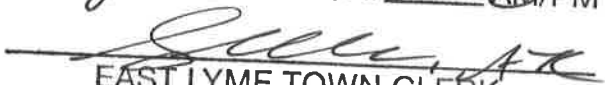


**TOWN BUILDING COMMITTEE SPECIAL  
MEETING MINUTES  
AUGUST 24, 2017**

Present: Ray O'Connor, Chairman  
Abraham Fisher  
Tim Hagen  
Bill Derry  
Gene Carini

FILED

*Aug 30* 20 *17* AT *10:25* (AM/PM)  
  
EAST LYME TOWN CLERK

Absent: John Rhodes  
Jerry Fortier  
Rob Sullivan  
Jerry Burkhardt

Also Present: Jeff Newton, Superintendent of Schools  
Al Jacunski, Jacunski Hume Architects, LLC  
Allan Aldag, BVH  
Marianne Stevens, Finance Director of Board of Education  
Kevin Seery, Board of Selectmen member  
Gene Carini, Board of Education member  
Michael Brennen, O & G  
Chris Strickland, Assistant to Superintendent of Schools

**I. CALL TO ORDER**

Chairman O'Connor called the Town Building Committee Special Meeting of August 24, 2017 to order at 6 p.m.

**2. APPROVAL OF MINUTES**

Chairman O'Connor asked for additions, deletions or corrections to the July 27, 2017 Special Meeting Minutes of the Town Building Committee.

**MOTION (1): Mr. Fisher moved to approve the Town Building Committee Special Meeting Minutes of July 27, 2017, as presented. Seconded by Mr. Derry. (5-0) Unanimous**

**3. PUBLIC COMMENTS**

Mr. Seery reported boring samples were taken at the Main Street property and found it was better than anticipated. The fence will be replaced.

**4. CORRESPONDENCE**

There was no correspondence.

## 5. OLD BUSINESS

There was no discussion of old business.

- a. Project Design Review. Allan Aldag, the project engineer, reported the intercom works but some speakers do not. He suggested replacing the speakers.
- b. He felt the play area pavement at Flanders School needs replacement.
- c. He added the schools clock system does not work.

He informed the Committee Niantic Center School's existing kitchen has an issue with its damper. The exhaust duct needs corrections.

He felt the schools need an emergency generator. In the long term, he reported this would save on maintenance. Mr. O'Conner asked him to bring a quote to the Committee.

Mr. Newton asked if an electrical service upgrade is needed for all three schools. Mr. Aldag stated he had discussion with maintenance and walked through the schools and stated we are replacing the main switch. He felt Flanders needs new electrical service. Niantic Center and Lillie B. Haynes are acceptable.

Mr. Newton asked when will we be able to get a quote on the generator? He was informed we will work with O & G on estimates. We will also get an estimate for the pneumatic controls by the next meeting.

Mr. Aldag stated Ted Hunt expressed concern with the panels, because they are old and inconsistent.

At Lillie B. Haynes smoke detectors are needed. Codes have gotten stricter. Mr. Jacunski spoke to Dick Morris, the Fire Marshal, and the Fire Marshal would like a new fire alarm system installed. It was felt this is a serious safety component. The new fire alarm system would be eligible for reimbursement.

Mr. O'Connor asked if the generator is reimbursable? Mr. Jacunski did not feel it would be. Replacement of the speakers would not be eligible for reimbursement. Clocks for the school would be reimbursable. Mr. Newton felt the primary teachers would use them for instruction. Mr. Jacunski agreed to have estimates by the next meeting of this Committee.

The Committee was informed the Flanders roof drain cannot be moved.

Mr. O'Connor felt the pneumatic controls will be costly and it is not a safety issue. Mr. Jacunski stated if we have 10% contingency remaining after going into construction, this could be a contingency on a new bid.

Mr. Hagen stated it is important that the Board of Education see how the money is balancing out. Mr. Jacunski felt there was a savings component.

Mr. Jacunski stated we had a conversation with the IT Director who will have a test done on the Wi-Fi. We are waiting for her response. Mr. Newton asked when do you need information on the Wi-Fi test? Mr. Jacunski replied by next month.

Mr. O'Connor asked if the design will be completed by November? Mr. Jacunski felt it will be done by the end of December. Mr. Aldag did not feel construction can start until June of next year.

Mr. O'Connor asked how long is the bid period? Mr. Brennan replied it will take six weeks for the bidding process. When the drawings are 75% complete we will begin the bid package.

## **6. NEW BUSINESS**

Mr. O'Connor reported the meeting dates for this Committee for the remainder of the year are as follows: September 21, October 19, November 16 and December 21 at 6 p.m. at the Board of Education Building.

a. Project Design Review. Mr. Jacunski reported we met with the state on August 17. They have requested that a letter be sent to them from the Superintendent of Schools and that consideration be given to a two school system based on their space standards. They also asked that consideration be given to phasing the project over three years.

Mr. Jacunski reported geotechnical testing for structural borings were taken. On Flanders a report is required to know how to fix the fittings.

A property survey RFP for each schools was bid. Seven proposal were received that ranged from \$11,550 to \$54,720. We met Juliano for a Postbid review and recommend that the contract be awarded to Juliano Associates, LLC.

