

Draft

Minutes of a special meeting of the Standing Building Committee held on July 23, 2019

Present: Scott Orenstein, Chris Anderheggen, David DeMaio, James DeMaio, Adam Tulin

Also present: Cliff Gurnham, Director of Operations; Rick Maynard, Director, Parks and Recreation Department; Ted Sands, Board of Education; Mike Ott, Summer Hill Civil Engineers and Land Surveyors

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

1. Approval of minutes of regular meeting of June 4, 2019. On motion made by Mr. DeMaio, and seconded by Mr. Anderheggen, the Committee voted unanimously to approve the minutes of the regular meeting of June 4, 2019 as submitted.
2. Public Comment. There was no one present for public comment.
3. Board of Finance report. Mr. Orenstein noted that the Standing Building Committee has been unable to send representation to the past few Board of Finance meetings. Adam Tulin agreed to attend the August 19th meeting and David DeMaio agreed to attend the September 16 meeting.
4. Revisions to agenda as appropriate. There were no revisions to the agenda necessary
5. Review for possible action, plans for Adams Middle School Irrigation System. Mr. Maynard noted that plans have been developed by Summer Hill Civil Engineers and Land Surveyors for expanded irrigation at Adams Middle School. Currently only the Little League infields are irrigated. The plan provided for additional irrigation to cover the two Little League outfields, baseball field, Field Hockey field and the balance of the soccer field not covered by the outfield irrigation in that order of priority. Mr. Maynard noted that the pump was installed to allow for future capacity so the current pump will be adequate for the expanded irrigation. This project has been reviewed and approved by the Standing Field Committee. The cost estimate is \$150,000 with the majority of funding to come from the budget with some funds to come from the Little League Program.

Mr. Maynard introduced Mike Ott from Summer Hill, who is the engineer for the project. Mr. Ott presented plans that showed the location of the proposed additional irrigation. He noted that there is some question on the location of the septic system so he is currently obtaining quotes from vendors to locate and map out this system. He also noted the possible location of a catch basin. Mr. Ott advised that the irrigation system will be a web based controller that can be operated from a phone. He met with Mr. Maynard and Mr. Annicelli, Park Foreman, to layout the fields as needed based on the season. He agrees that the pump as installed can handle the capacity that will be required. He noted, however, that the outlet, located near the back of the dugout, is not large enough so it will need to be replaced. Input has been obtained from Winterberry which maintains the current irrigation system.

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Mr. Ott reviewed the priorities of the project which include coverage for the two little league outfields and baseball field as the first priority. The outfield irrigation would cover approximately 2/3 of the soccer field area when it is laid out. Therefore, Alternate #1 would be to cover the Field Hockey field and Alternate #2 would be to cover the balance of the soccer field not covered by the outfield irrigation.

Mr. Ott explained that the State Health Department does not allow an irrigation system to be located over a leaching field so once it has been located and marked out some reconfiguration might need to be done to provide full coverage. He noted that he has been in contact with three local septic locator companies and is waiting to receive quotes. This service is estimated to cost between \$1600 - \$1800. Mr. David DeMaio provided the name of another local septic location in Guilford who could be contacted for an additional quote. In response to a question by Mr. Tulin, Mr. Ott noted that the location work will take approximately two days to complete.

Mr. Gurnham noted that the Town Engineer is working on an extension to the parking lot so it will be important to also obtain her input. Mr. Ott noted that he had forwarded the plans to the Town Engineer and had made some changes as per her request.

In response to a question by Mr. Gurnham, Mr. Ott noted that the plan was to move the project along for work in the fall. Mr. Maynard noted that the Athletic Director has requested that the work be pushed back to October because of the physical education classes but that would mean that the Little League fields would be lost for spring use.

In response to a question by Mr. Anderheggen, Mr. Maynard noted that irrigation is necessary to be able to extend the playing season to meet current demands. If play occurs when the fields are dormant due to lack of water which is usually in August, damage will occur. In the long run it is more cost effective to irrigate rather than to repair fields.

Mr. Orenstein recommended that the Committee hold off on taking action until questions regarding the location of the septic and leaching system have been resolved, the timeline has been determined and any school concerns about timing have been addressed. He requested that a set of final plans and specifications be provided for consideration for action at a future meeting. He noted that the next regular SBC meeting is scheduled for August 6th and if all of the requested information is available this item can be placed on the agenda for that meeting.

Mr. Gurnham suggested that Mr. Ott look at options to recycle storm water for the irrigation system. Mr. Ott agreed to look into this further, noting that it would involve providing a filter.

