

Draft

Minutes of the regular meeting of the Standing Building Committee held on February 5, 2019

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

Also present: Cliff Gurnham, Director of Operations; Ken Eldridge, Silver/Petrucelli

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

1. Approval of minutes of regular meeting of January 8, 2019. On motion made by Mr. Rader, and seconded by Mr. Tulin, the Committee voted unanimously to approve the minutes of the regular meeting of January 8, 2019 as submitted.
2. Public Comment. There was no one present for public comment.
3. Board of Finance report. Mr. Orenstein reported that he attended the January 22, 2019 Board of Finance meeting to represent the Standing Building Committee and answered the Board of Finance's questions. Mr. DeMaio agreed to be the SBC representative at the February 19th Board of Finance meeting.
4. Revisions to agenda as appropriate. Mr. Orenstein requested that Item #11 be moved up to next on the agenda to accommodate Ken Eldridge who is present from Silver/Petrucelli. .
11. Discuss for possible action HVAC upgrades at Baldwin Middle School. Mr. Gurnham introduced Mr. Eldridge from Silver/Petrucelli, who was present to provide an update on the architectural services for Phase I of the Baldwin Middle School HVAC project. The focus of Phase 1 is the classroom section of the building which includes the library, media center, and cafeteria. Phase 2 of the project will include the main office, gym, locker rooms, music rooms and the 1990 section. Mr. Gurnham noted that the school has been experiencing problems with multiple air handlers so it is important to move this project forward quickly so the work can be completed this summer. He has been in contact with Pam Millman so they can hopefully get the project out to bid in the next week or so. Johnson Controls will be working in conjunction with Silver/Petrucelli for the control part of the project. One issue that will require additional work is finding a solution to the difficult access to the existing equipment which is quite large.

Mr. Eldridge reviewed the developed project plans which are 90% complete. He noted that they will need to do some masonry work to gain access to the two penthouses where the equipment is located. There will be some savings by being able to incorporate the system into the existing VAV boxes. They will also use as much of the original distribution system as possible. At 100% completion they will be able to show the added diffusers which will reduce room noise and increase comfort. The load will remain about the same as or the current system but there will be some energy savings with the installation of high energy efficient equipment. The Silver/Petrucelli electrical person has reviewed the plans and has no issues.

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Mr. Eldridge noted that the budget estimate for the project is \$620,000 and Mr. Gurnham noted that the funds budgeted are adequate to cover the project.

In response to a question by Mr. DeMaio, Mr. Eldridge noted that there are no structural issues related to the project.

In response to a question by Mr. Rader, Mr. Eldridge noted that cleaning all of the ducts will be a part of the project. They do not anticipate any issues with mold. Mr. Gurnham noted that sampling will be a part of any abatement work. There are some concerns that Phase 2 will be more complex and could experience more issues.

In response to a request by Mr. Gurnham, Mr. Eldridge agreed to look into providing for more accurate control in each individual classroom rather than have a system that has four classrooms on the same thermostat.

Mr. Gurnham noted that he will be asking the Standing Building Committee to hold a special meeting in the next week or so to approve the plans when they are finalized.

5. Discuss for possible action update on Performance Contracting. Mr. Gurnham reported that they are continuing to finalize the items on the punch list for the Performance Contracting projects and are continuing to finalize the controls. Air Dynamics had to respond to a wiring issue on multiple pieces of equipment at Guilford Lakes and Cox Schools and an issue was found with wires being hooked up incorrectly which made some of the equipment malfunction. JCI will credit the cost of the service calls by Air Dynamics a credit of approximately \$2,200.00. All of the punch list work is expected to be completed over the April break.

6. Update for possible action GHS Turf Field. Mr. Gurnham reported that there is no update on the GHS Turf Field. He hopes to have a start date for the replacement of field available next month.

7. Update for possible action Town Hall Elevator and Fire Alarm Upgrades project. Mr. Gurnham reported for Mr. Neydorf that the Town Hall fire alarm system was tested and was passed by the Fire Marshal. The State has inspected and passed the elevator. They are working on obtaining all close-out documents for these projects.

Mr. Gurnham also noted that Mr. Neydorf advised him that the punch list for the Community Center roof project is complete and they are working on obtaining the close-out documents.

8. Discuss for possible action update on Baldwin Middle School Windows and Doors project. Mr. Gurnham reported that they are waiting for the corrected cylinders and when these are installed the project will be complete and they will work on close-out of the project.

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9. Update on Melissa Jones roof project. Mr. Gurnham noted that they are working on collecting the close-out documents for the Melissa Jones roof project and hope to be able to close-out this project next month.

10. Discuss for possible action update on HVAC Upgrades at Melissa Jones School. Mr. Gurnham noted that proposals for the design for the HVAC Upgrades at Melissa Jones School were received from Antinozzi and O’Riordan who were on the on-call list. Antinozzi submitted the low price of \$48,500 for design, CD, bonding and reimbursables. The O’Riordan price was \$54,700.

On motion made by Mr. Orenstein, and seconded by Mr. Rader, the Committee voted unanimously to recommend that the design for the HVAC Upgrades at Melissa Jones School to awarded to Antinozzi for a fee of \$48,500.

12. Discuss for possible action update on Electrical Upgrades in Baldwin and Cox Schools. Mr. Gurnham reported that they are working on closing out the Electrical Upgrades in Baldwin and Cox Schools project.

13. Chairman’s report/Committee correspondence. Mr. Orenstein noted that he had received an e-mail from Steve Neydorf forwarding a correspondence from Deputy Chief Hyatt regarding HVAC Equipment Replacement at the Police Department. The Deputy Chief advised that HVAC units are nearly 25 years old and have reached the end of their useful life. The units have been experiencing recurring malfunctions and breakdowns resulting in increasing repair costs. One unit was replaced in 2018 after a catastrophic failure. He is recommending that the remaining units be replaced to avoid a similar situation. He provided information on the three remaining units with a recommendation for items to include in an RFP to move forward with a replacement project. Mr. Neydorf has forwarded this request to obtain input from the Standing Building Committee.

Mr. Orenstein noted that DTC had performed an assessment of the Police Department HVAC system a few years ago and had provided a recommendation. Phase 1 of their recommendations was completed which brought the HVAC system to an acceptable letter but more work was anticipated. The Committee discussed whether it would recommend moving forward with the equipment replacements identified by the Deputy Chief or should an engineer from the on-call list be hired to evaluate the system and provide a recommendation as to whether the equipment replacements was the best way to proceed.

After discussion, the Committee members recommended that an engineer be hired from the on-call list with a budget of \$1,000 to \$2,000 to review the HVAC system and make a recommendation as to whether proceeding with the suggested one-to-one equipment replacements was the best way to proceed..

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14. Approval of bills. On motion made by Mr. Rader, and seconded by Mr. DeMaio, the Committee voted unanimously to approve payment of invoices from Silver/Petrucci for \$1,219 for 10% completion of design and for \$18,448.25 for 90% completion of schematic drawings and 25% completion of Contract Documents, for the Baldwin Middle School HVAC Upgrades project.

On motion made by Mr. DeMaio, and seconded by Mr. Tulin, the Committee voted unanimously to approve payment of an invoice from Arc Document Solutions for \$39.00 for the fee for one user of the Project Manager program for January, 2019.

Mr. Gurnham noted that he had received an application for Payment from Fuss & O'Neil but it will be held until all of the close-out documents are received.

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

16. New business. No items were discussed under new business.

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

On motion made by Mr. Rader, and seconded by Mr. DeMaio, the Committee voted unanimously to adjourn the meeting at 8:15 p.m.

Terry Holland-Buckley
Clerk