

Draft

Minutes of the regular meeting of the Standing Building Committee held on August 2, 2016

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

Also present: Cliff Gurnham, Director of Operations; Ted Sands, Board of Education; Paul Jorgensen, Silver/Petrucelli; Lon Annulli, Adam Annulli, Orlando Annulli

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

1. Approval of minutes of regular meeting of July 12, 2016. On motion made by Mr. Rader, and seconded by Mr. Goodridge, the Committee voted to approve the minutes of the regular meeting of July 12, 2016 as submitted. Mr. Orenstein, Mr. Anderheggen, Mr. Goodridge and Mr. Rader voted in favor of the motion and Mr. Broderick and Mr. Shove abstained.
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 recommended that Item #6 be discussed before Item #5.
6. Update on Melissa Jones Security Upgrades and Renovations Project. Mr. Gurnham reported that the pumps are being installed with start-up scheduled for Monday. Additional testing might be necessary if the desired results are not achieved.

Mr. Jorgensen provided background information on the concerns with the foundation wall at Melissa Jones School. He noted that there had been one pour for the footing and one pour for the foundation. Routine testing was conducted on both pours with the results coming in one week after the initial pour including a cylinder test and compression test. The results of the testing showed that the concrete does not meet standards. In addition, a slump test taken at the time of the pour showed the material did not meet standards, which should have raised a red flag, but the concrete was still poured. The contractor representatives present agreed that they should have sent back the concrete when it did not pass the slump test and they accepted responsibility for this error. However, Mr. Annulli noted that he continues to question the accuracy of the tests performed and has scheduled additional testing. They had Russell and Dawson evaluate the foundation and they submitted a report saying the foundation is structurally sound and will satisfy design intent. He noted that there is no load on the structure so he does not anticipate any concerns. He agreed to provide a performance bond to back up the wall as constructed. On Thursday they will conduct demolition testing of the wall and hope to be able to demonstrate that it meets the necessary standards. Mr. Annulli expressed concern that the end product will end up a lesser quality product if the area in question is removed. The Committee members were in agreement that they cannot accept a product that does not meet code.

2-Minutes of the regular meeting of the Standing Building Committee held on August 2, 2016

Mr. Jorgensen agreed that there was no load on the wall, however , a structural engineer cannot sign off on the work unless it meets the code

Mr. Orenstein commented that he does not believe the Standing Building Committee would have the authority to accept work that does not meet code.

Mr. Gurnham questioned if there are any options to make the wall as poured meet code such as pouring an additional wall next to the existing structure. Mr. Broderick agreed that if the new testing fails, he would prefer to see an engineer design a fix that does not involve tearing out the work completed

Mr. Gurnham expressed concern for the timing on this issue noted that if an alternative solution must be done, the fix will have to be put off for a year.

The Committee members agreed to wait to receive the results of the additional testing and will discuss this item further after additional information is received.

5. Update on Adams Windows/Doors and Renovations project. Mr. Gurnham noted that the work of Orlando Annuli on the Adams Windows/Doors and Renovation project is complete. The only outstanding work is for the subcontractor to install two cameras.

7. Update on 595 New England Road Project Mr. Gurnham noted that the work at 595 New England Road is complete and the Fitness Center is being used and there have been no complaints. The final Application for Payment has been submitted for consideration with the bills. The only item outstanding is submission of the O & M documents and he requested that the Committee approve payment contingent upon receipt of the O & M manuals and all paperwork.

8. Update on Baldwin Middle School Windows and Doors project. Mr. Gurnham noted that they are waiting to hear back on a date for the destructive window removal and testing.

9. Update on Pole Replacement at GHS Athletic Field. Mr. Gurnham noted that the contractor has removed the old poles and the new poles are scheduled to be shipped on August 11. It will take approximately a week to complete the project once the poles are delivered. The lights are expected to be operational before the start of school.

Mr. Gurnham noted that Silver/Petrucci has submitted a proposal for \$1,600 to provide Contract Administration for the project. For an additional \$800.00 Silver/Petrucci would provide an independent survey of the lighting to insure correct light distribution.

After discussion, on motion made by Mr. Orenstein, and seconded by Mr. Rader, the Committee voted unanimously to approve the proposal of Silver/Petrucci to provide Contract Administration for the

3-Minutes of the regular meeting of the Standing Building Committee held on August 2, 2016

Pole Replacement at the GHS Athletic Field for a fee of \$1,600. The Committee members agreed to not act on the proposal for a light survey at this time.

10. Update on Performance Contracting. Mr. Gurnham noted that the RFP for Performance Contracting has been advertised and there have been some inquiries. There will be a kick-off meeting on August 16 and after information is provided to the interested contractors they will be provided with an opportunity to inspect the facilities.

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

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

13. Approval of bills. On motion made by Mr. Broderick, and seconded by Mr. Anderheggen, the Committee voted unanimously to approve payment of an Application for Payment from Aresco for \$48,602.61 for final payment for contractor services for the 595 New England Road project contingent upon receipt of all O & M manuals and all paperwork by the Facilities Director.

On motion made by Mr. Anderheggen, and seconded by Mr. Broderick, the Committee voted unanimously to approve payment of a bill from Silver Petrucelli for \$585.00 for 50% completion of work related to CO #1 for the 595 New England Road project.

On motion made by Mr. Orenstein, and seconded by Mr. Anderheggen, the Committee voted unanimously to approve payment of an invoice from Nationwide Security for \$1,298.00 for installation of the access control system for the Adams Middle School Windows and Doors Renovation project.

On motion made by Mr. Goodridge, and seconded by Mr. Orenstein, the Committee voted unanimously to approve payment of an application for payment for \$52,066.00 from Orlando Annulli for contractor services for the Adams Security Project contingent upon receipt of all outstanding paperwork to the Facilities Director.

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

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

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

On motion made by Mr. Goodridge, and seconded by Mr. Rader, the Committee voted unanimously to return to adjourn the meeting at 8:10 p.m.

Terry Holland-Buckley

Clerk