

Draft

Minutes of the regular meeting of the Standing Building Committee held on August 7, 2018

Present: Scott Orenstein, Chris Anderheggen, Peter Rader, Adam Tulin

Also present: Cliff Gurnham, Director of Operations; Ted Sands, Board of Education; Paul Schmidt, Standing Field Committee; Sean Merrick, Johnson Controls; Greg Longo, BL Companies; Eric Roise, Kaestle Boos

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

1. Approval of minutes of regular meeting of July 10, 2018 and special meeting of August 2, 2018.

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 10, 2018 as submitted.

On motion made by Mr. Anderheggen, and seconded by Mr. Rader, the Committee voted unanimously to approve the minutes of the special meeting of August 2, 2018 as submitted.

2. Public Comment. There were no items discussed under public comment.

3. Board of Finance report. There was no Board of Finance report.

4. Revisions to agenda as appropriate. Mr. Orenstein requested that #15 and #14 be discussed between Item #5 and Item #6.

5. Update for possible action GHS Turf Field. Mr. Schmidt introduced Eric Roise, Kaestle Boos, to assist with an update on the Turf Field issue. Mr. Schmidt noted that, in an effort to determine the cause of the failures in the new turf field and to come up with a suitable remedy, meetings were held which included Town representatives, the general contractor, the project designer and the material manufacturers and suppliers. One recommendation that came out of the meetings was to conduct an investigative report on the products that are a part of the synthetic turf product. The initial results were inconclusive and incomplete so some re-testing was conducted and those results were received today. In addition to the testing Kaestle Boos also contacted other municipalities that had similar artificial turf field systems installed and had experienced similar failures including two fields on Bristol, CT and one in Holyoke, MA. He noted that there is a new technology being used in New England but the field installed in Guilford utilized the standard materials and system.

Mr. Roise showed sample pieces of the components of the turf field including the base, geo textile fabric, pad, turf and euro-fill in-fill system. Mr. Schmidt noted that the original turf field was built in 2004-2005 using an open graded stone base, a thinner fill matt and crumb rubber and sand infill and a shock pat designed to handle the distribution of water.

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Mr. Roise noted that Kaestle Boos reviewed the plans and specifications and determined that the field was installed as per the specs with a few exceptions. He noted that the recommendation is for the pad to be laid out diagonally to the turf, however, in the new turf field it was laid square, which did not meet the installation specifications.

Mr. Roise reviewed the report on the testing that was conducted on the materials in a laboratory setting. Major findings included:

- Cold temperatures and ice had an impact on the performance of the field.
- Temperature readings at the product layers showed that there was a 30 degree difference between the temperature on the surface and at the bottom of the pad.
- There were gaps where the surface and turf pulled apart.
- It was determined that it is the turf that is moving to create the gaps.
- Three of the fields that experienced failure were built on a poorly draining base that relied on the pattern in the base of the pad to assist with drainage.

Mr. Schmidt noted that it was discovered that the shock pad and turf froze together. It was also noted that the weather this year included higher than normal extended days of freezing temperatures. Mr. Roise noted that the movement in the pad was caused by freezing temperatures but the temperature issue would not have been a factor if the drainage was working properly.

Mr. Roise noted that they will continue to review the reports and work with the vendors and design team to come up with a solution. In addition to possibly installing a new pad and carpet, the fix could also include installing a better quality base like an open stone mix to improve drainage.

Mr. Schmidt noted that the contractor and vendors were advised that they would be provided with the test results and then would be expected to come back with a plan to repair or replace the field within two weeks. Once a response is received, the Standing Field Committee will come back to the SBC for an update and recommendation on moving forward. In the meantime the Town Attorney is in support of a meeting of all parties to negotiate a solution.

There was discussion on the option of implementing a fix before a determination is made on who will be financially responsible for repairs or replacement. There is a concern that potential litigation could take a number of years to settle.

Mr. Roise noted that he is confident a solution can be worked out with multiple entities participating in the costs associated with a fix. He also noted that Bristol and Holyoke are patching their problem areas but are also interested in following the solution generated by Guilford.

