

Draft

Minutes of a special meeting of the Standing Building Committee held on November 10, 2020, via teleconference

Present: David DeMaio, James DeMaio, Daniel Lamberton, Will Thompson, Michael Tyre

Also present: Cliff Gurnham, Director of Operations; Ted Sands, Board of Education; Bob Banning, Brian Varano, Silver/Petrucci

David DeMaio called the meeting to order at 7:00 p.m.

1. Discuss for possible action recommendation on options for type of system to utilize for Melissa Jones Elevator Modernization and Upgrade Project. Mr. Gurnham noted that a spreadsheet that showed four options for the Melissa Jones Elevator project were provided including Holed Hydraulic, Holeless Hydraulic, Electric Traction and Modernization. Each option provided information on the unit cost, speed of installation, environmental impact, energy usage, maintenance cost, hoist way modifications, speed, availability, weight capacity and MEP upgrade costs.

Mr. Banning noted that the drawback to the Electric Traction option is that it would require demolition and extra construction costs of approximately an additional \$40,000. While this is a more modern option that would use less energy, there is not heavy use of the elevator at this location, so the energy savings would not provide a great payback. He also noted that the MEP costs vary with the different choices especially between the hydraulic and electric traction options. He does not recommend the modernization option noting that, for a similar cost, the town could get a new elevator. The hydraulic options would most closely replicate the current elevator but a decision needs to be made between the holed and holeless options. He also noted that these options would provide an option of utilizing a vegetable based oil, which is important when considering environmental considerations. In response to a question by Mr. Sands, vegetable oil could be utilized with option #1.

In response to a question by Mr. Thompson about whether the shaft would need to be modified if the holeless option is used, Mr. Varano noted that it depends on the manufacturer but Schindler checked the dimensions and has indicated that the elevator would fit in the current shaft.

Mr. Sands noted that he agrees there is not a substantial amount of use of the elevator at Melissa Jones so it would make sense to not spend a substantial amount of money on this project. He asked what would be the most cost effective option that would provide service for 15 – 20 years? Mr. Banning noted that he would recommend one of the hydraulic options under these conditions since either of these would allow the project to use much of the existing structure.

In response to a question by Mr. Gurnham, Mr. Banning noted that, with the holed hydraulic option, there would not be a need to bore a hole for the sleeve.

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In response to a question by David DeMaio, Mr. Varano noted that he is confident there is no need to touch the overrun roof. He is also confident that the holeless hydraulic equipment will fit into the existing shaft.

In response to a question, Mr. Gurnham noted that there have been no water issues in the elevator shaft. Mr. Banning noted that the pit adjacent to the elevator utilizes a sump pump but the elevator shaft is sealed.

In response to a question by Mr. Gurnham, Mr. Banning noted that there is a ladder in the existing system that can be utilized for the new elevator. Mr. Banning also noted that air conditioning will be required and there will also be a need for some code upgrades and these will be included in the design.

After discussion the Committee members agreed that the architect should be directed to plan the specifications around the utilization of the holed hydraulic option for the Melissa Jones Elevator Modernization and Upgrade Project.

Mr. Gurnham noted that the project timeframe will be to move forward with design to bring back to the Committee to be able to put the project out in the spring. Mr. Banning noted that they should have the design available after Thanksgiving which would allow them to follow the proposed timeline.

On motion made by Mr. Tyre, and seconded by Mr. Lamberton, the Committee voted unanimously to adjourn the meeting at 7:35 a.m.

Terry Holland-Buckley
Clerk