

Draft

Minutes of the regular meeting of the Standing Building Committee held on September 5, 2017

Present: Scott Orenstein, Chris Anderheggen, Jim Goodridge, Peter Rader

Also present: Cliff Gurnham, Director of Operations; Ted Sands, Board of Education; Paul Jorgensen, Silver/Petrucelli ; Dave Leonard, John Coon, CWA; Greg Longo, BL Companies

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

1 Approval of minutes of regular meeting of August 1, 2017. It was noted that Mike Ayles, Board of Finance, should be listed as in attendance at the SBC meeting of August 1, 2017

On motion made by Mr. Rader, and seconded by Mr. Anderheggen, the Committee voted unanimously to approve the minutes of the regular meeting of August 1, 2017 as corrected.

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. Update on Baldwin Middle School Windows and Doors project. Mr. Gurnham noted that last month he had reported the Baldwin Middle School project was on schedule and moving along smoothly. A few issues, however, recently developed. He noted that the operational windows came but were white rather than the bronze that was ordered. In order to be able to open school on time, the white windows were installed so now a decision has to be made to either keep the white windows and request a credit from the sub-contractor sufficient enough to make up for this error or to require the manufacturer to take responsibility to have the correct windows installed next summer. He noted that, once the windows are framed, you see very little of the white from the outside. The Board of Education has been informed of this issue and he will be meeting with Board of Education representatives and the Superintendent of Schools to look at the windows as installed.

Mr. Gurnham advised that extra soil from a number of holes had to be excavated when additional PCB's were found. This additional soil was unanticipated since it was discovered under the soil that was previously tested. He and Mr. Jorgenson believe this is a legitimate extra. Mr. Jorgenson noted that the estimated cost for this additional work is \$5,000 - \$10,000 and they will track the costs.

Mr. Gurnham reviewed owner requested Change Order #1 for \$10,879 for an additional card swipe and one additional camera. Mr. Jorgeson noted that the contractor has originally submitted an estimate of \$11,000 for this change and the price was negotiated to \$10,879 which he believes is a fair value. In response to a question, Mr. Gurnham noted that he had adequate funds in the budget to cover this changes order.

2-Minutes of the regular meeting of the Standing Building Committee held on September 5, 2017

On motion made by Mr. Orenstein, and seconded by Mr. Rader, the Committee voted unanimously to approve Change Order #1 for \$10,879 for an additional card swipe and one additional camera for the Baldwin Middle School Windows and Doors project.

Mr. Gurnham reviewed Change Order #2 to form and pour a new 4" concrete sidewalk , approximately 25 – 30' long, in place of the removed asphalt sidewalk at Baldwin Middle School near the front entrance. The proposed cost of \$1,673 includes \$1,455 for the subcontractor cost and \$218 for 15% GC overhead and profit.

The Committee members commented on the mark-up included in this change order and agreed they should discuss mark-up for future change orders at a future meeting.

On motion made by Mr. Rader, and seconded by Mr. Anderheggen , the Committee voted unanimously to approve Change Order #2 for \$1,673 to form and pour a new 4" concrete sidewalk , approximately 25 – 30' long, in place of the removed asphalt sidewalk at Baldwin Middle School near the front entrance.

Mr. Gurnham noted that the contractor has been asked to produce a schedule for the balance of the project work to be completed next summer. He noted that some PCB, caulking and soil removal will be necessary next summer. Thus far the contractor has done a good job with this summer's work completed on schedule.

6. Update on Melissa Jones roof project. Mr. Gurnham noted that Dave Leonard and John Coon, CWA, were present to present drawings for the Melissa Jones School roof for review. He noted that the town has obtained approval from the State for this roofing/solar project with 29% reimbursement to be received.

Mr. Coon reviewed the plans noting that they are partial drawings. They plan to have 100% documents completed for the next SBC meeting.

Mr. Gurnham noted that this project is pretty straight forward with the only concern being in the area where the roof meets the kitchen are and they are working on resolving these concerns. In response to a question by Mr. Rader, Mr. Gurnham noted that they do not anticipate any abatement work to be necessary.

Mr. Gurnham noted that the plans need to go to the State no later than November to stay on schedule for the project to go out to bid in January or February.

7. Update on Electrical Upgrades for Baldwin, Jones and Cox. Mr. Longo reviewed the facility assessment for the electrical systems at Melissa Jones, Baldwin and Cox. He reviewed general information on the systems, reviewed the electrical service and main distribution panels, the power studies performed and reviewed recommendations to address any concerns or issues.

