

DRAFT

Minutes of the regular meeting of the Standing Building Committee held on July 11, 2017

Present: Scott Orenstein, Chris Anderheggen, Peter Rader

Also present: Cliff Gurnham, Director of Operations; Steve Neydorf, Town Facilities Director; Todd Rake, Community Center Custodian; Ted Sands, Board of Education; Bill Bloss, Chairman, Board of Education; Paul Jorgensen, Silver/Petrucelli,; Robin Hewey, HAKS; Aldo Mazzaferro, ECG; Aaron Alibrio, Steven Brody, Johnson Controls

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

1. Approval of minutes of regular meeting of June 6, 2017. On motion made by Mr. Rader, and seconded by Mr. Anderheggen, the Committee voted to approve the minutes of the regular meeting of June 6, 2017 as submitted. Mr. Rader and Mr. Anderheggen voted in favor of the motion and Mr. Orenstein abstained.

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. Act on recommendation to Board of Selectmen for award of bid for Community Center roof project. Mr. Hewey noted that bids were opened for the Community Center roof project last week and four bids were submitted with a large spread of low to high bidder. Bids were received from Scholar Painting for \$155,342, The Imperial Company for \$250,910, Greenwood Industries for \$353,760 and Barrett for \$499,000. The apparent low bid was from Scholar Painting from Shelton for a total of \$155,342.00 including a base bid of \$124,320, and a bid for Alternate 1 of \$19,820. This bid falls within the budget. He noted that he had called the references provided by Scholar, including Ansonia Schools, but has not heard back from them. Because their bid was much lower than the other's submitted, he contacted the owner and confirmed that they are comfortable with their bid. Mr. Hewey recommended that the Town move forward with the base bid work but not do the alternate work at this time.

The second low bid was from Imperial Roofing of Cromwell which was \$75,000 higher. This amount is above the present appropriation but it is possible to obtain additional funds if necessary.

Mr. Orenstein commented that he is uncomfortable that the low bidder is \$75,000 below the second low bidder. Mr. Hewey agreed with this concern noting that it is possible there could be unforeseen circumstances. Mr. Hewey reviewed the unit prices included in the bid for the two low bidders and it

## 2-Minutes of the regular meeting of the Standing Building Committee held on July 11, 2017

was noted that the unit prices were higher for the low bidder. The amount of the base bid and the high unit prices indicates that it is possible low bidder made a mistake.

The Committee members expressed concern for the wide spread of the bids submitted and agreed it would be in the best interest of the Town to reject all bids and re-bid the project to try obtain additional options. Mr. Gurnham noted that, for Board of Education projects, they routinely send out a courtesy bid notice to recommended bidders. Mr. Gurnham also suggested that the architect talk to the current four bidders to obtain input to try to determine what is triggering such a wide range of prices. It is possible that there is something in the specification that they don't want to take a risk on so they are bidding high.

Mr. Hewey expressed concern that the specification for lead coated copper for the gutters is the item that is driving up the price since this product is very expensive. He suggested that aluminum gutters be considered as an alternate in the new bid. Mr. Neydorf expressed concern that this could be an issue for the Historic District Commission.

Mr. Rader suggested that consideration be given to increasing the allowance for items in the base bid to reduce the amount of unit pricing included in the bids. He believes this would help incentivize the bidders to bid more evenly. Mr. Hewey noted that this can be accomplished by assigning a percentage to the volume of work that is anticipated to be replaced so this number can be included in the base bid.

After discussion, on motion made by Mr. Orenstein, and seconded by Mr. Rader, the Committee voted unanimously to reject all bids submitted for the Community Center Roof Project and to re-bid the project at a time when more bids would likely be submitted and to send a courtesy bid notice to recommended bidders. The Committee members also requested that Mr. Hewey come back next month with any new information and possible changes in the specifications to recommend.

Mr. Gurnham requested that Item #7 be considered next on the agenda to accommodate Mr. Jorgenson.

7. Update on Baldwin Middle School Windows and Doors project. Mr. Jorgenson noted that demolition and abatement, including brick removal, on the Baldwin Middle School windows and doors project has begun and is proceeding on schedule. The only concern that has developed is the soil testing and whether to conduct the testing on the soil under the windows now or wait and do all of the testing for the full area at the same time. A meeting is scheduled for tomorrow to review the schedule.