**MOTION (2):            Mr. Hagen moved to award the bid for land surveying for each school to Juliano Associates, LLC in the amount of \$11,550. Seconded by Mr. Carini. (5-0) Unanimous**

Mr. Jacunski reported a meeting was held on August 10 with the floor finishers. A selection for carpeting was made. Samples will be shown on Monday for plastic sheet flooring.

Discussions were held on classroom furniture. Mr. Hagen asked if each school will look different? Mr. Jacunski replied the tile will be the same, but colors will be different for each school. We have to introduce a fish theme at Niantic Center School. Mr. Hagen asked if the ceramic tiles that the youngsters made at Flanders School will be salvaged? Mr. Jacunski responded they will be taken down and placed back on.

All floor and toilet plans have been completed. Revisions for Lillie B. Haynes have been done. There is much detail on the ceilings.

Mr. Hagen asked how the new entrances will be handled when parents pick up their children? Mr. Jacunski replied the doors can be deactivated.

Mr. Jacunski suggested removing the present closets at Lillie B. Haynes. Mr. O'Connor stated storage is an issue with the custodian. Mr. Jacunski showed the new storage area, which the custodian was pleased with.

Mr. Jacunski reported staff is requesting bullet proof glass. He stated we use scattered resistance glass film. Visibility should be limited. Mr. Brennan felt if tinted glass is used visibility is lessened.

b. Construction Manager Report. Mr. O'Connor asked Mr. Brennan for a budget spreadsheet.

## **7. PAYMENT OF BILLS**

Mr. Jacunski reported all site work is completed. We received two proposals for waste line scanning for Lillie B. Haynes. One from American Roster in the amount of \$1,551 and one from All Things Sewer & Drain in the amount of \$900. It was suggested to issue a PO for \$3000.00 in case the line needs clearing due to obstructions.

**MOTION (3): Mr. Hagen moved to award the waste line scanning contract to All Things Sewer & Drain for an amount not to exceed \$3,000. Seconded by Mr. Derry. (5-0) Unanimous**

Mr. Jacunski submitted Invoice No. 17192, dated August 1, 2017 for professional services for Lillie B. Haynes for billing through June 30, 2017 in the amount of \$63,375.

**MOTION (4): Mr. Fisher moved to pay Invoice No. 17192, dated August 1, 2017 for professional services rendered to date for Lillie B. Haynes in the amount of \$63,375. Seconded by Mr. Carini. (5-0) Unanimous**

Mr. Jacunski submitted Invoice No. 17193, dated August 1, 2017 for professional services rendered to date for Flanders School in the amount of \$50,250.

**MOTION (5): Mr. Fisher moved to pay Invoice No. 17193, dated August 1, 2017 for professional services rendered to date for Flanders School in the amount of \$50,250. Seconded by Mr. Carini. (5-0) Unanimous**

Mr. Jacunski submitted Invoice No. 17194, dated June 30, 2017 for professional services rendered to date for Niantic Center School in the amount of \$43,280.

**MOTION (6): Mr. Fisher moved to pay Invoice No. 17194, dated June 30, 2017 for professional services rendered to date for Niantic Center School in the amount of \$43,280. Seconded by**

**Mr. Carini. (5-0) Unanimous**

Halloran & Sage, LLP submitted Invoice No. 11241126, dated August 11, 2017, for professional services rendered for general matters in the amount of \$1,800.

**MOTION (7): Mr. Fisher moved to pay Invoice 11241126, dated August 11, 2017 for professional services rendered for general matters from Halloran & Sage, LLP in the amount of \$1,800. Seconded by Mr. Carini. (5-0) Unanimous**

Advanced Reprographics, LLC submitted Invoice No. 37376, dated August 8, 2017 for land surveying for three schools in the amount of \$25.

**MOTION (8): Mr. Fisher moved to pay Invoice No. 37376, dated August 8, 2017 for land surveying bid document posting for three schools in the amount of \$25. Seconded by Mr. Carini. (5-0) Unanimous.**

The Recording Secretary submitted a bill for 3.5 hours for the July 27, 2017 meeting.

**MOTION (9): Mr. Fisher moved to pay the Recording Secretary bill for 3.5 hours for the July 27, 2017 meeting. Seconded by Mr. Carini. (5-0) Unanimous.**

Mr. Newton reported the Board of Education feels its a good idea to use a firm to study redistricting and work with the district. It will cost \$25,000 to move forward with this firm. This is a reimbursable item. Mr. Hagen felt it is important to move the youngsters as little as possible. This firm has worked in the past with the Architect and Construction Manager.

**MOTION (10): Mr. Fisher moved to award the redistricting study to Malone and Macbroom in the amount of \$25,000. Seconded by Mr. Hagen. (5-0) Unanimous**

## **9. ADJOURNMENT**

**MOTION (11): Mr. Hagen moved to adjourn the August 24, 2017 Town Building Committee Special Meeting at 7:10 p.m. Seconded by Mr. Fisher. (5-0) Unanimous**

**Respectfully submitted,**

**Frances Gheri, Recording Secretary**