

Draft

Minutes of the regular meeting of the Standing Building Committee held on July 7, 2020 via teleconference

Present: David DeMaio, James DeMaio, Jeff Hedberg, Daniel Lamberton, Peter Rader, Will Thompson, Michael Tyre

Also present: Cliff Gurnham, Director of Operations; Ted Sands, Board of Education; Aaron Alibrio, Dana McGovern, JCI; Michael Sahm, ECG

David DeMaio called the meeting to order at 7:04 p.m.

David DeMaio introduced Michael Tyre as a new member of the Standing Building Committee.

1. Approval of minutes of regular meeting of June 2, 2020. On motion made by Mr. Lamberton, and seconded by Mr. Hedberg, the Committee voted unanimously to approve the minutes of the regular meeting of June 2, 2020 as submitted.
2. Public Comment. There was no one present for public comment.
3. Board of Finance report. There was no Board of Finance Liaison 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 noted that at the last meeting he had advised that the State reviewed the submission for the two solar projects at Baldwin and Melissa Jones schools and these projects were denied due to the age of the roofs. It was noted that these types of projects would not be approved unless they were integrated with a roof replacement project or the roof has been replaced within a year. JCI was looking at other options such as a ground mounted system or parking lot style system to possibly pursue or alternative roof options. Aaron Alibrio and Dana McGovern from JCI and Michael Sahm from ECG are present to discuss options.

Mr. Alibrio noted that the original plan was to place solar at the Town Public Works Building but it was discovered that this location would not work so they began looking at alternative locations for this portion of solar to be included as part of the Performance Contracting program. The most viable options are additional roof areas at Melissa Jones and Baldwin Middle School and Mr. Alibrio reviewed layouts for these two sites. These portions of the roofs would need to be resealed to provide 15 year warranties. He noted that at this point, funding is still available but there is no guarantee that a project will be funded.

Mr. Alibrio also reviewed options to consider for project oversight which will impact the net to Guilford for the cost of roof coating which will be necessary to apply for the State grant for the solar. Under

## 2-Minutes of the regular meeting of the Standing Building Committee, July 7, 2020

Option 1 Guilford provides the roof coating directly at a cost of \$219,000. This will provide a net to Guilford of \$87,646 with receipt of the \$306,654 State grant. Under Option 2, JCI will oversee the roof coating and solar at a cost of \$282,889 which will provide a net to Guilford of \$23,665 with receipt of the \$306,654 State grant.

In response to a question by Mr. Thompson, Mr. Alibrio explained that, under State policy, solar grants were only approved for a roof that is one year or less. Because there were many towns with roofs with 30 – 50 year warranties there was a discussion that allowed these types of projects to be funded under a non-priority basis. In the Guilford projects the roofs would need to be resealed to extend the warranties to possibly be eligible for the State solar funding. He noted that no work can move forward until the State approves the grant. The Committee members requested that any State approval be obtained in writing before the start of any construction. He suggested that the process of applying for the grant begin as soon as possible.

In response to a question, Mr. Sahm noted that that they have not yet finalized the z rex portion of the project. They need to continue to work on the design to finalize.

In response to a question by Mr. Rader, Mr. Alibrio noted that they looked at the Jones gymnasium roof as an option but determined that it was too old and there was also some concern about uplifts during windy weather.

In response to a question by Mr. Rader, Mr. Alibrio noted that the Baldwin Roof is EPDM and with the complete recoating they will receive a 15 year warranty.

In response to a question by Mr. Rader, Mr. Gurnham commented that he does not see a strong need to go through JCI for the re-roofing work. He believes he can manage this project directly and provide them with a completed roof. The solar installers would then be responsible for any damage incurred in the solar installation process.

In response to a question by Mr. Rader, Mr. Gurnham noted that they had completed a thermal imaging scan of the roof at Baldwin Middle School and it is in very good condition.

Mr. Gurnham noted that the goal of the input being provided by JCI and ECG is for the Standing Building Committee to receive this information and indicate that they are comfortable with moving forward with solar at the two indicated locations at Melissa Jones and Baldwin. They should also agree the potential savings are worth moving forward with these projects and support the Town re-filing for new grants under the solar program with an understanding that when the z rex and grant are approved the projects should move forward with construction.

