

Draft

Minutes of the regular meeting of the Standing Building Committee held on April 2, 2019

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

Also present: Cliff Gurnham, Director of Operations; Deputy Chief Hyatt, Police Department; Ken Eldridge, Mike Zoto, Silver/Petrucci ; Sean Merrick, Johnson Controls

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

1. Approval of minutes of regular meeting of February 5, 2019. On motion made by Mr. DeMaio, and seconded by Mr. Tulin, the Committee voted unanimously to approve the minutes of the regular meeting of February 5, 2019 as submitted.
2. Public Comment. There was no one present for public comment.
3. Board of Finance report. Mr. Orenstein recommended that item #3 be listed as Board of Finance Liaison Report on future agendas.
4. Revisions to agenda as appropriate. Mr. Orenstein requested that an item be added to the agenda under New Business to discuss for possible action recommendation to award Bid #5-1819 HVAC Equipment Replacement for Police Department, and that that this new item be moved up to next on the agenda to be followed by Item #5, Discuss for possible action update on Performance Contracting and Item #11, Discuss for possible action update on HVAC Upgrades to Baldwin Middle School, to accommodate Deputy Chief Hyatt, Mr. Merrick and the representatives from Silver/Petrucci.

On motion made by Mr. Rader, and seconded by Mr. Anderheggen, the Committee voted unanimously to add to the agenda under Item #16 New Business, Discuss for possible action award of Bid #5-1819 HVAC Equipment Replacement for Police Department, and that that this new item be moved up to next on the agenda followed by Item #5, Discuss for possible action update on Performance Contracting and Item #11, Discuss for possible action update on VAC Upgrades t Baldwin Middle School, to accommodate Deputy Chief Hyatt, Mr. Merrick and the representatives from Silver/Petrucci.

16. New business. Deputy Chief Hyatt explained that one of the units of the HVAC system at the Police Department failed last year and was replaced. To head off a failure of the three remaining units, bids were solicited for the replacement of the three remaining units. The successful contractor will be responsible for refrigerant specialties per the manufacturer's recommendations and for validating whether refrigeration piping associated with three AHU's DX Condenser and DX Cooling Coils can be reused with the new conditions. If the piping is to be reused it must be adequately tested and prepared for use with pressure testing and flushing. The low bid for the units is Air Dynamics Heating and Cooling for \$70,800. Their cost to replace the refrigeration pipe, if necessary would be an additional \$26,700. It is the responsibility of the vendor to make the determination whether the piping needs to be replaced and this work would be quite expensive.

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In response to a question by Mr. Anderheggen, Deputy Chief Hyatt noted that both the indoor and outdoor condensers, coils and metering devices will be replaced. They have been advised that the boxes are in good condition. Mr. Anderheggen noted that flushing and pressure testing of the piping could work as long as it is done correctly.

Mr. Gurnham noted that Air Dynamics has completed work for the Board of Education and has consistently done good work.

On motion made by Mr. DeMaio, and seconded by Mr. Tulin, the Committee voted unanimously to recommend that Bid #5-1819 HVAC Equipment Replacement for Police Department be awarded to Air Dynamics Heating and Cooling for \$70,800 for the base bid as the low bidder.

Mr. Orenstein and Mr. Gurnham advised Deputy Chief Hyatt that they could be contacted if the Deputy Chief has any questions or needs assistance through the project process.

5. Discuss for possible action update on Performance Contracting. Mr. Merrick noted that they are continuing to work with the contractor and school building management staff to finalize the outstanding punch list items. Some of the hold-up is due to waiting for receipt of materials. They also started work on replacing the 120 street lights in March and this will continue into April. Once this switch is complete, the street lights will belong to the Town. If necessary, they can modify the light direction with a light shield if any problems develop for nearby residences. The solar systems are on line at all of the schools and JCI is in the process of exploring options for an alternative solution to the Department of Public Works.

11. Discuss for possible action HVAC upgrades at Baldwin Middle School. Mr. Gurnham noted that, at the last meeting there had been discussion on the need for the hot water pump placement, because the pumps were not replaced when the boilers were replaced. One of the pumps just failed and the other one is aging quickly. A recommendation was made that the replacement of these two pumps be added into this project. Since this is an add-on a price for this additional work would need to be provided. Silver Petrucelli and Associates has provided a proposal to add this work into the project for a cost of \$1,950. In response to a question by Mr. Rader, Mr. Gurnham noted that the estimated cost for the replacements is \$8,000 per pump.

On motion made by Mr. Orenstein, and seconded by Mr. Anderheggen, the Committee voted unanimously to accept the proposal from Silver Petrucelli and Associates for a fee of \$1,950 for additional architectural services to add the replacement of two hot water pumps to the HVAC upgrades project at Baldwin Middle School.

