

Minutes of the regular meeting of the Standing Building Committee held on June 7, 2016

Present: Scott Orenstein, Chris Anderheggen, Jim Goodridge, Robert Shove

Also present: Cliff Gurnham, Director of Operations; Ted Sands, Board of Education (arrived 7:30 p.m.)

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

1. Approval of minutes of regular meeting of April 5, 2016 and May 3, 2016. On motion made by Mr. Anderheggen, and seconded by Mr. Shove, the Committee voted to table approval of the minutes of the regular meeting of April 5, 2016 and May 3, 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. There were no revisions to the agenda.
5. Update on Adams Windows/Doors and Renovations project. Mr. Gurnham noted that he had followed up on the discussion at the last meeting regarding the need for an additional card reader and camera at the portable building area. He had obtained a price of \$1,298.00. Since there was not room to add onto an existing controller, a full new controller is needed. He noted that with this new controller in place there will be room for three additional devices if needed.

On motion made by Mr. Orenstein, and seconded by Mr. Shove, the Committee voted unanimously to approve the purchase of an additional card reader for the Adams Windows/Doors project at a cost of \$1,298.00.

Mr. Gurnham noted that the Board of Selectmen had approved waiving the requirement for obtaining three quotes for the camera previously approved by the SBC so it is now on order. Mr. Gurnham also noted that the hardware for the gym doors has come in and the contractor plans to do the installation on June 24th. He noted that if the card reader installation is completed, this project should be able to be closed out at the July SBC meeting.

6. Update on Melissa Jones Security Upgrades and Renovations Project. Mr. Gurnham noted that he had met with Orlando Annuli and advised them of the quote obtained from Ruotolo Mechanical for the pump for Melissa Jones School. Orlando Annuli agreed it would be more efficient to complete this work under them as the general contractor so they agreed to sub out the work to Ruotolo and complete the work for a total cost of \$50,000 so this project is now moving forward.

Mr. Gurnham noted that he is waiting to hear back on the heat pump design which includes a redesign of the chillers due to a concern that the existing chiller is too small for the building. Mr. Shove recommended that Mr. Gurnham contact DeFaego, the manufacturer located in Milford, and request

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input on options available to increase the capacity. Mr. Gurnham agreed to contact DeFaego to request their input on whether the cooling tower is sized correctly.

Mr. Gurnham provided an update on the concrete issue at Melissa Jones School noting that Orlando Annuli presented a letter from a structural engineer indicating that the concrete is acceptable as per the loading calculations. Silver Petrucelli was asked to review the letter and to obtain an opinion from the Building Official on whether it is valid based on code. The Building Official has indicated that the letter is not valid and will not be accepted and the concrete must meet code. The only option now is to take another sample and if it fails the contractor will need to build a second wall or come up with another acceptable solution. The SBC members agreed that the concrete area will not be accepted as completed.

7. Update on 595 New England Road Project Mr. Gurnham noted that the work on the DOAS system, which will provide fresh cool air, is continuing and is expected to be completed on Wednesday. The front doors are installed, the brick and roof work is complete but the gutter work is not yet completed.

Mr. Gurnham reviewed three change orders for this project.

- Change Order #22 is for \$2,197.00 to install a transom window above the entrance door to provide additional light and improve the aesthetics of the entrance.
- Change Order #23 is for \$1,254.00 to provide an alarm tied in with the Johnson Control system for the back flow for the sprinkler system and for domestic water. There is currently a local alarm but the additional alarm will provide an alert if no one is in the building.
- Change Order #24 is for \$850.00 to rerun and connect a broken control wire that controls the downstairs heat to the radiator. Because there is no way to know if the contractor or the Town accidentally cut the wire, the contractor has agreed to split the cost so the Change Order cost to the Town would be \$425.00

On motion made by Mr. Orenstein, and seconded by Mr. Goodridge, the Committee voted unanimously to approve Change Order #22 for \$2,197.00 to install a transom window above the entrance door to provide additional light and improve the aesthetics of the entrance, Change Order #23 for 1,254.00 to provide an alarm tied in with the Johnson Control system for the back flow for the sprinkler system and for domestic water and Change Order #24, for \$425.00 for one half of the cost (the other half to be covered by the contractor) to rerun and connect a broken control wire that controls the downstairs heat to the radiator,

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8. Update on Baldwin Middle School Windows and Doors project. Mr. Gurnham noted that a not-to-exceed quote of \$13,536.52 was obtained from Fuss and O'Neil for the destructive testing of a window at Baldwin Middle School. He also noted that more specific information will be available at the next meeting when the full results of the testing will be available. He requested that the SBC consider either taking action to accept the not-to-exceed price from Fuss and O'Neill or hold off action until the July meeting when additional information will be available and a more detailed scope will be available to be able to obtain a more specific price.

In response to a question by Mr. Goodridge, Mr. Gurnham noted that the window selected for destructive testing will be boarded up when the testing is completed so a window in a less visible area will be selected.

The Committee members had initially agreed to hold a special meeting, if needed, to act on this item once the full environmental testing results have been received. However, because the estimate price was within the Chairman's authority to approve, the Committee members decided that Mr. Gurnham should obtain a firm quote and submit it to the Chairman for approval.

9. Update on Performance Contracting. Mr. Gurnham noted that there was a meeting last week with the Fire Chief, Police Chief and Town Facilities Manager with representatives of ECG to review their preliminary findings. They reviewed potential Town energy projects to complete under performance contracting. The next step is to develop an RFP for a project.

In response to a question, Mr. Gurnham noted that it is his understanding that the cost to purchase, rather than lease, the street lights has a 25 year payback. Guilford's payback is not as good as some other towns due to the relatively low number of street lights in Guilford.

Mr. Sands requested that a meeting be set-up with ECG, Mr. Gurnham, and himself to discuss the street light savings in further detail. Mr. Gurnham will follow-up.

10. Chairman's report/Committee correspondence. There were no items to discuss 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. Shove, and seconded by Mr. Anderheggen, the Committee voted unanimously to approve payment of a bill from Silver Petrucelli for \$390.00 for 10% completion of the grant process for the Baldwin Middle School Windows project.

On motion made by Mr. Orenstein, and seconded by Mr. Shove, the Committee voted unanimously to approve payment of a bill from Nationwide Security for \$5,938.00 for the door access work for the 595 New England Road project.

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On motion made by Mr. Orenstein, and seconded by Mr. Anderheggen, the Committee voted unanimously to approve payment of an Application for Payment from Aresco for \$14,250.00 for contractor services for 595 New England Road project.

13. Old business. Mr. Gurnham noted that a meeting was held that included the First Selectman, the Finance Director and the Superintendent of Schools and a decision was made to use unexpended funds from the 2015 bond to replace the poles at the turf field rather than use funds from the operations budget. The State authorized vendor Musco provided a proposal for \$358,231. The proposal was reviewed by Silver Petrucelli who agreed the proposal was reasonable.

On motion made by Mr. Orenstein, and seconded by Mr. Shove, the Committee voted unanimously to accept the proposal from Musco for \$358,231 for replacement of the poles at the GHS turf field.

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

On motion made by Mr. Shove, and seconded by Mr. Goodridge, the Committee voted unanimously to return to adjourn the meeting at 8:05 p.m.

Terry Holland-Buckley
Clerk

