

DRAFT

Minutes of the regular meeting of the Standing Building Committee held on June 6, 2017

Present: Chris Anderheggen, Jim Goodridge, Peter Rader

Also present: Cliff Gurnham, Director of Operations; Mike Ayles, Board of Finance; Ted Sands, Board of Education; Rick Maynard, Director, Parks and Recreation Department; Bill Bloss, Chairman, Board of Education; Erika Biagetti, Food Service Director, Board of Education; Robin Hewey, HAKS; Tom Hinding, Hinding; Bill Aniskovich, Aniskovich Architects; Dave Leonard, John Coombe, CWA

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

1. Approval of minutes of regular meeting of May 2, 2017. On motion made by Mr. Rader, and seconded by Mr. Anderheggen, the Committee voted unanimously to approve the minutes of the regular meeting of May 2, 2017 as submitted.

4. Revisions to agenda as appropriate. Mr. Gurnham requested that Item #15, Old Business, be considered next on the agenda to accommodate Ms. Biagetti.

15. Old business. On motion made by Mr. Rader, and seconded by Mr. Goodridge, the Committee voted unanimously to add to the agenda for action, a recommendation for acceptance of a quote for the purchase of a new walk-in freezer for Melissa Jones School

Mr. Gurnham noted that, at a prior meeting, the Standing Building Committee was advised of the failure of the 3-door reach-in freezer at Melissa Jones School. The 2-door reach-in freezer had previously failed so they only have 1 reach-in freezer. Since a walk-in freezer would be preferred, he obtained three proposals for a walk-in to be located on the loading dock. Connecticut Restaurant was the lowest price but they did not offer a warranty. Tri-Mark provided a quote of \$15,716 for a 35 sf box, which is the largest they have available. Kidridge provided a quote of \$16,777.88 for a custom 55 sf box that would have a 15year warranty for the box and one year warranty for parts and labor for the compressor. Since they will need the larger box he is recommending the purchase of the Kidridge freezer.

Mr. Gurnham explained that the advantage of moving the freezer to the loading dock is this would free up additional space in the kitchen which will allow for the area to be reconfigured providing more space for food preparation and for the new salad bar. Moving the freezer to the loading dock will also reduce the heat in the kitchen which could contribute to a longer life for the compressor. He noted that entry to the freezer will be from the kitchen, providing easy access and security.

In response to a question by Mr. Anderheggen, Mr. Gurnham noted that the electrical work will be completed in-house.

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On motion made by Mr. Goodridge, and seconded by Mr. Rader, the Committee voted unanimously to recommend acceptance of the quote by Kidirdge for \$16,777.88 for the purchase of a new walk-in freezer for Melissa Jones School

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

3. Board of Finance report. Mr. Ayles noted that he did not have any items for the Board of Finance report.

5. Receive presentation and take possible action to approve resurfacing of skate park at Bittner Park. Mr. Maynard noted that the proposal to resurface the skate park at Bittner Park had been approved by the Board of Selectmen contingent upon Standing Building Committee approval. Hinding is the contractor of choice and he is a part of the State bid program. Currently the skate park is closed because of the numerous cracks and because the ramps are melting into the asphalt. They want to move forward next week to make the facility available for use this season. The plan is to use post-tension concrete, which will not crack and has a 20 year warranty. Mr. Maynard noted that there is \$165,000 in the budget for this project which also includes the expansion of the facility to include a basketball court and pickleball courts.

Mr. Hinding noted that, because the Parks and Recreation Department does not plan to continue to flood the skate park in the winter to create an ice rink, they will pulverize the current asphalt, use the millings to regrade the surface and change the pitch. They will then use post tension concrete, which is the newest technology and does not crack.

In response to a question, Mr. Aniskovich noted that the soils in this area are quite gravelly so will serve as a good base. While the existing slab has cracks, it has not moved which indicates good soils. He also noted that they will run compaction tests before they begin pouring.

On motion made by Mr. Anderheggen, and seconded by Mr. Rader, the Committee voted unanimously to approve the proposal to resurface the skate park at Bittner Park utilizing Hinding as the contractor and funded by \$165,000 in the Parks and Recreation Department capital budget.

