

Draft

Minutes of the regular meeting of the Standing Building Committee held on October 2, 2018

Present: Scott Orenstein, David DeMaio, Peter Rader, Adam Tulin

Also present: Cliff Gurnham, Director of Operations; Ted Sands, Board of Education; Paul Jorgensen, Silver/Petrucci; Sean Merrick, Johnson Controls; Greg Longo, BL

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

1. Approval of minutes of regular meeting of September 4, 2018 and special meetings of August 28, 2018 and September 18, 2018. On motion made by Mr. DeMaio, and seconded by Mr. Tulin, the Committee voted unanimously to approve the minutes of the regular meeting of September 4, 2018, the special meeting of August 28, 2018 and the special meeting of September 18, 2018 as submitted.

2. Public Comment. There were no items discussed under public comment.

3. Board of Finance report. Mr. Orenstein noted the Mr. Ayles had submitted three questions for clarification and Mr. Gurnham had responded to Mr. Ayles as follows:

Question 1: Regarding the Performance Contracting, there was mention of the mechanicals needing to be installed at Baldwin but scheduled for next summer. Was this always the plan, and if not, why next summer:

Answer: It was determined that it would be more beneficial to wait to install the new controls with the installation of the new HVAC equipment which is scheduled for next summer.

Question 2: With regard to soil excavated and tested (also at BMS regarding the windows I believe), the tests came back negative yet they had to do more testing. Why would more testing be needed if the initial results were negative?

Answer: Two areas came back positive and needed additional excavating then one came back positive and they did more excavating and now we are cleared.

Question 3: There was a question regarding Ms. Plaziak's report that a small civil engineering company be included on the on-call list. There was a deadline for proposals and the question is if this firm submitted prior to that deadline or was added after?

Answer: The firm had submitted their bid during the original deadline, she had picked one off the list and requested them to be added for approval since she had civil work that needed to be done. We do very little with civil so we were not originally looking at putting one on the list.

4. Revisions to agenda as appropriate. There were no revisions to the agenda necessary. .

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5. Update for possible action GHS Turf Field. Mr. Sands noted that the GHS Turf Field is going to mediation.
6. Update for possible action Town Hall Elevator and Fire Alarm Upgrades project. There was no update on the Town Hall Elevator and Fire Alarm Upgrades project.
7. Update for possible action Community Center Roof Replacement project. There was no update on the Community Center Roof Replacement project.
8. Discuss for possible action update on the On-Call A & E bid. Mr. Gurnham noted that the Board of Education had approved the On-Call A & E list and the award notice has been sent out. This item can be removed from the agenda for future meetings.
9. Review and act on plans and specifications for the Calvin Leete septic system. Mr. Gurnham noted that the Leete septic system replacement project is complete and as-built plans have been provided. This item can be removed from the agenda for future meetings.
10. Discuss for possible action update on district-wide wiring upgrades. Mr. Gurnham noted that Mr. Mitchell has advised him that the district-wide wiring upgrades are complete. Two invoices have been submitted for consideration for payment this evening and once they are approved this item can be removed from the agenda for future meetings.
11. Update on Baldwin Middle School Windows and Doors project. Mr. Jorgensen noted that the Baldwin Middle School Windows and Doors project is substantially complete with a few punch list items outstanding. The finishing touches will be completed and once these final items are checked, the project will be completed. A payment requisition has been submitted by Annuli. The first request is to reduce the retainage from 5% to 2% leaving a \$30,352 contingency. He is recommending approval of this request. In addition there is one outstanding change order, which has not yet been received, for the extra soil that had to be removed due to PCBs. To date, all change orders total a credit of \$6,337.00. He noted that when all payments are complete they will begin the work necessary to apply for State reimbursement.
12. Update on Melissa Jones roof project. Mr. Gurnham noted that they are waiting for one more test from Eversouce and then the project will be complete.
13. Discuss for possible action update on HVAC Upgrades at Baldwin and Jones School. Mr. Gurnham noted that there had been a meeting on-site with Silver Petrucelli to develop a proposal and cost estimate for the HVAC Upgrades at Baldwin and Jones School project. Depending on the cost estimate they provide he will either bring the estimate to the SBC for discussion at the November meeting or go out to obtain other proposals. If the cost is above a specific threshold, the project might need to go out to bid.

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14. Discuss for possible action update on Electrical Upgrades at Baldwin and Cox Schools. Mr. Longo noted that the Electrical Upgrades at Baldwin and Cox Schools work is completed except for the additional work to confirm the breaker locations. This change had been approved for a not-to-exceed number.

Mr. Longo noted that A&M had submitted Change Order #13 - #18 for consideration.

#13 is for \$1,189.51 for light switching and new mechanicals.

#14 is for \$1,978.76 for additional panel installation

#15 is for \$727.23 for maintenance services requested to change a breaker to trouble shoot for a fuse issue.

#16 is for \$2,362.11 for the correction of code violation of a 480 volt and 120 volt panel.

#17 is for \$3,462.68 for providing an additional 16' of feeder too go through the vault.

#18 is for \$2,255.00 for cutting and hauling away an additional 6' of asphalt

On motion made by Mr. Rader, and seconded by Mr. Orenstein, the Committee voted unanimously to approve Change Orders #13 - #18 as submitted by A&M for the Electrical Upgrades at Baldwin and Cox Schools project.

15. Discuss for possible action update on Performance Contracting. Mr. Merrick noted that the majority of the current projects will be substantially complete by the end of month. Some of the lighting work is still outstanding since some problems arose with obtaining the specified product. The High School solar work should be completed this week. They will be performing the start-up on the Baldwin and Jones boilers next week.

16. Chairman's report/Committee correspondence. Mr. Orenstein noted that there were no items for discussion under Chairman's report or Committee correspondence.

17. Take action on items as appropriate. There were no items discussed under #15.

18. Approval of bills. On motion made by Mr. Rader, and seconded by Mr. Tulin, the Committee voted unanimously to approve an Application for Payment from Orlando Annuli for \$70,581 for contractor services for the Baldwin Middle School Windows and Doors project.

On motion made by Mr. Orenstein, and seconded by Mr. DeMaio, the Committee voted unanimously to approve payment of an invoice from CDW for \$35,472.00 for contractor services for the District Wide Wiring project.

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On motion made by Mr. Orenstein, and seconded by Mr. DeMaio, the Committee voted unanimously to approve payment of an invoice from JKS Systems for \$33,545 for installation of wiring for the District Wide Wiring project.

On motion made by Mr. Orenstein, and seconded by Mr. Tulin, the Committee voted to approve payment of an invoice from BL Co for \$1,027.25 for 100% completion of contract administration services at Baldwin Middle School for the Electrical upgrades project. Mr. Orenstein, Mr. Demaio, and Mr. Tulin voted in favor of the motion and Mr. Rader abstained.

On motion made by Mr. Orenstein, and seconded by Mr. Tulin, the Committee voted to approve payment of an invoice from BL Co for \$800.00 for 100% completion of contract administration services at Cox Elementary School for the Electrical upgrades project. Mr. Orenstein, Mr. Demaio, and Mr. Tulin voted in favor of the motion and Mr. Rader abstained.

On motion made by Mr. Rader, and seconded by Mr. Tulin, the Committee voted unanimously to approve payment of an invoice for \$234,037.25 from Silktown Roofing for contractor services for the solar installation at Melissa Jones School.

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

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

21. Executive session as needed. There was no executive session

On motion made by Mr. DeMaio, and seconded by Mr. Rader, the Committee voted unanimously to adjourn the meeting at 7:45 p.m.

Terry Holland-Buckley
Clerk