After discussion, on motion made by Mr. DeMaio, and seconded by Mr. Rader, the Committee voted unanimously to indicate the support of the Committee members for moving forward with solar projects at Melissa Jones and Baldwin Schools and are comfortable that the potential savings are worth moving

### 3-Minutes of the regular meeting of the Standing Building Committee, July 7, 2020

forward with these projects and also support the Town re-filing for new grants under the solar program contingent upon written receipt from the State regarding approval of the solar grants for these projects.

6. Update for possible action GHS Stadium Turf Field and Track. Mr. Gurnham noted that a number of meetings have been held as this project continues through the design phase. The goal is for the engineer to be ready for next month's meeting to provide the Committee with an overview and presentation on possible design options with a timetable to have construction estimates completed by September.

7. Discuss for possible action update on HVAC Upgrades at Melissa Jones School. Mr. Gurnham noted that the contractor is finishing up the final installation of the heat pumps for the Melissa Jones HVAC project. They will then begin work on the air handling units. The project remains on schedule.

An Application for Payment from the contractor has been submitted from Sav Mor for consideration under Payment of Bills.

8. Discuss for possible action proposal for architectural and engineering services for Melissa Jones Elementary School Partial Window and Door Replacement Project. Mr. Gurnham noted that Fuss & O'Neil had sent out samples for testing and the results are good news. Much of the caulking and glazing did contain PCB but the additional surrounding materials were also tested and came back negative. The extensive work that was done at Baldwin Middle School due to contamination will not be necessary at Melissa Jones. The budget included some estimate for abatement but they will now be able to develop a better construction estimates and can move forward with the final design. This project is scheduled for summer, 2021.

9. Discuss for possible action HVAC Phase I Upgrades at Baldwin Middle School. Mr. Gurnham noted that Trane has been on site with Sav Mor and the chiller is now on-line and running. There was a need to install a by-pass line and valve to be controlled by JCI, to accommodate the lack of flow due to only half of the building being on line. They are waiting to pay the final pay application until the Town is In receipt of the warrantees and O &M materials.

10. Discuss for possible action HVAC Phase II upgrades at Baldwin Middle School. Mr. Gurnham noted that a meeting had been held on site with the architect, engineer and Sav Mor last week. They worked on developing a better route than going across the roof with the additional piping. During this review they realized a change in the set point of the hot water loop temperature use for heating and allowed for the recalculation and adjustment of the piping size. Based on the recalculated pipe size they were able to re-use the majority of the piping already in place and by doing so were able to eliminate the additional piping on the roof. This change should create a credit in addition to eliminating the need for the piping on the roof which is good since it reduces the number of penetrations needed through the roof. The engineers are working out the final details. They hope to begin the demolition work next week since the equipment is scheduled to come in the beginning of August.

#### 4-Minutes of the regular meeting of the Standing Building Committee, July 7, 2020

Mr. Gurnham noted that at the last meeting he explained that a review of the two control scopes was also completed for the Baldwin HVAC Phase II project, similar to the review done for Melissa Jones School, to look for areas to duplication in the controls scope. They evaluated the project for duplication or overlap between the control work and the energy performance contract work and found areas that would generate a savings of \$142,619. Due to questions regarding the overhead and profit, a decision was made to not vote on this item and to have Mr. Gurnham go back to the contractor and discuss the Town receiving credit for the overhead and profit as part of the credit change order

11. Update on design of BOE offices at 595 New England Road). Mr. Gurnham noted that the revised plans and specifications for the 595 New England Road project are 98% complete. He will conduct a review and hopes to have a complete set of plans available for Standing Building Committee review next month. Mr. Gurnham will forward a copy of the RFP/RFQ for a construction manager before the next meeting to provide an opportunity for SBC review.

12. Update on Baldwin Middle School Kitchen Renovation. Mr. Gurnham noted that he and the Director of Dining Services are still working on the conceptual drawings for the Baldwin Kitchen renovation. The goal for this project is summer 2021 but this project will most likely be pushed back to summer 2022 due to funding.