Mr. Gurnham highlighted changes in the plans which will include a central plant air cooled chiller. They have laid out the boiler room for the necessary equipment for the chiller pumps and associated equipment and have sized the unit for the additional loads that will be added in Phase 2 of the project. The chiller will be placed on the ground rather than on the roof since this would require adding

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structural steel. Additional features that could be considered to reduce sound and vibration include a fence and possibly sound deafening products installed on the fence between the equipment and any occupied space. They will include steps in the specs to minimize any potential sound issues.

In response to a concern expressed by Mr. Orenstein there was a discussion on utilizing the services of a sound engineer to analyze the plans and equipment location to provide an opinion on potential sound issues and recommendations on options to minimize sound and vibration. The name of a number of potential sound engineers was provided to Mr. Eldridge. Mr. Eldridge was advised that the design should ensure that noise and vibration are not perceivable within the school, and, toward that end, the design should keep the decibel levels below what is allowable.

A few of the Committee members looked over the plans. In response to a question, Mr. Eldridge noted that they will specify that a chiller from another manufacturer will have to meet the same DB rating included in the specifications.

After discussion, on motion made by Mr. Orenstein, and seconded by Mr. Anderheggen, the Committee voted unanimously to approve BL's plans for the HVAC upgrades at Baldwin Middle school as presented by the architect and to put the contract drawings out to bid subject to review by a sound engineer and the inclusion of any recommendation made by the sound engineer into the plans.

6. Update for possible action GHS Turf Field. Mr. Gurnham reported that, following a kick-off meeting on Monday, work has been ongoing on the GHS Turf Field replacement. Contractors are in the process of taking up the shock pad, reclaiming the fill and rolling up the turf. The engineer on site is making a determination on which sections of the shock pad can be kept. The new stone to be installed will provide for better drainage in the replacement field. The project is moving along with all of the involved contractors working together. If progress continues at this rate the field should be available for play in the fall.

7. 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. Mr. Orenstein recommended that this item be removed from the agenda for future meetings.

8. Discuss for possible action update on Baldwin Middle School Windows and Doors project. Mr. Gurnham noted that they are waiting for receipt of the cylinders and site restoration material. If items are received they might be able to do some of the work over the April break but the project will not be completed until June because of the sidewalk paving work that remains.

9. Update on Melissa Jones roof project. Mr. Gurnham noted that the Melissa Jones roof project will be closed out tonight with approval of the final payment for CWA and Silktown. All warranties and documentation has been received. Mr. Orenstein noted that this project can be removed from agendas for future meetings.

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10. Discuss for possible action update on HVAC Upgrades at Melissa Jones School. Mr. Gurnham noted that the architect is working to complete the contract documents this week to have them available for Committee review at the May meeting. If the contract documents are approved next month the project could go out to bid in June. Access to the work area is easier at Melissa Jones and the equipment is smaller so it is possible some of the work could be completed this summer.

12. Discuss for possible action update on Electrical Upgrades in Baldwin and Cox Schools. Mr. Gurnham noted that BL has assigned a new project manager for this project who was on-site today to review the open changer order work from the fall. They are working quickly on the change orders and outstanding work and if they continue to progress, this project could be closed out at the May SBC meeting.

13. Chairman's report/Committee correspondence. Mr. Orenstein reported that he had contacted Mr. Hoey to advise him that the Committee is still in need of new members.

14. Approval of bills. On motion made by Mr. Anderheggen, and seconded by Mr. Rader, the Committee voted unanimously to approve an invoice from Silver Petrucelli for \$23,829.25 for 100% completion of schematic design, 90% completion of contract documents and 10% completion of schematic drawings for design for Phase I of the Baldwin Middle School HVAC upgrades project.

On motion made by Mr. Rader, and seconded by Mr. DeMaio, the Committee voted unanimously to approve payment of an invoice from Arc Document Solutions for \$156 for 4 users in January, 2019 and \$195 for 5 users in February, 2019 for the Project Manager program.

On motion made by Mr. Anderheggen, and seconded by Mr. Rader, the Committee voted unanimously to approve an invoice from CWA for \$246.25 for 100% completion of architectural services for the Melissa Jones Roof project.

On motion made by Mr. Tulin, and seconded by Mr. DeMaio, the Committee voted unanimously to approve an invoice from Silktown for \$33,000 for 100% completion of contractor services for the Melissa Jones Roof and PV project. Mr. Gurnham noted that all warranties and documentation has been received and this project can be closed out.

On motion made by Mr. Rader, and seconded by Mr. Tulin, the Committee voted unanimously to approve an invoice Terry Holland-Buckley for \$207.00 for 12 hours of secretarial service for January and February, 2019.

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

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

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

On motion made by Mr. Tulin, and seconded by Mr. DeMaio, the Committee voted unanimously to adjourn the meeting at 8:45 p.m.

Terry Holland-Buckley
Clerk