change order item to install a video surveillance system with vandal proof cameras and related wiring, programming and a DVR for a not to exceed number of \$9,982.00. The surveillance system would cover the halls and the weight room. He noted that he might have DVR available which would save some money.

On motion made by Mr. Rader, and seconded by Mr. Orenstein, the Committee voted unanimously to approve a change order to install a video surveillance system with vandal proof cameras and related wiring, programming and a DVR for a not to exceed number of \$9,982.00.

9. Update on Baldwin Middle School Windows and Doors project. Mr. Gurnham noted that Fuss & O'Neill did the additional material testing on the windows and brick and the results were not as bad as expected since the PCB levels were not as high as they could have been. There will be a need for some soil excavation and some brick removal. He provided member with a chart that outlined the results in the various areas in the school. With the additional testing that still needs to be completed, a realistic schedule would be to put the project out to bid at the end of May with bids due back the end of June or early July with the goal of awarding a contract for work the during summer, 2017. They plan to try to pull a window out this summer and perform destructive testing so there is a full understanding of the project. After an appropriate location is determined, the plan is to contract with a company under the State contract to perform this destructive testing.

Mr. Gurnham noted that material in the 1990 area was sampled previously by Mystic Air and it came back high at that time. This same area was recently re-tested and came back negative so an effort will be made to negate the Mystic Air test, as a possible negative read, and then the windows in this area would not be a problem. This would reduce the area that needs to have material removed.

Mr. Gurnham noted that Fuss & O'Neill will be giving a more specific presentation at the Board of Education meeting so he encouraged SBC members to attend the meeting on Monday evening.

Mr. Orenstein expressed concern that, if bids are obtain this year, but the work is not planned until the following year, contractors might overestimate since they will have to speculate on what labor and

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material costs will be next year. Mr. Gurnham noted that one of the advantages of putting the project out to bid this year is that a contractor will be locked-in and the materials on site for the project to be ready to go as soon as school is done. In addition, given the lead time to obtain the windows, it will not be that long of time before the contract award and the ordering of materials. Mr. Shove also noted that labor rates do not typically increase that much from one year to the next.

10. Update on RFQ/REF for On-Call Architect. Mr. Gurnham noted that this item can come off of the agenda.

11. Update on Performance Contracting. Mr. Gurnham noted that the Town has signed the contract with ECG and they have been in touch with their main contact. The information for a Town Audit was received and they will begin their initial evaluation. The next step is to set-up a kick off meeting.

12. Chairman's report/Committee correspondence. There were no items to discuss under Chairman's report/Committee correspondence.

13. Take action on items as appropriate. There were no items discussed under #12.

14. Approval of bills. On motion made by Mr. Goodridge, and seconded by Mr. Shove, the Committee voted unanimously to approve payment of an invoice from Schindler Elevator for \$682.19 for observation work for the Adams Middle School Elevator project.

On motion made by Mr. Orenstein, and seconded by Mr. Shove, the Committee voted to approve payment of an Application for Payment from Orlando Annuli for \$12,960.00 for contractor services for the Melissa Jones School Security Upgrades and Renovations Project. Mr. Orenstein, Mr. Anderheggen, Mr. Broderick, Mr. Rader, and Mr. Shove voted in favor of the motion and Mr. Goodridge abstained. ,

On motion made by Mr. Orenstein, and seconded by Mr. Rader, the Committee voted unanimously to approve payment of an invoice from Silver/Petrucci for \$380.00 for 10% completion of the change order for the connector for the 595 New England Road project.

On motion made by Mr. Goodridge, and seconded by Mr. Shove, the Committee voted unanimously to approve payment of an invoice from Silver/Petrucci for \$975.00 for 25% completion of the Baldwin Middle School grant process.

On motion made by Mr. Shove, and seconded by Mr. Rader, the Committee voted unanimously to approve payment of an invoice from Orlando Annuli for \$252.00 to close out the Baldwin Middle School Security project.

On motion made by Mr. Orenstein, and seconded by Mr. Goodridge, the Committee voted unanimously to approve payment of an invoice from Johnson Controls for \$14,985.00 for upgrades at the Melissa Jones School project.

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On motion made by Mr. Goodridge, and seconded by Mr. Rader, the Committee voted unanimously to approve payment of an invoice from Opticom for \$9,829.00 for installation of IT Equipment, including the approved change order work, for the 595 New England Road project.

On motion made by Mr. Shove, and seconded by Mr. Goodridge, the Committee voted unanimously to approve payment of an invoice from Schnipp Elevator for \$17,599.35 to close out the Adams Middle School Elevator project.

On motion made by Mr. Rader, and seconded by Mr. Orenstein, the Committee voted unanimously to approve payment of an invoice from Terry Holland-Buckley for \$385.25 for 23 hours of secretarial services for four regular and special meetings in March and April, 2016.

15. Old business. Mr. Gurnham noted that the boiler at the Town Hall was replaced two years ago and funding is now in place to design a boiler replacement at Town Hall south.

16. New business. Mr. Gurnham noted that he is working with the Board of Education and Athletic Director on replacement of the four light poles on the stadium field. A survey of the poles was completed when some rotting was noted and a recommendation was made that they be replaced in the near future. The Board of Education has decided to move forward with this project this summer due to the results of the survey. A price was obtained from the State contract and Musis Lighting provided a price of \$360,000. The project would involve removal of the old poles, installation of new taller poles and new lighting fixtures with a new type of light that would reduce spray to the neighbors. Because the field lights would now be more direct, new lighting will need to be provided for the bleachers, ticket booth and walkway to the restrooms. They will schedule a meeting with the neighbors to advise them of this project. For funding, they will be looking at the possible use of pre-bonded funds.

The Committee members recommended that Mr. Gurnham obtain prices from other possible vendors to make sure this is a fair quote.

Mr. Goodridge recommended that Mr. Gurnham look into the possibility of obtaining a grant for this project.

In response to a question by Mr. Rader, Mr. Gurnham noted that the new lights will provide better lighting but there will not necessarily be a cost savings. He noted that the lights will have a 25 year warranty.

Mr. Rader recommended that this project be reviewed as a possible Performance Contracting project.

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16. Executive session as needed. There were no items for executive session.

On motion made by Mr. Broderick, and seconded by Mr. Rader, the Committee voted unanimously to return to adjourn the meeting at 8:50 p.m.

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Terry Holland-Buckley  
Clerk

