

Draft

Minutes of a special meeting of the Standing Building Committee held on August 6, 2019

Present: Chris Anderheggen, David DeMaio, James DeMaio, Peter Rader, Adam Tulin

Also present: Cliff Gurnham, Director of Operations; Ted Sands, Board of Education; Mike Ott, Summer Hill Civil Engineers and Land Surveyors ; Mark Sahr, ECG; Eric Schubert, Johnson Controls

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

1. Approval of minutes of special meeting of July 23, 2019 and special meeting of July 30, 2019. On motion made by Mr. Rader, and seconded by Mr. Anderheggen, the Committee voted unanimously to approve the minutes of the special meeting of July 23, 2019 as submitted.

On motion made by David DeMaio, and seconded by Mr. Anderheggen, the Committee voted unanimously to table action on the minutes of the special meeting of July 30, 2019.

2. Public Comment. There was no one present for public comment.

3. Board of Finance report. Mr. Tulin has agreed to attend the August 19th Board of Finance meeting and David DeMaio has agreed to attend the September 16 Board of Finance meeting, to represent the Committee.

4. Revisions to agenda as appropriate. On motion made by Mr. Rader, and seconded by Mr. Tulin, the Committee voted unanimously to add to the agenda as Item 5A, update for possible action on the plans for the Adams Middle School Irrigation System and to consider this item next on the agenda.

5. Discuss for possible action update on Performance Contracting. In response to a question by Mr. Anderheggen, Mr. Gurnham noted that he has been receiving daily updates on the progress of the energy performance contracting work. He is receiving itemized sheets on each unit explaining the status, what work is on-going and who is responsible for the work to be completed. They are working on Guilford Lakes now and will be moving onto Cox next. They have indicated that they are still on target for the August 15th completion. Currently a couple of the schools are on line with the graphics with the programs uploaded last week.

In response to a question by Mr. Rader, it was noted that the training on the system will occur after August 15th.

Mr. Gurnham noted that the plan is for Baldwin to only have blown air since the air conditioning will not be operational at the start of school.

In response to a question by Mr. Anderheggen, Mr. Schubert advised that they still plan to leave the easiest projects to finish last. They should be able to finish Cox tomorrow.

David DeMaio requested that Mr. Gurnham be provide with a thorough status update on August 15th.

2-Minutes of the regular meeting of the Standing Building Committee held on August 6, 2019

Mr. Sahr recommended that a log of any issues that develop be kept as the system is transferred from cooling to heating.

5A. Update for possible action, plans for Adams Middle School Irrigation System. Mr. Ott advised that he had obtained proposals from a number of utility locator companies and the company that was hired was able to locate the secondary electrical, the storm drain system and the leaching field, with help from another company that they brought in to assist. The leaching field was a little more extensive than the original drawings had indicated. Now that the area is mapped out, they are looking at how to map the irrigation system so there is coverage but that the lines are 10' away from the septic lines to be in compliance with State Health Department regulations. They might need to plan to include the use of specific sprinklers if there are any uncovered areas.

In response to a question by David DeMaio, Mr. Ott noted that the existing pump is adequate to cover the full area needed. The first priority will be the two Little League outfields and baseball field. This would include coverage of approximately 2/3 of the soccer field area when it is laid out. There would be alternates for the Field Hockey field and the balance of the soccer field not covered by the outfield irrigation. Work will begin with the Little League field.

Mr. Ott noted that Mr. Maynard had a discussion with the Athletic Director, the Little League representative and the Adams Principal and they have worked out a schedule that is acceptable to all parties involved. The project schedule developed has the project completed in November. In addition, the septic system has been located and mapped out. Since they have satisfied the three concerns expressed by the SBC at the July 23rd special meeting, Mr. Maynard has requested that the Committee indicate its approval for this project. If approval is received this evening, the plan is to put the project out next week with a notice to proceed in two weeks with work to begin September 30th.