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15. Discuss for possible action update on Performance Contracting. Mr. Merrick provided an update on work on the following energy conservation measures under Performance Contracting as follows:

- The boiler abatement work at Cox is completed and the power is back on
- The hot water heater will be installed in the next two weeks
- The lighting work is 80% completed
- The solar work began today and the goal is to complete work at three schools before the start of school although the design team is working on a solution for a design problem that has developed
- This will be a very busy week for the contractors
- Invoices have been submitted for consideration for payment

14. Discuss for possible action update on Electrical Upgrades at Baldwin and Cox Schools. Mr. Gurnham noted that, at the July meeting, the architect was directed to respond to the contractor's contract dispute as required by the contract. BL sent a letter to A & M who has responded that they do not agree with the architect's determination of outcome. In the meantime, the necessary work is being done and the project is moving forward.

Mr. Orenstein noted that a couple of meetings ago the Committee members had recommended that representatives from A & M come to an SBC Meeting to discuss this issue and hopefully be able to come to a solution. The value of this item is approximately \$14,000 so it would be beneficial to work together to come to a solution. Mr. Longo noted that the \$14,000 is primarily for materials. Mr. Gurnham noted that he had passed this request along to A & M but they have not attended a meeting to date. He will again request that A & M attend the next SBC meeting to work together to resolve any outstanding issues.

Mr. Orenstein requested that Mr. Gurnham forward a copy of the A & M contract and Mr. Longo forward the sections in the plans and specifications relating to the error in the scale to the Committee members.

Mr. Gurnham advised that, at the special meeting held last week, the Committee had approved Change Order #7 from A&M Electric for an amount not to exceed \$22,000 for replacement of the failed feeder for Panel PPC-1 at Baldwin Middle School. When the contractor began the work on this item, it was discovered that the problem was a bad splice in a junction box which they were able to repair so the cost for the work in Change Order #7 will be significantly less.

Mr. Longo advised of an issue related to the lighting control panel for the Cox auditorium which needs to be clarified. Mr. Gurnham noted that he is having his electrician review the panel and verify the area it controls to see if would be better to replace the panel. It is possible he might need to bring in a lighting consultant to resolve the issue.

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Mr. Longo advised of a panel at Baldwin Middle School that was not included on the drawings that might need to be replaced which would involve a change order. He will keep the Committee advised.

6. Update for possible action Town Hall Elevator and Fire Alarm Upgrades project. No update was provided.

7. Update for possible action Community Center Roof Replacement project. No update was provided.

8. Discuss for possible action update on the On-Call A & E bid. Mr. Gurnham noted that members were provided with a list of the bids received for RFP #41718, On-Call Architectural and Engineering Services. Members reviewed the summary sheet. Mr. Orenstein recused himself from any discussion on Bidder #4, O’Riordan Migani Architects.

After discussion, the Committee narrowed down the firms of interest to #4 - O’Riordan Migani, Architects, #7 - Michael Horton Associates, #12 - Amenta Emma Architects, #18 - Antinozzi Associates, #21 - Wright-Pierce, #23 - Silver Petrucelli & Associates and #28 - Diversified Technology Consultants. Mr. Gurnham agreed to forward copies of the bids for these seven companies to the Committee members for further review.

9. Review and act on plans and specifications for the Calvin Leete septic system. Mr. Gurnham noted that the contract with A & W for the Calvin Leete septic system is being finalized and there will be a kick-off meeting on Wednesday.

10 Discuss for possible action update on district-wide wiring upgrades. Mr. Gurnham noted that work on the district-wide wiring upgrades is in process and on schedule to be completed over the summer months.

11. Update on Baldwin Middle School Windows and Doors project. Mr. Gurnham noted that the second phase of the Baldwin Windows and Doors project is continuing with the project progressing close to schedule. Cuts for the windows are completed and they are waiting for the frames to arrive.

