

Draft

Minutes of the regular meeting of the Standing Building Committee held on October 1, 2019

Present: James DeMaio, Peter Rader, Adam Tulin

Also present: Cliff Gurnham, Director of Operations; Ted Sands, Board of Education, Paul Lisi, Antinozzi and Associates

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

1. Approval of minutes of regular meeting of September 3, 2019 and special meeting of September 17, 2019. On motion made by Mr. Tulin, and seconded by Mr. DeMaio, the Committee voted unanimously to approve the minutes of the regular meeting of September 3, 2019 and the special meeting of September 17, 2019 as submitted.
2. Public Comment. There was no one present for public comment.
3. Board of Finance report. Mr. Sands noted that he had been in attendance at the September Board of Finance meeting and was able to answer questions concerning the Standing Building Committee.
4. Revisions to agenda as appropriate. Mr. Gurnham requested that an item be added as #11.5, Discuss for possible action Baldwin Middle School Phase II Engineering Proposals.
5. Review and discuss for possible action approval of scope for Town Hall Phase II Air Conditioning System project. There was no update on the Town Hall Phases II Air Conditioning System project.
6. Review and discuss for possible action approval of scope for Police Department HVAC Equipment project. There was no update on the Police Department HVAC Equipment project.
7. Discuss for possible action update on Performance Contractor. Mr. Gurnham noted that we are getting into the heating season so they are beginning to find some control issues relating to the heating system. He sent an e-mail to Johnson Controls to advise them of the problems that are arising and he is waiting for a response. In addition, a meeting is scheduled for tomorrow to discuss these issues and concerns.

Mr. Sands expressed concern for the number of issues that arisen related to Johnson Controls. He requested a conversation with ECG about steps they are taking to insure that issues are being addressed. They should insist that a senior staff person become involved to address problems as soon as possible.

In response to a question by Mr. Tulin regarding when the one year from completion date begins, Mr. Gurnham noted that ECG is saying the effective date is February, 2019. Mr. Sands noted that Johnson Controls has indicated that they do not believe the completion date has begun. He is concerned that the Town is not receiving the projected energy savings partially due to the problems with the controls.

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Mr. Gurnham agreed to request that a representative from ECG contact Mr. Sands to clarify this discrepancy.

8. Update for possible action GHS Turf Field. Mr. Gurnham noted that they are still working out the proper levels of infill still necessary for the turf field to satisfy the Town's engineer. The lawyers for the various contractors are still working on the details on which contractor will be responsible to cover this cost. Once the proper amount of fill has been provided the field will need to be graded. In the meantime, the field is playable.

9. Discuss for possible action update on HVAC Upgrades at Melissa Jones School. Mr. Lisi showed the Committee members a copy of the drawings which include the add-ons necessary to install a generator plug on the outside of the building for a portable generator. Also included is a new panel for the additional load. The upgrades will allow for a generator to provide adequate power to run the water, boiler, emergency systems, phone, refrigerators and freezers on the generator to allow them to complete the school day in the event of a power outage after the start of school. The final pieces of the plan will be completed by October 11. Mr. Gurnham reviewed the time table noting that they plan to start work in late winter with projected completion during the summer break.

Mr. Sands recommended that Mr. Lisi make sure the fire alarm system is included in the items covered by the generator. Mr. Gurnham noted that power for the IT system will allow for coverage for the security systems so he recommended that the IT equipment be included in the items to be covered by the generator. He recommended that cooling for the servers also be included.

In response to a question by Mr. Sands, Mr. Gurnham noted that the district has a verbal agreement with the Fire Department for use of a generator and he also noted there are private companies that provide a generator on demand with a guarantee for a set fee. Mr. Sands recommended that consideration be given to contracting for a rental option as a back-up option.

In response to a question by Mr. Sands about including lighting in the capability of the generator, Mr. Gurnham noted that that all of the classrooms at Melisa Jones have windows so he believes there would be adequate natural light to suffice during a power outage. Including lighting on the generator would require extensive re-wiring which would be very expensive.