Mr. Anderheggen reminded Mr. Ott that, at the July 23rd meeting the Committee had asked him to look at options to recycle storm water for the irrigation system. Mr. Ott noted that developing a rainwater collection system would require an intense investigation which would delay the project. He suggested that the project move forward and research into the possible use of rainwater be considered in the future for Adams and possibly the other school as well.

On motion made by Mr. Anderheggen, and seconded by David DeMaio, the Committee voted unanimously to recommend that the Adams Middle School Irrigation System project go out to bid as presented, since their review shows that the project's design and engineering has been developed in an appropriate manner, with an understanding that the Standing Fields Committee will be making a recommendation to the Board of Selectmen regarding award of the bid following a receive of bids received.

3-Minutes of a regular meeting of the Standing Building Committee held on August 6, 2019

6. Update for possible action GHS Turf Field. Mr. Gurnham noted that the infill on the turf will be tested by a third party on Wednesday to determine if the proper amount of depth has been met. If the appropriate depth has been met, the field can be accepted.

7. Discuss for possible action update on HVAC Upgrades at Melissa Jones School. Mr. Gurnham noted that DTC is reviewing the change order proposal for adding three electrical panels in the electrical room and adding a generator plug to provide the ability for an emergency generator. The SBC should have a recommendation to go out to bid at the October meeting.

8. Discuss for possible action HVAC upgrades at Baldwin Middle School. Mr. Gurnham noted that the Committee had approved 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 at the July 30th special meeting. At that meeting he had advised the Committee that he was questioning the charge for the change in the as-built documents. He questioned if this is a legitimate charge since the as-built plans had not even yet been completed. In discussion with Sav More, he was able to get them to reduce the overhead and profit figure from 20% to 15%, which is the amount generally applied in other projects. With this change the cost of Change Order #1 will be reduced from \$4,955.64 to \$4,749.16. Mr. Gurnham noted that the contractor is pushing to get all of the units up for the start of school.

Mr. Gurnham suggested that consideration be given to making a change in future contracts for a specific number rather than the wording "a reasonable amount." Mr. Rader suggested that the overhead and profit figure become a part of the RFP so it can be provided by the bidders up front.

In response to a question by David DeMaio, Mr. Gurnham noted that he has not yet received the final change order for the piping work.

Mr. Gurnham requested Committee approval to move forward with temporary cooling for the common area, Library and to push fresh air up to the penthouse to force into the system to provide some cooling of the school. The cost estimate for the air conditioner, including set-up and breakdown, the generator and ducting for the 80 ton system for the month of September is \$26,742.00.

In response to a suggestion by David DeMaio, Mr. Gurnham agreed to obtain a weekly cost as well in the event there is a need to keep the equipment for an additional number of weeks or if the chiller is done quicker than anticipated and the equipment is not needed for a full month. Mr. Gurnham also agreed to find out if the cost includes the cost of fuel.

The Committee members were in agreement to authorize Mr. Gurnham to secure emergency cooling for Baldwin Middle School as discussed, through a rental company, if the chiller is not on line for the start of school.

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

4-Minutes of a regular meeting of the Standing Building Committee held on August 6, 2019

10. Approval of bills. On motion made by James DeMaio, and seconded by David DeMaio the Committee voted unanimously to approve payment of an Application for Payment for \$620,160 from Sav More for equipment, including the air handlers and VAV's but not the chiller, on-site.

On motion made by David DeMaio, and seconded by Mr. Tulin, the Committee voted unanimously to approve payment of an invoice for \$2,212.50 from Herc Rentals for rental of 5 dehumidifier units, including pick-up and delivery. He noted that there will be another bill for this item next month, however, it will not include the pick-up and delivery cost.

11. Old business. There were no items discussed under old business.

12. New business. Mr. Tulin and David DeMaio agreed to swap the dates they will attend the Board of Finance meeting with David DeMaio now covering the August 19th meeting and Mr. Tulin now covering the September 16th meeting. .

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 8:10 p.m.

---

Terry Holland-Buckley  
Clerk