

Draft

Minutes of the regular meeting of the Standing Building Committee held on August 1, 2017

Present: Scott Orenstein, Chris Anderheggen, Peter Rader

Also present: Cliff Gurnham, Director of Operations; Paul Jorgensen, Silver/Petrucci

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

1. Approval of minutes of regular meeting of July 11, 2017. On motion made by Mr. Anderheggen, and seconded by Mr. Rader, the Committee voted unanimously to approve the minutes of the regular meeting of July 11, 2017 as submitted.
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. Orenstein noted that this item is not ready for action this evening.
6. Update on Baldwin Middle School Windows and Doors project. Mr. Jorgenson provided pictures to review the progress the contractor has had on the project. So far the work is moving along very smoothly. It has been determined that the work on the doors will not take place this summer but will have to be included with the work scheduled for summer, 2018. The masonry work is moving along on schedule.

Last meeting the Committee was advised of a concern that had developed with the soil testing about 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 was held to review the schedule and a determination was made for the contractor to remove the soil from under the windows this year because they need to start soil testing within 90 days of the start of the project.

Mr. Jorgeson noted that the contractor has submitted a change-order proposal for an owner request. Mr. Gurnham noted that the school principal has requested an additional card swipe and he has recommended one additional camera. Mr. Jorgeson noted that the contractor has submitted an estimate of \$11,000 for this change and they are currently negotiating the price.

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7. 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. They expect to have preliminary contract documents for review next month to stay on the time line for the project to go out to bid in January or February. The State has made some recommended changes and has requested information which will be provided. Once these issues have been resolved, the Town should receive a notice to proceed.

8. Update on Electrical Upgrades for Baldwin, Jones and Cox. Mr. Gurnham noted that he hopes to have options for the HVAC upgrades available for the September Standing Building Committee meeting 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.

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

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

11. Approval of bills. Mr. Gurnham noted that an invoice was received from BL for the drawings for the Baldwin Middle School the HVAC work. He recommended that this invoice be held until the drawings are reviewed.

Upon a motion made by Mr. Rader, and seconded by Mr. Anderheggen, the Committee voted unanimously to approve payment of Application for Payment #3 from Orlando Annuli for \$215,494.00 for 44% completion of contractor services for the Baldwin Middle School Windows and Doors project.

12. Old business. Mr. Gurnham noted that the Standing Building Committee had made a recommendation at the July meeting regarding performance contracting. 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. He noted that any contract related issues have been resolved.

Mr. Gurnham noted that the Board of Selectmen, Board of Finance and Board of Education all agreed it would be beneficial to obtain a third party review of the performance contracting contract. A recommendation has now been made for Kolhar Ronan, who did work on the GHS project, review the performance contracting contract and projects and provide the Town with a recommendation. The goal is to receive this recommendation before the Board of Education August meeting so they can consider action.

Mr. Ayles noted that the Board of Finance had a good presentation on performance contracting but there was some discomfort about the contract since members did not have substantial knowledge

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about some of the issues. They agreed a third party review would make them more comfortable. The SBC members agreed an experienced third party review would be beneficial and would make all parties more comfortable with this complex issue.

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

14. 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 7:40 p.m.

Terry Holland-Buckley
Clerk