6. Discuss for possible action update on Performance Contracting. Mr. Gurnham noted that there is still a substantial amount of performance contracting work to complete by the end of August and some issues have arisen at Cox School. A meeting has been scheduled for tomorrow to review the schedule, to possibly be followed by a special meeting with Johnson Controls. There will need to also be

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discussion on come to agreement on the project substantial completion date and the impact on the maintenance and verification schedule.

Mr. Gurnham noted that a number of Change Orders are needed for the Baldwin Middle School HVAC Upgrade project and he suggested that a special meeting be held next Tuesday, July 30 to act on these Change Orders. It might be possible to include a discussion with Johnson Controls on the agenda for this special meeting if representatives are available. Mr. Orenstein suggested that Mr. D'Onofrio be kept advised on discussions on this topic.

Mr. Gurnham noted that the work on the street light replacements continues to move forward as a Town Performance Contracting project.

7. Update for possible action GHS Turf Field. Mr. Gurnham noted that the Guilford High School Turf Field has been released for use. The only outstanding item is to determine the proper amount of infill of coated sand to apply at the appropriate depth to meet the specifications and design criteria.

8. Discuss for possible action update on HVAC Upgrades at Melissa Jones School. Mr. Gurnham noted that a proposal was received to look at adding three electrical panels in the electrical room and adding a generator plug to provide the ability for an emergency generator.

A proposal for a Change Order was submitted by Antinozzi for \$17,400 to include \$12,000 for design and \$5,400 for contract administration to oversee the change.

On motion made by Mr. Tulin, and seconded by Mr. DeMaio, the Committee voted unanimously to approve a Change Order submitted by Antinozzi for \$17,400 to include \$12,000 for design and \$5,400 for contract administration to oversee the addition of three electrical panels in the electrical room and the addition of a generator plug to provide the ability for an emergency generator.

9. Discuss for possible action HVAC upgrades at Baldwin Middle School. Mr. Gurnham noted that all demolition work is complete on the penthouses and the air handlers have been removed. The new units are on the roof and the contractor is starting to begin installation of the new equipment. In this process a number of change orders have developed so to kept he project moving forward he is recommending that a special meeting be scheduled for next Tuesday, July 30 to act on the change orders. Changes include additional ventilation due to a change in the size of classrooms, return air for the Band Room, a change in the location of piping to the building that might involve trenching rather than above ground piping and a change from Sav More that involves moving an electrical panel.

The Committee members agreed to hold a special meeting on Tuesday, July 30 to act on the proposed change orders.

Mr. Gurnham also advised that there will most likely not be cooling for the start of school but there will be air flow. In addition all of the windows can operate to add fresh air. He will know more about the timeline for the cooling to be in place in approximately two weeks.

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

11. Approval of bills. On motion made by Mr. Anderheggen, and seconded by Mr. James DeMaio the Committee voted unanimously to approve payment of an invoice from Ark for \$234.00 for 5 users for the Project Manager program.

On motion made by Mr. David DeMaio, and seconded by Mr. Anderheggen, the Committee voted unanimously to approve payment of invoices from Silver Petrucelli for \$62.27 for copies of prints for the construction documents and for \$1,813.30 for 100% completion of the bid phase for the for the Baldwin Middle School HVAC upgrades project.

On motion made by Mr. David DeMaio, and seconded by Mr. Tulin, the Committee voted unanimously to approve payment of a bill from Terry Holland-Buckley for \$103.50 for 6 hours of secretarial service for May, 2019.

12. Old business. Mr. Gurnham advised that the Board of Education is looking to construct new offices in the 595 New England Road building, which is the former science wing of the old high school. A schematic design has been developed so they are looking to the next step which would be a full set of design drawings leading up to full construction documents. Some of the on-going work like demolition testing is taking place in-house. Funding options are being considered including possibly making this an Energy Performance Contracting project. If it is determined that the project should go forward with bonding, it will be considered as a project for consideration at the April, 2020 referendum.

Mr. Gurnham noted that Silver/Petrucelli, a firm on the On-Call list, has submitted a proposal for \$49,900 for design up to Construction Documents level.

On motion made by Mr. Orenstein, and seconded by Mr. Anderheggen, the Committee voted unanimously to approve the proposal form Silver Petrucelli to develop a full set of design drawings up to construction documents for the development of the 595 New England Road building for Board of Education offices.

13. New business. Mr. Anderheggen noted that he will be moving at the end of the year so will be resigning as a member of the Standing Building Committee when he is no longer a resident.

14. Executive session as needed. There was no executive session.

On motion made by Mr. Tulin, and seconded by Mr. David DeMaio, the Committee voted unanimously to adjourn the meeting at 8:30 p.m.

Terry Holland-Buckley, Clerk