Mr. Lisi agreed to make necessary changes to accommodate the comments made during the meeting and to obtain the front end information needed for the bid package from the Purchasing Director to finish putting the package together.

Mr. Gurnham agreed that the revised proposal would allow for operation of the building for a number of days in the event of a longer term power outage. They will plan to bring back the final plan for approval at the November meeting, go out to bid in November, seek SBC approval in December and start the project in January.

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10. Discuss for possible action HVAC upgrades at Baldwin Middle School. Mr. Gurnham noted that the last two air handlers will be on-line at Baldwin Middle School by the end of this week. The air handlers serving the classrooms have been working well. The contractor will need to fill and purge the system. The weather is supposed to become colder next week so the goal is to have the heating system ready for full service by October 15. He plans to have the temporary air conditioning pulled out of the building this Thursday.

11. Update on design of BOE offices at 59 New England Road. Mr. Gurnham noted that a kick-off meeting with the engineers will be held on-site this Friday to go through the design work. He has proposed the addition of 5 windows on the exterior of the building so this will be built into the design. Silver Petrucelli is the team for this project and he will plan to have the team come in for a presentation to the SBC in the next month or two.

11.5 Added Item: Discuss for possible action Baldwin Middle School Phase II Engineering Proposals. On motion made by Mr. Tulin, and seconded by Mr. DeMaio, the Committee voted unanimously to add to the agenda, Discuss for possible action Baldwin Middle School Phase II Engineering Proposals.

Mr. Gurnham noted that three companies submitted proposals for engineer proposals for the Baldwin Middle School Phase II project. Silver Petrucelli & Associates submitted a proposal for \$47,685.00, Antinozzi Associates submitted a proposal for \$54,250.00 and O’Riordan Migani Architect submitted a proposal for \$43,750.00. Members were provided with copies of the submitted proposals.

It was noted that Antinozzi Associates and Silver Petrucelli would use all in-house employees for the project and O’Riordan Migani will use a sub-contractor for the Engineering work. Mr. Gurnham expressed some concern for the O’Riordan Migani proposal with some of the numbers not adding up. He also noted that Silver Petrucelli is doing the Phase I of this project so they will have some of the necessary information available to them already. Their work on Phase I has been positive.

After discussion, on motion made by Mr. Tulin, and seconded by Mr. DeMaio, the Committee voted unanimously to recommend to the Board of Selectmen that the proposal of Silver Petrucelli and Associates for Baldwin Middle School HVAC Project – Phase II be accepted.

12. Chairman’s report/Committee correspondence. There were no items for discussion under Chairman’s report/Committee correspondence.

13. Approval of bills. On motion made by Mr. DeMaio, and seconded by Mr. Tulin, the Committee voted unanimously to approve payment of an Application for Payment from Sav More for \$181,906.73 for contractor services for the Baldwin Middle School HVAC upgrades project.

On motion made by Mr. Tulin, and seconded by Mr. DeMaio, the Committee voted unanimously to approve payment of invoices from Kidridge Kitchen Equipment for \$180.00, \$8,795.00 and \$15,198.67.

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On motion made by Mr. DeMaio, and seconded by Mr. Rader, the Committee voted to approve payment of invoices from East River Energy for \$142.00, \$216.48, \$355.11, \$763.95, \$1300.74 and 619.46 for oil for the generators to run the temporary air conditioning at Baldwin Middle School. Mr. DeMaio and Mr. Rader voted in favor of the motion and Mr. Tulin abstained.

On motion made by Mr. Tulin, and seconded by Mr. DeMaio, the Committee voted unanimously to approve payment of an invoice from Nationwide Security Company for \$22,594.21 for installation of the additional cameras at Calvin Leete School.

On motion made by Mr. Rader, and seconded by Mr. Tulin, the Committee voted unanimously to approve payment of an invoice for \$234.00 from Arc Document Solutions for 6 users for the Project Manager program.

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 was no executive session.

On motion made by Mr. Rader, and seconded by Mr. Tulin, the Committee voted unanimously to adjourn the meeting at 8:20 p.m.

Terry Holland-Buckley
Clerk