

DRAFT

Minutes of the regular meeting of the Standing Building Committee held on January 3, 2017

Present: Scott Orenstein, Chris Anderheggen, Greg Broderick, Peter Rader

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

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

1. Approval of minutes of regular meeting of December 6, 2016 and special meeting of November 29, 2016. On motion made by Mr. Rader, and seconded by Mr. Anderheggen, the Committee voted to approve the minutes of the regular meeting of December 6, 2016 as submitted. Mr. Anderheggen, Mr. Broderick and Mr. Rader voted in favor of the motion and Mr. Orenstein abstained.

On motion made by Mr. Orenstein, and seconded by Mr. Anderheggen, the Committee voted unanimously to approve the minutes of the special meeting of November 29, 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 necessary.

5. Update on Baldwin Middle School Windows and Doors project. Mr. Gurnham provided and update on the Baldwin Middle School Windows and Doors project. He noted that they are waiting for State approval to be able to release the project out to bid. They are hoping to hear from the State this week so the project can be publicized on Monday January 9th.

Mr. Gurnham noted that the Board of Selectmen awarded the contract for Contract Administration for PCB abatement to Fuss & O'Neill. The initial proposal submitted by Fuss & O'Neill was revised and reduced by \$5,000 for a total contract of \$70,564.

Mr. Gurnham advised of Change Order #4 from Fuss & O'Neill for \$3,450.51 for additional soil testing and sampling necessary when the initial testing came back with some potential issues.

In response to a question by Mr. Broderick, Mr. Gurnham noted that most of the contamination was found just below the windows.

On motion made by Mr. Orenstein, and seconded by Mr. Rader, the Committee voted unanimously to approve Change Order #4 from Fuss & O'Neill for \$3,450.51 for additional soil testing and sampling necessary when the initial testing came back with some potential issues.

Mr. Gurnham presented an invoice from Silver Petrucelli for \$383.49 in reimbursables for the printing of project documents for the State, Fire Marshal, Building Official and Health Inspector.

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On motion made by Mr. Orenstein, and seconded by Mr. Broderick, the Committee voted unanimously to approve payment of an invoice from Silver Petrucelli for \$383.49 in reimbursables for the printing of project documents for the State, Fire Marshal, Building Official and Health Inspector.

6. Update on Performance Contracting. Mr. Gurnham noted that the kick-off meeting was held with Johnson Controls and they reviewed the additional items that have been discussed to add to their proposal. As they continue to review the facilities Johnson Control might come up with other items. One of the benefits of Johnson Controls is their familiarity of the existing systems. To provide needed information they are putting in equipment to monitor and gather additional data. They will hold a number of follow-up meetings and then be prepared to have a preliminary report for the Standing Building Committee at their February meeting. Following that presentation a joint meeting with the other Boards will be scheduled for later in February. In response to a question, Mr. Gurnham noted that the contract will be signed after the audit is complete and their recommendation report is completed.

Mr. Sands provided an update on his discussion with Keith Bishop regarding possible use of the former landfill property, now owned by Bishops, as a site for a solar energy project. Mr. Bishop advised him that it would not be possible to use this site for this purpose because there would be concerns about the site being able to bear the weight of any structures. Mr. Gurnham requested that members forward any possible locations for solar equipment to him and he will follow-through.

In response to a question by Mr. Sands, Mr. Gurnham advised that he understands the field in front of the Safety Zone is owned by Safety Zone but leased to Bishops

Mr. Broderick recommended that Mr. Portley be asked to identify any possible Town owned land that would be appropriate for solar equipment. Mr. Anderheggen suggested that Mr. Portley be asked about the property purchased years ago as a possible future septic site. Mr. Gurnham agreed to talk to Jim Portley and also Kevin McGee about Town owned property that might be appropriate for solar equipment.

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

8. Take action on items as appropriate. There were no items discussed under #8.

9. Approval of bills. On motion made by Mr. Orenstein, and seconded by Mr. Rader, the Committee voted unanimously to approve payment of an invoice from Silver Petrucelli for \$578.49 for 5% completion for grant assistance to bring this to 100% completion.

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On motion made by Mr. Broderick, and seconded by Mr. Anderheggen, the Committee voted unanimously to approve payment of an invoice from Fuss & O'Neill for \$1,038.88 for soil sampling for the Baldwin Middle School Window and Doors project.

On motion made by Mr. Broderick, and seconded by Mr. Anderheggen, the Committee voted unanimously to approve payment of a bill for \$289.00 from Terry Holland Buckley for 17 hours of secretarial service for a regular and special meeting in November and a regular meeting in December.

10. Old business. Mr. Gurnham noted that working on contacting the on-call Architects to obtain a price for architectural services for the Melissa Jones roof project.

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

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

On motion made by Mr. Anderheggen, and seconded by Mr. Broderick, the Committee voted unanimously to adjourn the meeting at 7:30 p.m.

Terry Holland-Buckley
Clerk