13. Update on District Wide Interior Door and Lock Project. Mr. Gurnham noted that the doors arrived on Friday and the Board of Education staff will be doing the installation. The demo door has been installed and is working well. Mr. Gurnham requested SBC member input on how to proceed with the interior door and lock replacement in the balance of the schools in the district. Options include completing work one school at a time or arranging to do multiple schools at once. It would be less expansive to utilize District staff than to hire a contractor to install the doors and he would be able to complete the work with his crew using workers on second shift or weekends. With the current school the doors are being supplied with the hardware and the BOE staff only has to do the installation.

In discussion, the Committee members agreed to move forward with Melissa Jones and Guilford Lakes next with a determination to be made whether it is more efficient to order doors and hardware for these two schools or to place one large order for the balance of the schools to hopefully get a better price. Mr. Gurnham agreed to obtain more information on prices for bulk purchase of the doors and will also get information on prices for installation and will have this available for the next meeting.

14. Discuss for possible action update on School Facilities Needs Assessment. Mr. Gurnham noted that Sightlines has put together a preliminary report which he has reviewed and provided input and comments. He will provide a copy of the preliminary report to the Committee for review before discussing the report at the next meeting which will include a presentation by Sightlines.

Later in discussion, Mr. Gurnham suggested that the Committee consider receiving the presentation on the School Facilities Needs Assessment at a special meeting since the discussion with the Town Attorney on the contractor contract scheduled for the regular August meeting could take a substantial amount of

5-Minutes of the regular meeting of the Standing Building Committee, July 7, 2020

time. After discussion, the Committee members agreed to hold a special meeting on Tuesday, July 21 at 7:00 for the presentation and discussion on the School Facilities Needs Assessment report.

15. Discuss for possible action options to include in project specifications to insure improved adherence of a contractor to the completion deadline for a project. Mr. DeMaio noted that the Town Attorney will plan to attend the August 4th Standing Building Committee meeting. He requested that Committee members come prepared at the meeting with questions for discussion. Mr. DeMaio agreed to re-send the contract to the Committee members.

16. Chairman's report/Committee correspondence. There was no Chairman's report or Committee correspondence.

17. Approval of bills. On motion made by Mr. Rader, and seconded by Mr. Hedberg, the Committee voted unanimously to approve payment of an invoice from Silver/Petrucci for \$112.00 for engineer and design services for the Baldwin Middle School HVAC Phase II project.

On motion made by Mr. Lamberton, and seconded by James DeMaio, the Committee voted unanimously to approve payment of an invoice from Silver/Petrucci for \$1,403.00 for engineer and design services for the Baldwin Middle School HVAC Phase II project.

On motion made by Mr. Rader, and seconded by Mr. Lamberton, the Committee voted unanimously to approve payment of an invoice from Silver/Petrucci for \$1,220.00 for 5% completion of Construction Documents for the Melissa Jones Partial Window and Door Replacement project.

On motion made by Mr. Lamberton, and seconded by James DeMaio, the Committee voted unanimously to approve payment of an invoice from Silver/Petrucci for \$8200.00 50% completion of Construction Documents for the 595 New England Road renovation project.

On motion made by Mr. Lamberton, and seconded by Mr. Tyre, the Committee voted unanimously to approve payment of an invoice from Sightlines for \$8,935.50 for completion of start-up interviews for the School Facilities Needs Assessment project.

On motion made by James DeMaio, and seconded by Mr. Lamberton, the Committee voted unanimously to approve payment of an invoice from Sightlines for \$4,467.75 for completion of start-up qualifications for the School Facilities Needs Assessment project.

On motion made by Mr. Rader, and seconded by Mr. Hedberg, the Committee voted unanimously to approve payment of an invoice from ITS for \$21,600.00 for completion of the installation of cameras at Melissa Jones School.

6-Minutes of the regular meeting of the Standing Building Committee, July 7, 2020

On motion made by Mr. Rader, and seconded by Mr. Tyre, the Committee voted unanimously to approve payment of an invoice from Terry Holland-Buckley for \$280.00 for 16 hours of secretarial services for May and June, 2020.

18. Old business. There were no items discussed under old business.
19. New business. There were no items discussed under new business.
20. Executive session as needed. There was no executive session.

On motion made by Mr. Lamberton, and seconded by Mr. Hedberg, the Committee voted unanimously to adjourn the meeting at 8:48 p.m.

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Terry Holland-Buckley  
Clerk