Mr. Gurnham noted that Change Order #6 from Orlando Annuli has been submitted for \$3,450 to cut a door between the transformer and electrical room. He noted that he had met with a structural engineer who had indicated there were no structural issues related to making this cut.

On motion made by Mr. Anderheggen, and seconded by Mr. Rader, the Committee voted unanimously to approve change order #6 from Orlando Annuli for \$3,450 to cut a door between the transformer and electrical rooms for the Baldwin Middle School Windows and Doors project

12. Update on Melissa Jones roof project. Mr. Gurnham noted that the Melissa Jones Roof project is 95% complete and is on schedule. The contractor continues to do a good job. They plan to begin

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work on the area over the boiler room on Monday. The hardware for the solar panels is installed so the contractor JD Solar will be starting installation of the solar system shortly.

13. Discuss for possible action update on HVAC Upgrades at Baldwin and Jones School. Mr. Gurnham noted that he is continuing to work on getting the bid specs together for the HVAC Upgrades at Baldwin and Jones School.

16. Chairman's report/Committee correspondence. Mr. Orenstein noted that there were no items for discussion under Chairman's report or Committee correspondence.

17. Take action on items as appropriate. There were no items discussed under #15.

18. Approval of bills. On motion made by Mr. Orenstein, and seconded by Mr. Rader, the Committee voted to approve payment of Application for Payment #2 from A & M Electric for \$175,332.98, which includes a reduction of \$9,792.00 for change order #2 for the expedited shipment, since the change order should be a credit for damaged material received. Mr. Orenstein, Mr. Rader and Mr. Tulin noted in favor of the motion and Mr. Anderheggen abstained.

On motion made by Mr. Rader, and seconded by Mr. Anderheggen, the Committee voted unanimously to approve payment of Application for Payment #2 for \$72,342.50 from Silktown Roofing for contractor services for the Melissa Jones Roof project. .

On motion made by Mr. Tulin, and seconded by Mr. Anderheggen, the Committee voted to approve payment of an invoice from B.L. Company for \$640 for 50% completion of contract administration services, and an invoice from B.L. Company for \$438.15 for 40% completion of contract administration services for the Baldwin Middle School and Cox School electrical upgrades project. Mr. Anderheggen, Mr. Tulin and Mr. Orenstein voted in favor of the motion and Mr. Rader abstained.

On motion made by Mr. Rader, and seconded by Mr. Anderheggen, the Committee voted unanimously to approve payment of an invoice from Environmental Systems Corporation for \$14,761.63 for contractor services for the clock system at Guilford Lakes School.

On motion made by Mr. Anderheggen, and seconded by Mr. Tulin, the Committee voted unanimously to approve payment of an invoice from CWA Architects for \$2,025.00 for 20% completion of construction administration services and 15% completion of the inspection phase for the Melissa Jones roof project.

On motion made by Mr. Anderheggen, and seconded by Mr. Orenstein, the Committee voted unanimously to approve payment of an invoice from Silver Petrucelli for \$460.00 for 5% completion of contract administration services for the Baldwin Middle School Windows and Doors project.

On motion made by Mr. Rader, and seconded by Mr. Tulin, the Committee voted unanimously to approve payment of an invoice for \$2,870.63 from Fuss & O'Neil for PCB monitoring for the Baldwin Middle School Windows and Doors project.

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On motion made by Mr. Anderheggen, and seconded by Mr. Orenstein, the Committee voted unanimously to approve payment of Application for Payment #3A for \$787,591.00 from Johnson Controls for Performance Contracting services for Board of Education Facilities.

On motion made by Mr. Anderheggen, and seconded by Mr. Orenstein, the Committee voted unanimously to approve payment of Application for Payment #3B for \$35,340.00 from Johnson Controls for Performance Contracting services for municipal building.

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

20. New business. There were no items discussed under new business.

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

On motion made by Mr. Tulin, and seconded by Mr. Anderheggen the Committee voted unanimously to adjourn the meeting at 9:30 p.m.

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Terry Holland-Buckley  
Clerk