

Minutes of the regular meeting of the Standing Building Committee held on June 1, 2021

Present: David DeMaio, James DeMaio, Dan Lamberton, Peter Rader, Will Thompson, Adam Tulin, Mike Tyre

Also present: Cliff Gurnham, Director of Operations; Ted Sands, Board of Education; Bob Banning, Silver Petrucelli; Aaron Alibrio, JCI; David Newman, ECG

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

1. Approval of minutes of regular meeting of May 4, 2021 and special meetings of May 11, 2021.

On motion made by Mr. Lamberton, and seconded by Mr. Thompson, the Committee voted unanimously to approve the minutes of the regular meeting of May 4, 2021 as submitted.

On motion made by James DeMaio, and seconded by Mr. Lamberton, the Committee voted unanimously to approve the minutes of the special meeting of May 11, 2021 as submitted.

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

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

4. Board of Finance report. David DeMaio noted that he had attended the May Board of Finance meeting and most questions asked were regarding the Melissa Jones Elevator Upgrade project and any possible disruption to the school during the construction process. Mr. Gurnham noted that he has been discussing this issue with the Superintendent of Schools and the Melissa Jones Principal and will be providing a report under Item 12. There were also some questions regarding the Baldwin solar project and whether consideration had been given to the use of a ground array of panels.

5. Discuss for possible action solar capacity at Baldwin Middle School. Mr. Gurnham reviewed the options that have been discussed by the SBC and can be considered to be able to provide for solar capacity at Baldwin Middle School. He noted that the life of the current roof is 15 – 16 years. He also noted that every year the Town waits for the roof to get closer to the 20-year mark before considering replacement, increases the amount of reimbursement eligibility for the full project up to the 30% maximum.

Mr. Gurnham reviewed the first option which is the installation of the Garland coating on the existing roof which would provide a 20-year warranty. Mr. Alibrio provided an estimate of \$432,846 for the roof coating. He noted that the over-coating would not be eligible for 30% State reimbursement but the PV portion of the work would be eligible for reimbursement.

Mr. Gurnham noted that another option is to wait a year or more until the current roof reaches an age which is closer to the 20-year threshold and then reimbursement could be obtained for both the roof and the solar. The roof portion of the project would be pro-rated up to the 20-year mark. Mr. Alibrio estimated the cost for the roof work to be \$1.4 million. He showed the Committee members a chart

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noting that the total cost of the full project, including roof and PV, would be \$2,535,527 if managed by JCI or \$3,095,455 if managed by the Town.

Mr. Alibrio noted that the Town currently has an application with the State from when alternate solar locations were under investigation that could be used for this project. That application would fall under the current guidelines. There has been some suggesting that for future applications a pre-fixed rate might be utilized rather than the current reimbursement system. Mr. Alibrio also advised that waiting a number of years could possibly result in the loss of the z-rec benefits so there are pros and cons of moving forward at this time.

In response to a question by David DeMaio, Mr. Gurnham noted that the school roofs are surveyed on a yearly basis and Baldwin Middle School roof is currently in good condition and remains on the bonding list for when it reaches its 20-year life in a few years.

David DeMaio noted that, at the Board of Finance meeting, a question was raised about the feasibility of placing solar on the ground. Mr. Gurnham noted that ground options had been reviewed for Baldwin but there would be need for a full review of plans for use of the area around Baldwin before space could be committed for solar equipment.

Mr. Sands suggested that a decision on the Baldwin roof replacement be delayed until the end of the roof life in a few years and that the solar option be studied and considered at that time.

In response to a question by Mr. Sands, Mr. Alibrio noted that the payback period for a new roof and solar with reimbursement and energy paybacks is 11 years. He noted that the z-rec program is scheduled to terminate in June, 2022 so they will be available for projects up until Summer, 2022.

David DeMaio commented that the unknown factors, if the project is delayed a few years, is the status of z-rec program and the State reimbursement program.

