

Draft

Minutes of the regular meeting of the Standing Building Committee held on May 7, 2019

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

Also present: Cliff Gurnham, Director of Operations; Ken Eldridge, Silver/Petrucci; Paul Liso, Antinozzi Associates; Jesse Vose, DTC

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

1. Approval of minutes of regular meeting of April 2, 2019 and special meeting of April 25, 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 April 2, 2019 as submitted.

On motion made by Mr. DeMaio, and seconded by Mr. Rader, the Committee voted unanimously to approve the minutes of the special meeting of April 25, 2019 as submitted.

2. Public Comment. There was no one present for public comment.

3. Board of Finance report. There was no Board of Finance report.

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

5. Discuss for possible action update on Performance Contracting. Mr. Gurnham reported that new energy efficient refrigerators were installed in various locations. They are continuing to work on punch list items and finalizing the control work. A meeting was held last Thursday at Melisa Jones School to run through the heat pumps and check the controls. There are still outstanding issues related to labeling so Johnson Controls will be coming back to complete a full check of the building to verify to insure the labels are correct as well as the graphics. Johnson Controls has been on notice to correct this situation as soon as possible. Payment is being held until this issue is resolved.

In response to a question by Mr. Sands, Mr. Gurnham noted that they are working on calculating the energy efficiencies of the various performance contracting measures.

Mr. Gurnham noted that there are still a number of issues at Cox that need to be resolved.

In response to a question by Mr. Rader, Mr. Gurnham noted that he will have to verify when the one year warranty year begins for verifying the performance efficiencies. He will look into this and report back to the Committee.

6. Update for possible action GHS Turf Field. Mr. Gurnham reported that the contractors are moving along quickly with the GHS Turf Field replacement. They are currently completing the drainage portion of the project and plan to have the final grading completed by the end of the week. An outside firm will test the drainage and no issues are anticipated. The plan then is to start to lay the shock pad and turf on Monday and Tuesday of next week. After the work has been inspected they will begin the process of sewing the turf pieces together. The target date to have the field on line is the end of June.

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7. Discuss for possible action update on Baldwin Middle School Windows and Doors project. Mr. Gurnham noted that they are waiting for receipt of a few outstanding cylinders.

8. Discuss for possible action update on HVAC Upgrades at Melissa Jones School. Mr. Gurnham and the representatives from Silver/Petrucci presented the plans for the HVAC Upgrade at Melissa Jones School.

Mr. Eldridge reviewed the plans which are 98% complete. The chiller location and the 8' high fence are now indicated on the plans. He provided a review of the architectural and mechanical plans.

Mr. Vose clarified that the indoor coil is in the attic so this was one of the factors that dictated this location.

Mr. Lisi indicated that, after consultation with the sound engineer, there are no concerns for any noise issues with the design as presented.

In response to a question by Mr. Anderheggen, Mr. Gurnham noted that it will be important to insure that there is adequate room between the building and the fence to make an adjustment or to add an additional barrier if an issue with noise is found after the project is completed, however, they do not anticipate any sound issues with the proposed design. The fence will be 360 degrees around the equipment so this should force any sound up rather than toward the building,

Cliff noted that they will need to remove two sections of wall to accommodate the units and, while this will be challenging, it can be accommodated. The plans include a stairway to make it easier to get around in the attic and to provide for easier access.

Mr. Gurnham requested that the Committee consider taking action to approve the plans and to move forward with putting the project out to bid. Consideration can be given to bidding in two phases to include Phase 1, the heat pumps and Phase 2, which will include the balance of the work to be completed during the summer.

The Committee members, Mr. Gurnham and the representatives present from Silver Petrucci, Antinozzi Associates and DTC discussed various time frames and schedules for the project and after discussion the Committee decided to have them come back to the next meeting with the 100% complete plans and a recommended schedule and the Committee will consider action at that meeting.

9. Discuss for possible action HVAC upgrades at Baldwin Middle School. Mr. Gurnham noted that the HVAC upgrades at Baldwin Middle School went out to bid and two bids were received for Bid #6-1819. The low bid was from Sav-Mor Cooling & Heating for \$1,534,000. The other bid was received from Orlando Annulli. It was agreed that the schedule is challenging and the project will need to extend into the school year probably into October.

Mr. Eldridge noted that both contractors were interviewed and both have a good reputation.

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In response to question by Mr. Anderheggen, Mr. Eldridge noted that the chiller is expected to be delivered in mid-August and will take approximately one month to install.

Mr. Gurnham and Mr. Eldridge recommended that the Committee take action to recommend that Bid #6 1819, Baldwin Middle School – HVAC Upgrades, be awarded to Sav-Mor Cooling and Heating, as the low bidder, for a base bid of \$1,534,000.

On motion made by Mr. Rader, and seconded by Mr. DeMaio, the Committee voted unanimously to award Bid #6 1819, Baldwin Middle School – HVAC Upgrades to Sav-More Cooling and Heating, as the low bidder, for a base bid of \$1,534,000.

Mr. Gurnham noted that he will be taking this item to the Board of Selectmen for consideration at their meeting tomorrow.

10. Discuss for possible action update on Electrical Upgrades in Baldwin and Cox Schools. Mr. Gurnham noted that he is waiting for receipt of the final requisition and paperwork and this project should be able to be closed out at the June SBC meeting.

11. Chairman's report/Committee correspondence. There were no items for discussion under Chairman's report/Committee correspondence. .

12. Approval of bills. On motion made by Mr. Rader, and seconded by Mr. DeMaio, the Committee voted unanimously to approve an invoice from Silver Petrucelli for \$1,739.00 for 5% of CD's to bring CD's to 95% completion for Phase I of the Baldwin Middle School HVAC upgrades project.

On motion made by Mr. Rader, and seconded by Mr. Anderheggen, the Committee voted unanimously to approve an invoice from Silver Petrucelli for \$1,739.25 for 10% completion of schematic design to bring schematic design to 100% completion, and 5% of CD's to bring CD's to 100% completion for Phase I of the Baldwin Middle School HVAC upgrades project.

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

On motion made by Mr. Rader, and seconded by Mr. Tulin, the Committee voted unanimously to approve payment of an invoice from Fuss & O'Neill for \$879.06 for 100% completion and as final payment for contractor services for the Baldwin Middle School Windows and Doors 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.

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On motion made by Mr. DeMaio, and seconded by Mr. Tulin the Committee voted unanimously to approve payment of an invoice from Antinozzi Associates for \$16,437.50 for design and construction document architectural services for the Melissa Jones HVAC Upgrades project.

On motion made by Mr. Tulin, and seconded by Mr. Rader, the Committee voted unanimously to approve payment of an invoice from The Color Company for \$251.20 for printing of bid documents 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 an invoice Terry Holland-Buckley for \$138.00 for 8 hours of secretarial service for March and April, 2019.

13. Old business. There were no items discussed under old business.
14. New business. There were no items discussed under new business.
15. 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 8:15 p.m.

Terry Holland-Buckley
Clerk