7. Update on Baldwin Middle School Windows and Doors project. Mr. Gurnham noted that the submittals for the Baldwin Middle School project have been received and are being reviewed. The materials for the windows for the north side of the building are currently being stored at an O &A site. They are still awaiting receipt of the doors and door frames. An invoice for the materials has been reviewed and approved by the architect. A preconstruction meeting will be held next week.

8. Update on Melissa Jones roof project. Dave Leonard and John Coombe, CWA, were present to review roofing options for the roof replacement project at Melissa Jones School. They reviewed the roof plan noting that the total roof area is 43,050, with 34,050 a part of the high slope roof plan area

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and 36,150sf part of the high slope roof surface area. They presented information on three options for the roof surface including asphalt shingles, synthetic slate and metal. Asphalt shingles have a 50 year material warrantee and cost \$7.50/sf for a total of \$271,125. Synthetic slate has a 50 year materials warrantee and cost \$15.00/sf for a total of \$542,250. Metal has a 40 year material and labor warrantee and costs \$30.00/sf for a total of \$1,084,500. In addition the lead coated copper fascia that needs to be replaced will be \$15.0/lf for a total of \$119,900. Photo voltaic cells are possible with all three options and CWA, Johnson Controls and ECG will work together to coordinate any solar installations. They also noted that ice and water shield will be installed under the entire roof.

In response to a question by Mr. Goodridge, Mr. Gurnham noted that this is a bonded project with \$1 million available for the whole project.

Mr. Gurnham noted that CWA is looking for guidance tonight from the Committee on the recommended roof surface material so they can use this information as they move into design. The Committee members were in agreement the CWA should focus on the asphalt shingles in developing the proposal.

Mr. Gurnham noted that they will be filing with the State next week with work projected for summer, 2018.

9. Update on HVAC in Baldwin and Jones. Mr. Gurnham noted that the surveys for the HVAC and electrical data for Baldwin and Melissa Jones will be sent tomorrow. The data will be evaluated and sent to Johnson Controls to make sure any items will not interfere with performance contracting efforts. The funds for this project are bonded since there would be no savings as a performance contracting project. BL will attend the meeting next month for a further update on this project.

10. Update on Electrical Upgrades for Baldwin, Jones and Cox. Mr. Gurnham noted that the electrical upgrades for Baldwin, Jones and Cox are a part of item #9 above. He noted that the surveys have been completed.

11. Update on Performance Contracting. Mr. Gurnham noted that Dave Newman, ECG, and Anthony Marciano, Johnson Controls were present and Aaron Alebrio, Johnson Controls was present via teleconference to answer any further questions regarding performance contracting before making a recommendation to move forward. Informational meetings were held in May to allow members of the various Boards and Committee's to hear a presentation and have an opportunity to ask questions. He is asking that the Standing Building Committee consider taking action this evening to recommend the Performance Contracting contract with ECG forward to the Board of Selectmen.

On motion made by Mr. Goodridge, and seconded by Mr. Anderheggen, the Committee voted unanimously to add to the agenda for possible action a recommendation to the Board of Selectmen regarding the Performance Contracting contract with ECG.

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Mr. Goodridge commented that he still is unclear about some issues related to the financing portion of the projects and he would be more assured with a recommendation from the Board of Finance.

Mr. Ayles commented that he has some level of discomfort with moving forward and requested clarification on the source of the initial \$500,000 cost. Mr. Gurnham noted that the initial funds would come from a tax exempt loan with no payment on the bonds due until the project is complete. Mr. Ayles commented that it is important to follow through on the promise of this proposal to not affect the mil rate and impact taxpayers.

In response to a question by Mr. Rader, Mr. Gurnham noted that the blended measure is what will most likely be pursued in calculating measurements for the improvements.

Mr. Bloss commented that he sees this proposal as an important decision that is unusual and the various Boards and Committees owe it to the Town to be very confident with any decision made. A thorough review is necessary to look for potential issues that could be an impact on taxpayers. He noted a number of areas of concern he has regarding provisions in the contract concerning financing. Mr. Gurnham noted that the financing will be in place before the contract is signed so that should address this concern. Mr. Bloss also expressed concern for an item in the contract that would cause disputes regarding the contract to be handled in New Hampshire. Mr. Bloss also expressed concern that, using performance contracting for funding projects, has the impact of making the included projects a priority at a time when future budgeting is uncertain primarily with issues at the State level. Mr. Gurnham explained that using performance contracting for financing will act to preserve capital funds for other projects which will allow some projects to move forward immediately. Mr. Bloss summarized that, although this proposal has been presented as risk-free, he has concerns that there are some risks and the public needs to agree this is a risk worth taking.