6. Discuss for possible action recommendation to Board of Selectmen regarding Performance Contracting projects. Mr. Gurnham noted that at the last meeting three areas of concern were raised concerning the Performance Contracting contract and these issues are being addressed. He noted that there will be a notice to proceed for the energy efficiency work separate from the notice to proceed for the solar related work. Also, energy grants have been secured for four out of the six proposed solar projects with only Lakes and the High School outstanding. In addition, Johnson Controls has solicited a

3-Minutes of the regular meeting of the Standing Building Committee held on July 11, 2017

financing option from Bank of American for \$9.5 million. Mr. Gurnham also clarified that a determination has been made that the Town will not go out to RFP until approvals are received from the Board of Finance, Standing Building Committee, Board of Education and Board of Selectmen.

Mr. Mazzaferro noted that ECG is fully comfortable with the project as proposed.

Mr. Sands discussed the option of splitting the full project into two pieces to include the energy efficiency work and four small solar projects as one piece and the two larger solar projects and cooling towers separately when more issues are finalized. It was noted that the larger projects assist with providing a larger payback for the full projects.

Mr. Bloss commented that the Board of Education needs to be included in the contract approval process, in addition to the Town, since they have authority over the school buildings. He believes there are still a number of questions related to the contract and additional time is needed for review. Mr. Gurnham agreed it is important to clarify the approval process for the different aspects of the project. He believes the process should start with action by the Standing Building Committee to indicate their support for the concept and belief that the performance contracting project as proposed is viable based on the information provided. This action can allow the project to move forward through the Board of Education, Board of Finance and Board of Selectmen approval process.

After discussion, on motion made by Mr. Orenstein, and seconded by Mr. Anderheggen, the Committee voted unanimously to recommend to the Board of Selectman and Board of Education that the Town move forward with the proposed energy performance contracting project as proposed by Johnson Controls subject to any financing and contract concerns being addressed.

Mr. Gurnham recommended that a member of the Standing Building Committee attend the Board of Education and Board of Finance meetings. It was recommended that the Johnson Control Finance Representative also be present at the Board of Finance meeting when Performance Contracting is discussed.

In response to a request by Mr. Sands, Mr. Gurnham agreed to forward a copy of the RFP and submissions for the PC financing.

8. Update on Melissa Jones roof project. Mr. Gurnham noted that CWA is in the process of working on the roof design for the Melissa Jones School roof. Test samples were sent out to test for asbestos and came back negative. The timeline calls for the project to go out to bid in January or February.

9. Update on Electrical Upgrades for Baldwin, Jones and Cox. Mr. Gurnham noted that BL is working on options for the HVAC upgrades and will come back to the Standing Building Committee with a recommendation on the best way to proceed with the existing system at Baldwin. It is critical to obtain a good number for this work to have it available for the April, 2018 referendum when the project will be put on the ballot.

4-Minutes of the regular meeting of the Standing Building Committee held on July 11, 2017

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

11. Take action on items as appropriate. There were no items discussed under #11.

12. Approval of bills. On motion made by Mr. Orenstein, and seconded by Mr. Anderheggen, the Committee voted unanimously to approve payment of a bill from Terry Holland-Buckley for \$255.00 for 15 hours of secretarial service for May and June, 2017.

Upon a motion made by Mr. Rader, and seconded by Mr. Anderheggen, the Committee voted unanimously to approve payment of an invoice from Fuss & O'Neill for \$1,294.22 for contractor work for removal of the windows and testing for the Baldwin Middle School Windows and Doors project.

In response to a question, Mr. Gurnham agreed to request a schedule of values from Fuss & O'Neill for this project.

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 \$920.00 for 10% Contract Administration for the Baldwin Middle Schools 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 #2 from Orlando Annuli for \$178,252.00 for the for contractor services for the Baldwin Middle School Windows and Doors project.

13. Old business. No items were discussed under old business.

14. New business. No items were discussed under new business.

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

On motion made by Mr. Anderheggen, and seconded by Mr. Rader, the Committee voted unanimously to adjourn the meeting at 8:50 p.m.

---

Terry Holland-Buckley  
Clerk