

DRAFT

Minutes of a special meeting of the Standing Building Committee held on May 11, 2021

Present: David DeMaio, James DeMaio, David Lamberton, Peter Rader, Michael Tyre

Also present: Cliff Gurnham, Director of Operations; Ted Sands, Board of Education; Marty Cashen, Silver Petrucelli

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

1 Discuss for possible action plans and specifications for Guilford Lakes and Cox Elementary School Boiler Upgrades project. Mr. Gurnham noted that Committee members were provided with a copy of the plans and specifications for the Guilford Lakes and Cox Elementary School Boiler Upgrades and they are looking for a Standing Building Committee recommendation for these projects to go out to bid.

Mr. Cashen reviewed the plans and specifications for Guilford Lakes highlighting that the plan is for one-to-one replacement including:

- Boilers
- Primary and secondary pump system
- Cooling tower
- Six pumps
- The expansion tank
- Piping in the boiler room due to rust

The base bid will provide for cleaning the two heat exchangers and there will be an alternate for replacement. Mr. Cashen noted that the plan is to use the existing control system.

Mr. Cashen reviewed the plans and specifications for Cox highlighting that the plan is for one-to-one replacement including:

- Condensing Boilers
- Primary and secondary pump system
- Cooling tower
- Heat exchange
- Piping

Mr. Cashen noted that these projects will provide energy saving benefits as well as protection from future break-downs. He does not expect any surprises. In response to a request by Mr. Gurnham, Mr. Cashen agreed to look into including an oil level sensor in the project.

Mr. Gurnham explained that Cox has access to gas so they are able to have a condensing boiler, but Guilford Lakes does not have access to gas so their boiler will be a different style.

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In response to a question by David DeMaio, Mr. Gurnham noted that the bid will be structured to provide a deduct for the award of both boiler projects. Mr. Gurnham also noted that the heat exchangers are included as an alternate and if the bids come in on the lower side, the heat exchangers could be included in the project.

After discussion, on motion made by Mr. Lamberton, and seconded by James DeMaio, the Standing Building Committee voted unanimously to approve the plans and specifications for the Guilford Lakes and Cox Elementary School Boiler Upgrades projects and to recommend that these projects go out to bid.

2. Review and Act on Baldwin Change Order for ERV structural upgrades. Mr. Gurnham recommended that Item #2 Review and Act on Baldwin Change Order for the ERV structural upgrades at Baldwin Middle School not be considered this evening since the change order figure came in higher than anticipated and there has not been an opportunity for the engineer to review this submission. He recommended that this item be considered for discussion at the June 1, 2021 regular meeting.

On motion made by Mr. Rader, and seconded by Mr. Lamberton, the Committee voted unanimously to adjourn the meeting at 7:20 p.m.

Terry Holland-Buckley
Clerk