In response to a question by Mr. Tyre about whether there are currently any plans for expansion at Baldwin Middle School, Mr. Gurnham noted that there is no proposal for expansion at this time and the only discussion in the recent past was an idea to move the Adams Middle School grades to an expanded campus at the Baldwin Middle School site but this project did not move forward.

Mr. Gurnham noted that, after a review of the two options, he would lean toward supporting the combined new roof and solar project option and applying for the reimbursement rather than moving forward with the re-coating of the existing approximately 16-year-old roof. A new roof will be needed for this facility in the next few years with or without the installation of solar. He noted that the estimate is \$1.1 million for the new roof and \$640,000 for the solar so a total of \$1.7 million would be needed for the full project with an understanding that 30% could be reimbursed for the roof and the solar once the roof reaches its 20-year life span. Proof that the funding for the full cost of the project is secured, through bonding or possibly through a bank loan, would need to be provided to go to the State with this project.

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Mr. Gurnham suggested that the SBC continue further discussion on the best way to move forward with the Baldwin Middle School solar capacity issue in order to develop a recommendation. Options under consideration at this time include 1) moving forward with the Baldwin Middle School roof project with solar at this time in order to be able to secure State reimbursement under the current program which would be 30% for the solar and a pro-rated amount for the roof as well as a locked-in z-rec subsidy of \$14,500; or 2) wait a number of years until the roof ages out with an understanding that the z-rec program might have expired but the Town would be eligible for full reimbursement for both the roof and the PV and an application could be made at that time for any energy programs at the rate in place at that time.

Mr. Gurnham agreed to contact the First Selectman to discuss options for securing the \$1.7 million to possibly move forward with the Baldwin roof and PV project, and to obtain information on the Town policy for securing funding with or without Town Meeting approval, noting that he believes currently there is a \$1 million cap.

6. Discuss for possible action update on Cox Elementary School HVAC Upgrades project. Mr. Gurnham noted that both the Cox and Guilford Lakes HVAC Upgrade projects had gone out to bid. A total of three bids were received for the Cox project and a summary sheet was provided and a recommendation for award of the bid is being sought by the Standing Building Committee. The low bid was from Sav-Mor Cooling & Heating with a base bid of \$1,429,000 and a bid of \$12,300 for Alternate No. 1 Duct Cleaning for a total bid of \$1,441,300. The bid for the base bid and Alternate No. 1 is within the budget. Mr. Gurnham noted that a scope review was conducted and the contractor had no concerns with the bid. Sav-Mor has been the contractor for the Baldwin and Melissa Jones projects and did a satisfactory job. There was a discussion on the schedule and some concern was expressed regarding lead time for equipment. Sav-Mor is confident that the project will run over into the start of school and have made a commitment to work second shift at no extra cost once school opens. There is an understanding that there will be a need for supplemental air conditioning once school starts and later for supplemental heat once the weather turns colder. Mr. Banning noted that Silver Petrucelli is comfortable with the numbers as submitted and he also agrees the project will run into the school year.

In response to a question by Mr. Sands, Mr. Gurnham noted that the second low bid was approximately \$110,000 higher than Sav-Mor.

On motion made by David DeMaio, and seconded by Mr. Tulin, the Standing Building Committee voted unanimously to recommend that Bid #13-2021 – A. W. Cox Elementary School HVAC Upgrades be awarded to Sav-Mor Cooling & Heating, Inc. as the low bidder for a total of \$1,441,300, which includes a base bid of \$1,429,000 and Alternate No 1 Duct Cleaning for \$12,300.

