

Draft

Minutes of the regular meeting of the Standing Building Committee held on September 4, 2018

Present: Scott Orenstein, Chris Anderheggen, David DeMaio, Peter Rader

Also present: Cliff Gurnham, Director of Operations; Ted Sands, Board of Education; Paul Jorgensen, Silver/Petrucelli; Sean Merrick, Johnson Controls

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

1. Approval of minutes of regular meeting of August 7, 2018 and special meeting of August 28, 2018. On motion made by Mr. Orenstein, and seconded by Mr. Rader, the Committee voted unanimously to approve the minutes of the regular meeting of August 7, 2018 as submitted.

On motion made by Mr. Anderheggen, and seconded by Mr. Rader, the Committee voted unanimously to table approval of the minutes of the special meeting of August 28, 2018.

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 Item #15 and #11 be moved to next on the agenda.

15. Discuss for possible action update on Performance Contracting. Mr. Merrick noted that the majority of the current projects are substantially complete with the exception of the Baldwin Middle School which still needs the mechanicals installed which is scheduled for next summer. The boilers are installed and waiting for start-up. The lighting is almost complete with the exception of a number of punch list items and items to be received. Larger projects that continue to be ongoing are the solar at the High School and Adams Middle School and the windows at the Community Center. The Melissa Jones School boiler is installed and is waiting for start-up.

11. Update on Baldwin Middle School Windows and Doors project. Mr. Jorgensen noted that the Baldwin Middle School Windows and Doors project is at substantial completion and the school opened with the windows in place. One panel of glass cracked and one did not fit correctly and replacements are on back order. There are still four doors to be completed and this work is scheduled for this weekend. They are continuing to complete finish work on the outside that does not impact the inside of the building or interfere with any classrooms.

Mr. Jorgensen noted that additional soil was excavated and tested negative so additional soil had to be excavated. They are currently awaiting the results of the test on that soil to be able to backfill so the area has been roped off for safety. A change order will be submitted for this additional work.

Mr. Jorgensen advised of a change order for \$2,190 submitted for two items. Mr. Gurnham noted that they want to install flush pulls on two doors rather than the standard pulls on doors in the cafeteria

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since there are high traffic areas. The original handles will be provided to facilities for future use on other doors.

On motion made by Mr. Orenstein, and seconded by Mr. DeMaio, the Committee voted unanimously to approve Change Order # for \$2,190 to install flush pulls on two doors in the cafeteria rather than the standard pulls.

Mr. Gurnham noted that he anticipates this project to be closed out in October.

5. Update for possible action GHS Turf Field. Mr. Sands noted that a conference call was held today with the consultant for the GHS Turf Field. Their conclusion is that the drainage was not designed properly which led to the failure of the turf field. With the involvement of a number of vendors it has been difficult to determine ultimate responsibility. The Town Attorney will be sending out a letter providing a one week deadline for the vendors to respond before scheduling a date for a pre-litigation session. It does not appear that the field will be available for use either this fall or spring.

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. Mr. Gurnham noted that he was reporting for Mr. Neydorf that the existing contractor is trying to find a sub who is Firestone certified to do the work on the flat roof at the Community Center. Mr. Gurnham provided him with a list of vendors, who he is aware of, who are certified and might be able to do this work.

Mr. Gurnham noted that the Town had hired a new Town Engineer to replace Jim Portley who had retired. The Committee members agreed they would like to invite Janice Plaziak to a future meeting to meet her and discuss Town projects.

8. Discuss for possible action update on the On-Call A & E bid. Mr. Gurnham noted that Ms. Plaziak, Town Engineer, had requested that a small Civil Engineer company be included on the On-Call A & E list so Summerhill and Land Surveyors, PC has been added to the list of possible vendors to include on a Town list. Mr. Gurnham noted that he will resend copies of the proposals of the vendors under consideration. Mr. Orenstein requested that members review the proposals for the Committee to take action at the October meeting.

9. Review and act on plans and specifications for the Calvin Leete septic system. Mr. Gurnham noted that the Leete septic system replacement is complete with the system in and running and the blacktop area paved. There is one punch list item to complete. The contractor accidentally broke an irrigation head which must be replaced and back-charged to the contractor. Overall A & W did a very good job and completed the work on time.

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10. Discuss for possible action update on district-wide wiring upgrades. Mr. Gurnham noted that he will get an update from Kevin Mitchel on the district-wide wiring upgrades and have a report for the October meeting.

12. Update on Melissa Jones roof project. Mr. Gurnham noted that the Melissa Jones Roof project is complete and the solar is installed. They are waiting for Eversource to complete testing. Inspections are completed and the contractor has pulled off the site.

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.

14. Discuss for possible action update on Electrical Upgrades at Baldwin and Cox Schools. Mr. Gurnham noted 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 ended up being \$4,442.25.

Mr. Gurnham noted that Change Order #8 is for a credit of \$4,896 for 50% of the cost for expedited shipping for the switch gear.

On motion made by Mr. Anderheggen, and seconded by Mr. Rader, the Committee voted unanimously to approve Change Order #7 for \$4,442.25 for repair of a bad splice in the junction box at Baldwin Middle School and Change Order #8, a credit of \$4,896 for 50% of the cost for expedited shipping for the switch gear, for the Electrical Upgrades at Baldwin and Cox Schools projects.

Mr. Gurnham noted that Change Orders #13 – 18 are in the process but back-up and architect approval needs to be provided before action can be taken. These change orders will be considered at the October meeting.

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. Rader, and seconded by Mr. Anderheggen, the Committee voted unanimously to approve Application for Payment # from Orlando Annuli for \$273,854 for contractor services for the Baldwin Middle School Windows and Doors project.

On motion made by Mr. Rader, and seconded by Mr. DeMaio, the Committee voted unanimously to approve payment of an invoice from CWA Architects for \$4,275.00 for 85% completion of construction administration services and 90% completion of the inspection phase for the Melissa Jones roof project.

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On motion made by Mr. Anderheggen, and seconded by Mr. Orenstein, the Committee voted to approve payment of an invoice from B.L. Company for \$1004.00 for 75% completion of contract administration services for Baldwin Middle School, and an invoice from B.L. Company for \$800.00 for 75% completion of contract administration services for the Cox School for the Baldwin Middle School and Cox School electrical upgrades project. Mr. Anderheggen, Mr. DeMaio and Mr. Orenstein voted in favor of the motion and Mr. Rader abstained.

On motion made by Mr. Rader, and seconded by Mr. DeMaio, 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. Anderheggen, and seconded by Mr. DeMaio, the Committee voted unanimously to approve payment of an invoice for \$12,230.63 from Fuss & O'Neil for PCB monitoring for the Baldwin Middle School Windows and Doors project.

On motion made by Mr. Rader, and seconded by Mr. DeMaio, the Committee voted unanimously to approve payment of Application for Payment #4A for \$2,048.855.00 from Johnson Controls for Performance Contracting services for Board of Education Facilities.

On motion made by Mr. Rader, and seconded by Mr. DeMaio, the Committee voted unanimously to approve payment of Application for Payment #4B for \$266,636.00 from Johnson Controls for Performance Contracting services for municipal building.

On motion made by Mr. DeMaio, and seconded by Mr. Rader, the Committee voted unanimously to approve payment of an invoice from Terry Holland-Buckley for \$362.25 for 21 hours of secretarial services for two regular meetings and two special meetings in July and August, 2018.

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. DeMaio, and seconded by Mr. Anderheggen the Committee voted unanimously to adjourn the meeting at 8:15 p.m.

Terry Holland-Buckley
Clerk