

Draft

Minutes of a special meeting of the Standing Building Committee held on July 30, 2019

Present: Chris Anderheggen, David DeMaio, James DeMaio

Also present: Cliff Gurnham, Director of Operations; Mark Sahr, ECG, Timothy Sletterink, Sean Merrick, Dana McGovern, Johnson Controls

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

1. Discuss for possible action change orders for Baldwin Middle School HVAC Upgrades project.

Mr. Gurnham noted that a Change Order for \$4,955.64 has been received from Sav More to remove a number of existing electrical panels from the penthouse to be able to install the new units. A logistics issue, due to tight conditions, has developed. The work will involve removing a set of panels and rebuilding, including supports as needed. He does not believe this issue was the result of an oversight. The project engineer only had one concern about the proposal regarding the installation of two motors but once the full scope was clarified he was satisfied. Mr. Gurnham noted that the only item that he is questioning is a charge for the change in the as-built documents. He questions if this is a legitimate charge since the as-built plans have not even yet been completed.

Mr. Gurnham noted that he has no concerns regarding the proposal so he recommends approval of the Change Order with an understanding that he will negotiate further regarding the fee for the change in the as-built plans.

On motion made by David DeMaio, and seconded by Janes DeMaio, the Committee voted unanimously to approve a \$4,955.64 Change Order with Sav More for changes to the electrical panels in the penthouse for the Baldwin Middle School HVAC Upgrades project.

Mr. Gurnham noted that the large anticipated change order, discussed at the July 23rd meeting, regarding a change in the location for the piping, appears to no longer be necessary. They are confident that the pipe can be run across the roof through a route that goes up across and over. While this change will still involve some cost, for the vertical portion, it will not be as large as originally anticipated.

2. Update and review of Energy Performance Contracting with representatives from Johnson Controls.

Mr. Gurnham noted that representatives from Johnson Control and ECG had been invited to attend to discuss concerns for the Energy Performance Contracting work being completed on schedule. With a deadline of approximately two weeks there are still five schools to complete. He suggested that it might be more efficient to complete one school to a 99% level and then proceed to the next one rather than doing a little work at each school all at once. This schedule would allow the Town to see some actual completions. He currently has concerns because of the amount of work at a number of schools that still remains to be completed. He understands that this is a complex job because they are putting new controls on an old system that is of varying generations.

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Mr. Merrick expressed confidence in the timeline and schedule that had been submitted. He noted that once Guilford Lakes School is completed, they will be back on track with the schedule. At the end of the week they will have three schools on line with graphics. Cox School is projected for completion for the middle of next week and then they will move on to Melissa Jones. He is confident that once Cox is complete the remaining schools will move along quickly. Their strategy is to complete the harder locations first and then be able to move quickly through the balance of the schools, which are not as complex. He is confident that all of the schools, with the exception of Baldwin Middle School, will be at substantial completion on schedule. In response to a question by David DeMaio, Mr. Merrick noted that he defines substantial completion as all work done, working and deliverable. Mr. Gurnham noted that Air Dynamics will complete individual testing and confirmation on whether the units are working.

Mr. Sletterink noted that they are now taking steps to add the manpower necessary to meet the schedule since they had a slow start.

In response to a question by David DeMaio, Mr. Merrick noted that between August 15 and the start of school they will be providing training on the equipment.

In response to a question by Mr. Gurnham regarding his request to receive a report of all of the units that have mechanical issues, Mr. Merrick noted that this report has been completed and he agreed to forward this report to Mr. Gurnham, the BOE HVAC staff and to Air Dynamics. David DeMaio suggested that an effort be made to coordinate the three parties involved for the next 2 -3 weeks to insure that this work gets completed. He also suggested that it would be important that Mr. Gurnham receive an update report on a daily basis. Mr. Merrick agreed to provide daily updates via e-mail to Mr. Gurnham at the end of each day.

Mr. Gurnham suggested that there might be a need for a special meeting around the middle of August for another update and, also, since there is a regular meeting scheduled for next week on August 6th he suggested that Johnson Controls attend to provide a progress report.

The representatives from ECG and Johnson Controls left the meeting at 8:10 p.m. and the Committee members continued discussion.

In response to a question by Mr. Anderheggen, Mr. Gurnham noted that any work related to the wiring error made by Johnson Controls sub-contractor, will be back-charged to Johnson Controls. Mr. Gurnham expressed his frustration with the how the work on the Performance Contracting work has been progressing.

In response to a question by Mr. Anderheggen regarding possible ramifications if they do not meet the requirements for the August 15th deadline, Mr. Gurnham noted that he is uncertain if there is a penalty clause in the contract. His understanding is the ECG has indicated that the substantial completion date is one year from the inception of the contractor's start of work which was February 15, 2018 so we are now at the one and one half year mark for completion. There might need to be a conversation with the

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Town Counsel. David DeMaio suggested that Town Counsel be asked to compose a letter to alert Johnson Controls of the town's concerns. David DeMaio also suggested that Mr. Orenstein be updated and Mr. Gurnham agreed to talk to Mr. Orenstein before the next meeting and to suggest that a discussion possibly be held in executive session if needed.

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

Terry Holland-Buckley
Clerk