7. Discuss for possible action update on Guilford Lakes Elementary School HVAC Upgrades project. Mr. Gurnham noted that a bid summary sheet for the Guilford Lakes Elementary School HVAC Upgrades project was provided to the Committee. The low bid was from Action Air Systems, Inc with at base bid of \$1,357,274.00 and a bid of \$30,970 for Alternate 1 Duct Cleaning for a total bid of \$1,388,244. There

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was a discussion on the schedule and concern was expressed regarding lead time for equipment and the potential for the project to run over into the start of school. The equipment for this project is in locations with greater access that does not require passing through classrooms so it will not be as complex to continue work after the start of school. There is an understanding that there will be a need for supplemental air conditioning and later supplemental heat once school starts. Mr. Banning noted that Silver Petrucelli is comfortable with the numbers as submitted and he also agrees the project will run into the school year. Mr. Banning agreed that there will be a better possibility at Lakes to be able to continue to work during regular school hours. There might not be air conditioning during the time that the equipment is being swapped out but there will be adequate heat. Mr. Banning also noted that Silver Petrucelli has worked with both Sav-Mor and Action Air and has had no issues.

In response to a question by David DeMaio, Mr. Gurnham noted that there are adequate funds in Contingency for supplemental heat as needed.

In response to a question by Mr. Sands, Mr. Gurnham noted that the second low bid was approximately \$81,000 higher than Action Air Systems.

On motion made by David DeMaio, and seconded by Mr. Tyre, the Standing Building Committee voted unanimously to recommend that Bid #14-2021 – Guilford Lakes Elementary School HVAC Upgrades be awarded to Action Air Systems, Inc. as the low bidder for a total of \$1,388,244, which includes a base bid of \$1,357,274 and Alternate No 1 Duct Cleaning for \$30,970.

Mr. Gurnham noted that he will take the Standing Building Committee recommendations for the Cox and Guilford Lakes HVAC Upgrades projects to the Board of Selectmen for action at their meeting next Monday.

8. Discuss for possible action update on GHS Stadium Turf Field and Track. Mr. Gurnham noted that the contractor H.I. Stone and Sons is getting prepared to start the GHS Stadium Turf Field and Track project with construction to be ready to begin as soon as the school no longer requires use of the field, which should be June 18th.

9. Discuss for possible action update on Performance Contracting. Mr. Gurnham noted that the contractor is continuing to work to complete the solar work around students on the grounds and to finish the control and graphics portion of the contract at Baldwin School.

10. Discuss for possible action update on Lakes and Cox Boiler Replacement project. Mr. Gurnham noted that the Lakes and Cox Boiler Replacement projects are out to bid and bids are due back on June 16th. He noted that there was a good showing at the walk through. He noted that, while the Cox project will be relatively easy, the Guilford Lakes project will be more challenging because of access issues including the need to bring equipment through the front door and down the corridor. He noted that a bid summary sheet will be provided and a recommendation for award of the bid will be requested at the July 6th, Standing Building Committee meeting.

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11. Discuss for possible action update on Melissa Jones Elementary School Partial Window and Door Replacement Project. Mr. Gurnham noted that Accurate Door and Window is ready to start the Melissa Jones Partial Window and Door Replacement project as soon as school ends. The contractor has provided submittals which were reviewed and sent back. Fuss & O'Neil will be the contractor for any abatement work.

12. Discuss for possible action update on Melissa Jones Elevator Modernization and Upgrade Project. Mr. Gurnham noted that there was an on-site meeting last week with J.A. Rosa Construction, LLC, the project contractor.

Mr. Gurnham noted that he had met with the Superintendent and the Principal regarding the possible impact of this work on use of the elevator and the work area for students and staff. It was suggested that demolition of the elevator be delayed until the delivery date of the new equipment is set. Mr. Gurnham noted that three out of the four floors have areas that can easily be cordoned off from students and staff. The main floor is more complex so the contractor has agreed to build a partition to keep staff and students away from the construction area. The Principal is on board with the proposed plan.