In response to a question by Mr. Bloss regarding the possible impact on the roof warranty due to penetrations for PV, Mr. Alebrio noted that there is no impact on the roof warranty for any PV activity.

In response to a question by Mr. Bloss, Mr. Gurnham noted that the Town/Board of Education proportions for costs would be based on actual capital project costs for each.

The Committee members were in agreement that, to make a recommendation, the Standing Building Committee members need to feel comfortable with the basic concept of performance contracting as a financing source for projects.

Mr. Sands noted that he had contacted a number of districts who have utilized performance contracting and they were very enthusiastic with the program. He is confident that, with the Town's good credit rating, a commitment letter from a bank could be secured before finalizing the contract. He would also recommend that any incentives for PV are committed before moving forward.

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On motion made by Mr. Goodridge, and seconded by Mr. Anderheggen, the Committee voted unanimously to indicate support for the concept of Performance Contracting for town and Board of Education capital projects and to recommend to the Board of Selectmen that the Performance Contracting contract with ECG move forward only after a final review of the contract by Town Counsel with any contract concerns addressed, contingent upon securing energy grants for the projects and contingent upon financing for the initial \$500,000 investment being secured with a funding source.

Mr. Gurnham noted that the proposal will go to the Board of Education next week and then will be forwarded to the Board of Selectmen.

Mr. Rader requested that Town Counsel be asked to attend the next SBC meeting to answer any additional questions that arise.

6. Review updated presentation and take possible action on Community Center roof replacement project. Mr. Maynard noted that Mr. Hewey from HAKS is present with an updated presentation on the plans for the Community Center roof project. A presentation had been made at a prior meeting and a number of questions and issues were raised. If the SBC's issues are resolved he requested that action be taken tonight to recommend to the Board of Selectmen that the Community Center roof replacement project be moved forward.

Mr. Hewey reviewed changes made in the plans including the flat roof area which will be included as an add-alternate. He noted that the specifications for the flat roof area are written as per the code. If there is a request for a modification, this is written by the Building Official on behalf of the Town and then goes to the State for approval. He noted that they are recommending heavy weight shingles that are an asphalt look alike that includes a 40 year warranty for a commercial project. He also reviewed the various drain and gutter changes and changes in the venting system made as a result of comments made at the prior SBC meeting.

Mr. Maynard reminded the Committee that the project budget is \$165,000.

On motion made by Mr. Goodridge, and seconded by Mr. Rader, the Committee voted unanimously to approve the plans and specifications for the Community Center roof replacement project as presented by HAKS and recommend the Board of Selectmen put this project out to bid contingent upon review and approval by the Town Attorney

12. Chairman's report/Committee correspondence. There were no items discussed under Chairman's report/Committee correspondence.

13. Take action on items as appropriate. There were no items discussed under #12.

14. Approval of bills. On motion made by Mr. Rader, and seconded by Mr. Anderheggen, the Committee voted unanimously to approve payment of an invoice from Color Company for \$354.09 for sets of plans for the Baldwin Middle School Windows and Doors project.

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Upon a motion made by Mr. Rader, and seconded by Mr. Anderheggen, the Committee voted unanimously to approve payment of an invoice from Silver/Petrucci for \$1,380 for 15% Contract Administration for the Baldwin Middle School Windows and Doors project.

Upon a motion made by Mr. Rader, and seconded by Mr. Anderheggen, the Committee voted unanimously to approve payment of Application for Payment #1 from Orlando Annuli for \$246,386.00 for the for contractor services for the Baldwin Middle School Windows and Doors project.

16. New business. Mr. Gurnham reported on a question raised at a prior SBC meeting regarding when the Town is required to use an on-call architect. He noted that if the project is between \$25,000 - \$50,000, an on-call firm can be used. If the project is less than \$25,000 an on-call firm or any other firm not on the list can be used as long as they are qualified.

17. Executive session as needed. There were no items for discussion in executive session.

On motion made by Mr. Anderheggen, and seconded by Mr. Goodridge, the Committee voted unanimously to adjourn the meeting at 9:50 p.m.

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Terry Holland-Buckley  
Clerk