

Draft

Minutes of the regular meeting of the Standing Building Committee held on September 6, 2016

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

Also present: Cliff Gurnham, Director of Operations; Mike Ayles, Board of Finance; Ted Sands, Board of Education

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

1. Approval of minutes of regular meeting of August 2, 2016. On motion made by Mr. Goodridge, and seconded by Mr. Anderheggen, the Committee voted unanimously to approve the minutes of the regular meeting of August 2, 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 the work of Orlando Annuli on the Adams Windows/Doors and Renovation project is substantially complete. They continue to monitor the courtyard windows for leaks and are waiting for a hard rain to insure the additional sealing that was done has resolved the leaks found in July. They are also waiting for the subcontractor to install two cameras which should be completed this month.
6. Update on Melissa Jones Security Upgrades and Renovations Project. Mr. Gurnham reported that the pumps are installed and working but still require some fine tuning by the installer to resolve some programing variables.

Mr. Gurnham provided an update on the concrete issue with the foundation wall at Melissa Jones School. The core samples that were taken were tested and determined to have the same and/or lower compressive strength than the test cylinders that were taken at the time of the pour. Therefore, the concrete has a much lower compressive strength than required by the specifications. Orlando Annuli submitted a proposal to remediate the deficiency that requires removing the sidewalk, pouring a secondary footing and wall that is connected to the existing wall by reinforcing steel. This recommendation was just received today so Silver/ Pertucelli still needs time to verify the recommended modifications to insure that they will meet code. If the recommendations are approved the work may be completed either during April vacation or next summer.

Mr. Orenstein recommended that the Board of Education and principal be asked if they would agree to fencing off the area and completing the work with a second shift after school hours and on weekends to complete the work sooner.

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Mr. Gurnham agreed to request that both Silver/Petrucci and the contractor attend the next SBC meeting to address outstanding issues related to this project.

7. Update on 595 New England Road Project Mr. Gurnham noted that the work at 595 New England Road is complete including the cameras. This item can be removed from the agenda for future meetings.

8. Update on Baldwin Middle School Windows and Doors project. Mr. Gurnham noted that the contractor was able to remove the test window from the northeast stairwell and no asbestos was found. They are now finalizing the bid package which will be sent out to the SBC for review. The timeline is to put the bid out on the street in October or November so materials can be ordered from the manufacturer in early spring.

The Committee members asked that a representative from Silver Petrucci be asked to attend the next meeting to review the schedule for this project.

Mr. Gurnham noted that this project might need to be bid as a two phase project since it might be too much work to complete in one summer.

9. 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. There are a few punch list items remaining that will be completed over the weekend. Mr. Jarvis has received necessary training for the operation of the lights. Silver/Petrucci will be overseeing testing to check the quality of the lighting at different locations.

10. Update on Performance Contracting. Mr. Gurnham noted that the kick-off meeting was held and six firms were in attendance with a total of 10 representatives. Four firms have approached him to conduct a walk-through of the buildings so he expects good proposals to be received. Bids are due on September 26. He noted that Steve Neydorf and the Chiefs will be involved with ECG providing recommendations. If a recommendation is not available for the November SBC meeting, there might be a need for a special meeting.

In response to a question, Mr. Gurnham explained that the source of the large electric bill at school facilities is due to the addition of air conditioning and a fresh air system. The trade-off for the additional cost is improved comfort for our staff and students.

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

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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. Orenstein, the Committee voted unanimously to approve payment of an invoice from Nationwide for \$7,933.00 for installation of cameras at 595 New England Road.

On motion made by Mr. Anderheggen, and seconded by Mr. Goodridge, the Committee voted unanimously to approve payment of a bill from Musco Lighting for \$190,736.00 for 53% completion of the pole replacement for the Guilford High School Athletic field project.

On motion made by Mr. Broderick, and seconded by Mr. Goodridge, the Committee voted unanimously to approve payment of an invoice from Terry Holland-Buckley for \$195.50 for 11.5 hours of secretarial services for July and August, 2016.

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. Broderick, the Committee voted unanimously to return to adjourn the meeting at 7:45 p.m.

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Terry Holland-Buckley  
Clerk