3-Minutes of the regular meeting of the Standing Building Committee held on September 5, 2017

Mr. Longo and the Committee also discussed standby generator integration at Jones and Baldwin. Mr. Gurnham commented that Jones is one school location that would benefit from a generator system since water is serviced from a well. At Baldwin they agreed consideration should be given to just installing the connection for a generator but not purchasing the generator at this time. Mr. Longo agreed to breakout costs associated with each option.

Mr. Longo reviewed the facility assessment for the mechanical systems at Melissa Jones, Baldwin and Cox. At Jones he noted that the building is generally in good condition including the hot water boilers. He is recommending continued annual service and cleaning and replacement in 10 – 15 years. The cooling tower is in disrepair and is being replaced as part of the EPC with Johnson Controls. He is recommending replacement of the gym air handler and suggested two options to consider. He is also recommending replacement of the water source heat pumps and offered two options. In addition he offered two options for replacement of DOAS and central exhaust system. The water source heat pump is being replaced as a part of performance contracting.

Mr. Longo reviewed his report on Baldwin Middle School noting that it has some outdated features. He provided recommendations regarding the hot water boilers, cooling tower, built-up air handlers and water heart pumps.

Mr. Longo reviewed his report on Cox School. He provided recommendations regarding the hot water boilers, cooling tower, gym air handler water source heart pumps and air handler.

Mr. Longo reviewed estimated costs for the projects discussed in both report.

Mr. Gurnham and the Committee reviewed possible next steps noting that first they need direction from the Board of Education. In addition they need additional information on up-front costs versus pay pack for the various projects. Mr. Longo agreed to take the report and provide an executive summary which will include the various options being recommended, the costs associated with each option, the associated pros and cons, energy savings a cost analysis program and payback associated with each project. Mr. Gurnham agreed to forward the executive summary once it is completed in time for Committee review for discussion at the next SBC meeting.

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

9. Take action on items as appropriate. There were no items discussed under #9.

10. Approval of bills. Upon a motion made by Mr. Goodridge, and seconded by Mr. Rader, the Committee voted unanimously to approve payment of Application for Payment #4 from Orlando Annuli

4-Minutes of the regular meeting of the Standing Building Committee held on September 5, 2017

for \$308,034.00 for 66% completion of contractor services for the Baldwin Middle School Windows and Doors project.

Upon a motion made by Mr. Anderheggen, and seconded by Mr. Rader, the Committee voted unanimously to approve payment of an Application for Payment from CWA for \$1,450 for 10% completion of architectural services for the Melissa Jones Roof Replacement project.

Upon a motion made by Mr. Rader, and seconded by Mr. Anderheggen, the Committee voted unanimously to approve payment of invoices from BL Companies for \$4,620 and for \$6,020 for 10% completion of mechanical schematic design and 100% completion of electric schematic design for the HVAC/Electrical Upgrades in Baldwin, Jones and Cox Schools.

Upon a motion made by Mr. Rader, and seconded by Mr. Goodridge, the Committee voted unanimously to approve payment of an invoice from Silver/Petrucelli for \$1,380 for 15% completion of Construction Administration for the Baldwin Middle School Windows and Doors project.

Upon a motion made by Mr. Rader, and seconded by Mr. Orenstein, the Committee voted to approve payment of invoices from Fuss & O'Neil for \$8,386.56 for July and \$14,386.25 for August for PCB abatement services for the Baldwin Middle School Windows and Doors project. Mr. Orenstein, Mr. Rader and Mr. Anderheggen voted in favor of the motion and Mr. Goodridge abstained. Mr. Gurnham agreed to request that the contractor provide a summary of the work to date compared to actual costs for this project.

Upon a motion made by Mr. Rader, and seconded by Mr. Goodridge, the Committee voted unanimously to approve payment of a bill for \$187.00 for 11 hours of secretarial services for July and August.

11. Old business. Mr. Gurnham provided an update on Performance Contracting. He noted that the Board of Education and Board of Finance recommended a third party review and this review was completed by Kolhar Ronan. In their report they project a \$5 million difference from the information provide by ECG and Johnson Control. As follow-up, a meeting has been scheduled for Friday, September 15th at 1:30 at the High School for the Board of Education to meet with representatives of Johnson Controls, ECG and Kolhar Ronan to discuss concerns about the differences and to come up with a mutual agreement. He encouraged representatives from the Standing Building Committee to attend.

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

13. Executive session as needed. There were no items for discussion in executive session. On motion made by Mr. Rader, and seconded by Mr. Anderheggen, the Committee voted unanimously to adjourn the meeting at 9:40 p.m.

Terry Holland-Buckley
Clerk