

DRAFT

Minutes of a special meeting of the Standing Building Committee held on September 21, 2021

Present: David DeMaio, James DeMaio, Jeff Hedberg, David Lamberton, Peter Rader, Will Thompson, Michael Tyre

Also present: Cliff Gurnham, Director of Operations; Ted Sands, Board of Education; Marty McCashen, Silver/Petrucci

David DeMaio called the meeting to order at 7:00 p.m.

1 Discuss for possible action change orders for Guilford High School Track and Field Renovation project. Mr. Gurnham presented Proposed Change Order #11 from H.I. Stone & Son for \$3,688.33 to raise the manhole at the west end of the track. He noted that when they cleaned out the west side of the field this manhole was discovered. They had to raise the manhole and level the area to clean up the site and provide better access to the manhole. This proposed change order was owner driven.

On motion made by David DeMaio, and seconded by Mr. Rader, the Committee voted unanimously to approve Change Order #11 from H.I. Stone & Son, Inc, for \$3,688.33 to raise the manhole at the west end of the track, for the Guilford High School Track and Field Renovation project.

Mr. Gurnham presented Proposed Change Order #12 from H.I. Stone & Son for \$3,894.63 for additional sidewalk work at the concession stand. He explained that the sidewalk was replaced in front of the bleachers to the steps and toward the concession stand where there is currently a block style pattern area that is beginning to shift. They are recommending that this area be incorporated into the new sidewalk which would involve some re-grading. This proposed change order was owner driven.

On motion made by Mr. Rader, and seconded by Mr. Tyre, the Committee voted unanimously to approve Change Order #12 from H.I. Stone & Sons, Inc, for \$3,894.63 for additional sidewalk work at the concession stand, for the Guilford High School Track and Field Renovation project.

Mr. Gurnham presented Proposed Change Order #13 from H.I Stone and Son for \$6,138.30 to relocate existing utilities due to a conflict with new work. He noted that relocation of some conduits was necessary to keep the spacing of the fence posts correct. In response to a question by Mr. Tyre, Mr. Gurnham noted that the as-built plans available only showed the track and not the area around the track so the location of these conduits was not known. The new as-built plans to be provided at the completion of this project will show all detail on the full site. This proposed change order was driven by the fact that as-builts were not available for this area.

On motion made by Mr. Rader, and seconded by Mr. Hedberg, the Committee voted unanimously to approve Change Order #13 from H.I. Sone & Sons, Inc, for \$6,138.30 to relocate existing utilities due to a conflict with new work, for the Guilford High School Track and Field Renovation project.

2-Minutes of a special meeting of the Standing Building Committee held on September 21, 2021

Mr. Gurnham presented Proposed Change Order #14 from H.I. Stone and Son for \$9,026.78 for miscellaneous time and materials out of work tickets for August and September. He noted that most of this work was related to the need for extra excavation work due to ledge. This proposed change order was owner driven.

In response to a question by Mr. Rader, Mr. Gurnham reviewed the balance in the project Contingency which is adequate to accommodate these proposed change orders. He noted that Mr. Roise from Kaestle Boos has signed off on the above change orders. Proposed Change Orders #11, 12, 13 and 14 will be put together as Change Order #3.

On motion made by Mr. Tyre, and seconded by Mr. Lamberton, the Committee voted unanimously to approve Change Order #14 from H.I. Stone & Sons, Inc, for \$9,026.78 for miscellaneous T & M out of scope work tickets from August and September, for the Guilford High School Track and Field Renovation project.

Mr. Gurnham advised that there is one additional proposed change that will be brought to the Committee when additional information is obtained. Proposed Change Order #9 will be to add a set of steps from the bleachers to the lower tier. They originally obtained a price for concrete block stairs but felt that the price was too high. They are obtaining a cost for bleacher style stairs at a current estimate of \$18,000. If a decision is made to move forward with this additional change order the project contingency balance would be \$87,000. They do not anticipate any further change orders for this project at this time.

2. Discuss for possible action change order for Guilford Lakes HVAC Upgrades project. Mr. Gurnham noted that Mr. McCashen was present to provide additional information and answer Committee questions regarding Change Order #3 from Action Air Systems for \$29,000 for the relocation of CU-2 and CU-3 per SKM4, for the Guilford Lakes HVAC Upgrades project. The Committee members had expressed some concerns about this change order at the regular meeting on September 7th.

Mr. McCashen explained that, after hearing of the Committee's concerns he went back and reviewed the original plans. He noted that the original design was based on the cooling towers and condensing units being installed as one project. Later in the process a decision was made to separate this into two separate projects. The original design would have worked effectively if the cooling tower and condensing unit work were completed together. While the original design could work under the new phased in schedule it was agreed that relocating the condensing units would be a better design for the project, would make the site cleaner, provide needed better spacing between the cooling tower and condenser and would provide for better servicing. He has worked with the contractor to get the price of this change order down to \$29,000.

Mr. Gurnham agreed that the spacing of equipment would be better with this change implemented and it was also better to not have students or staff walking in the area of mechanical equipment and the new design would address this concern. This would also place the equipment away from the area of

3-Minutes of a special meeting of the Standing Building Committee held on September 21, 2021

the cafeteria and would place it in an area that is more protected from the delivery area. The Committee members were showed diagrams of the original location of this equipment and the proposed location.

Mr. Tyre questioned if the issues expressed could be addressed with a privacy fence that would block the area from children and staff but Mr. Gurnham explained the need for access to this area by the custodian for trash removal and other work and a fence would make this more difficult.

The Committee members were generally in agreement that the new location of this equipment was better operationally if the funds were available. David DeMaio and Mr. Rader commented that, while they agree the new plan is better, and that this is a legitimate change order from the contractor that should be accommodated, they have concerns with the architect/engineer design team regarding this change.

Mr. Gurnham noted that there are still contingency funds available for this project since the full project came in under the projected budget.

After discussion, on motion made by Mr. Thompson, and seconded by Mr. Rader, the, the Committee voted to approve Change Order #3 from Action Air Systems, Inc. for \$29,000.00 for the relocation of CU-2 and CU-3 per SKM4, for the Guilford Lakes HVAC Upgrades project. James DeMaio, Mr. Hedberg, Mr. Lambertson, Mr. Rader, Mr. Thompson, and Mr. Tyre voted in favor of the motion with David DeMaio opposed.

There being no further business, David DeMaio adjourned the meeting at 7:45 p.m.

Terry Holland-Buckley
Clerk