Mr. Banning reviewed the timeframe for the project which included two weeks for demolition, one month for installation and one week for inspections

13. Discuss for possible action update on HVAC Phase II Upgrades in Baldwin School. Mr. Gurnham reported that the HVAC Phase II Upgrades at Baldwin Middle School project is still moving forward slowly. There was discussion with the contractor regarding the control work and the final piece of work is the ERV and the structural piece to address the roof fatigue that was discovered in the area of placement. He will be looking at having the Standing Building Committee act on this item at the next meeting after a recommendation and approval has been provided by Silver Petrucelli.

14. Update on District Wide Interior Door and Lock Project. Mr. Gurnham noted that he had obtained an estimate for replacement of the interior doors and locks at Baldwin Middle School. With a total of 59 doors, the Baldwin project is larger than the other schools so the estimate is \$103,747.31. Like the other schools the doors will be provided by Gordian and the installation will be done by school staff. He requested Standing Building Committee approval to accept the proposal from Gordian to supply the doors and locks for the replacement of the interior doors at Baldwin Middle School with labor to be provided by school staff.

On motion made by Mr. Thompson, and seconded by James DeMaio, the Committee voted unanimously to recommend approval of the proposals from Gordian to supply the doors and locks for the interior door and locks projects at Baldwin Middle School for \$103,747.31.

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Mr. Gurnham noted that the installation at Baldwin School is relatively simple, however, Cox will be complex, time consuming, and costly because both the door hardware and door wooden frames need to be replaced with metal frames. In addition, the number of doors needed might be reduced since there are more doors than required by the Fire Marshal in a number of classrooms. In addition, the District might need assistance with installation of some of the doors. As soon as the number of doors required is confirmed, he noted that he will obtain the quote and come forward to the Standing Building Committee for approval.

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

16. Approval of bills. On motion made by Mr. Lamberton, and seconded by James DeMaio, the Committee voted unanimously to approve payment of application for Payment #11 from Sav-Mor for \$17,650.00 for contractor services for the Baldwin Middle School Phase II HVAC project.

On motion made by Mr. Rader, and seconded by Mr. Tyre, the Committee voted unanimously to approve payment of Invoice #21-892 dated April 1, 2021 from Silver/Petrucci for \$12,334 for 35% completion of Construction Documents for the A.W. Cox HVAC Upgrades project.

On motion made by Mr. Rader, and seconded by Mr. Lamberton, the Committee voted unanimously to approve payment of Invoice #21-1119 dated May 1, 2021 from Silver/Petrucci for \$11,427.00 for 30% completion of Construction Documents for the A.W. Cox HVAC Upgrades project.

On motion made by James DeMaio, and seconded by Mr. Tulin, the Committee voted unanimously to approve payment of Invoice #21-887 dated April 1, 2021 from Silver/Petrucci for \$12,985.00 for 35% completion of Construction Documents for the Guilford Lakes HVAC Upgrades project.

On motion made by James DeMaio, and seconded by Mr. Lamberton, the Committee voted unanimously to approve payment of Invoice #21-1115 dated May 1, 2021 from Silver/Petrucci for \$11,985.00 for 30% completion of Construction Documents and 50% completion the Bid Phase for the Guilford Lakes HVAC Upgrades project.

On motion made by Mr. Lamberton, and seconded by Mr. Rader, the Committee voted unanimously to approve payment of Invoice #21-1136 dated May 1, 2021 from Silver Petrucci for \$1,490.04 for 10% completion of the Construction Administration for the Melissa Jones School Partial Window Replacement project.

On motion made by Mr. Rader, and seconded by Mr. Tulin, the Committee voted unanimously to approve payment of a bill from Terry Holland-Buckley for \$372.75 for 21 hours of secretarial services for two meetings in March and three meetings in April.

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16. Old business. There were no items for discussion under old business.
17. New business. There were no items for discussion under new business.
18. Executive session as needed. There was no need for any discussion in executive session.

On motion made by Mr. David DeMaio, and seconded by Mr. Rader, the Committee voted unanimously to adjourn the meeting at 8:37 p.m.

Terry Holland-Buckley
Clerk