

**TOWN BUILDING COMMITTEE SPECIAL
MEETING MINUTES
JULY 27, 2017**

Present: Ray O'Connor, Chairman
Abraham Fisher
Jerry Fortier
John Rhodes
Rob Sullivan
Bill Derry, Board of Education member

FILED

Aug 2 20 17 AT 10:05 AM/PM
Karen Yukino atc
EAST LYME TOWN CLERK

Also Present: Jeff Newton, Superintendent of Schools
Al Jacunski, Jacunski Hume Architects, LLC
Allan Aldag, BVH
Diane Colcord, Downes Construction
Steve Smith, Downes Construction

1. CALL TO ORDER

Chairman O'Connor called the Town Building Committee Special Meeting of July 27, 2017 to order at 6 p.m.

Mr. O'Connor reported the Board of Selectmen approved a change in the ordinance to add two members of the Board of Education to the Town Building Committee. Messrs. Derry and Hagan are now voting members of this Committee.

2. APPROVAL OF MINUTES

Chairman O'Connor asked for additions, deletions or corrections to the June 22, 2017 Special Meeting Minutes of the Town Building Committee.

MOTION (1): Mr. Fortier moved to approve the Town Building Committee Special Meeting Minutes of June 22, 2017, as presented. Seconded by Mr. Rhodes. (5-0) Unanimous

3. PUBLIC COMMENTS

There were no public comments.

4. CORRESPONDENCE

There was no correspondence.

5. OLD BUSINESS

There was no old business.

Committee member Rob Sullivan arrived.

6. NEW BUSINESS

MOTION (2):

Mr. Sullivan moved to revised the Agenda to have item 6 a. moved to item 5. Seconded by Mr. Fisher. (6-0) Unanimous.

a. Project Design Review. Allan Aldag, the project engineer, gave an update on the HVAC cooling component. He informed the Committee much field investigation has been done. He met with Ted Hunt and observed the schools' plumbing fixtures and plans to replace them in all the schools including classrooms. Mr. Rhodes felt for good hygiene, auto sensors are better systems. Jeff Newton agreed to take a look at them.

Mr. Aldag stated Lillie B. Haynes sanitary drain lines have been clogged. He showed a site map of certain areas in the school. He would like to have a company in to do a camera scope. He asked that the Committee approve it if it is under \$10,000. He stated the waste line in the field will be replaced. He was informed we have sewers.

Regarding fire protection, Niantic Center has sprinklers at the stage, Lillie B. Haynes is fully sprinkled.

A cooling conceptual study had small evaporating units in the classrooms above the ceilings. We cannot put it on the wall because it does not comply with the state's noise criteria. Mr. Rhodes felt that is a much better system. Mr. Aldag stated it has a constant speed. Mr. Rhodes was concerned with the noise. Mr. Aldag responded that they come in multiple speeds. In Flanders it is possible to have a soffit along the edge. There are filters in these units that need to be changed out quarterly. There is one per classroom. Mr. Aldag stated they work very well, except when you have humid days. We will want to think about how to control that. Mr. Rhodes felt you can control humidity intake.

Mr. Aldag reported Flanders School is the most challenging. We will be lowering the ceilings at Niantic Center School. Mr. Rhodes felt it was important to keep the area ventilated. In the central areas Mr. Aldag would like to have rooftop units. Mr. Rhodes felt this was the right thing to do, but we need to be mindful of the budget.

Mr. Aldag stated all schools are on pneumatic controls. The controls should be changed to direct digital control. Mr. Rhodes felt it was necessary to know the cost. Jeff Newton stated every room has pneumatic controls. Mr. O'Connor felt this would have to be an alternate as it is not in the original estimate.

Mr. Aldag reported a boiler needs to be replaced at Niantic Center School. At Flanders gas is being brought in. Mr. Aldag felt we need to know the cost to convert over the existing boiler

burners. Jeff Newton asked if this could be part of the project? Mr. O'Connor replied we are not replacing an oil tank and could use the money to replace two burners. Mr. Aldag felt you could get a better rate by going to gas. Mr. Rhodes agreed on the long term this is the right thing to do.

Mr. Aldag stated one boiler will be replaced at Lillie B. Haynes. Due to the fact we could not run a condensing mode, it's better to replace it with a non-condensing boiler.

Mr. Aldag suggested all new lighting and controls on the ceiling of all three schools. Each room will have activity centers. He suggested LED dimmable lights with a pre-set feature. Mr. Rhodes stated the teachers are interested in have two zones in the room. They need to be able to turn the lights down.

Mr. Aldag obtained electric bills and did calculations. We plan to add new air conditioners. At Flanders the electric room will be changed. At Lillie B. Haynes we will need to expand the room. At Niantic Center the same room can be used. Two of the schools service size is ok. We will be refeeding the electrical panels.

Mr. Aldag asked do you want to add generators? Mr. Rhodes stated we discussed them during the walk through. All the systems need to be upgraded. UPS doesn't last very long. Mr. Rhodes felt this was a long-term issue. Jeff Newton felt this is an issue if the power is down. Mr. Rhodes suggested this as an option after determining its cost. Jeff Newton felt this is a safety issue. Mr. Aldag added most schools opt to have generators. Mr. Derry asked if the generator is reimbursable? Mr. Aldag replied it is. He plans to meet with the state on August 17. We will have more information at that time.

The IT engineer felt the bigger problem is between connectivity between schools. The cost of replacing existing wiring is the bigger issue. The cost is approximately \$78,000 to upgrade to a wireless system. Mr. Rhodes felt we need further discussion on this. Jeff Newton stated we are trying to go more to wireless.

Mr. Aldag reported he met with Ted Hunt regarding the fire alarm. The panels are old. The schools do not meet current code for new construction. There are different systems in every school. Mr. Aldag contacted Fire Marshal Richard Morris. He will insist that we take care of this. Mr. O'Connor felt we need an estimate before we can make a decision on this. Mr. Rhodes suggested getting more information on it. Mr. Aldag agreed to look at this more carefully and determine what can be salvaged. Mr. O'Connor asked if this is reimbursable? Mr. Aldag replied it is.

The number of students have been calculated for each building. Mr. Derry asked are we including the pre-school? Mr. Aldag stated we are for the filing, but this can be changed.

Mr. Aldag left the meeting.

b. Mr. Jacunski reported Mystic Air did surveys for each building. We will have the results in four weeks.

Property survey proposals came in high. We will need to go to public bid. The RFP has been created and needs to be done ASAP. Mr. O'Connor gave existing surveys of Flanders and the Middle School but they are ten years old. Mr. O'Connor felt some of the scope was excluded and was not included in the budget. There was no line item for the survey. We have money for landscaping for each school. Mr. Jacunski stated the bids will be received by the school system. Mr. Jacunski will develop a proposal sheet.

Geotechnical Surveys submitted a proposal for \$7500 for test borings at the canopy additions at all three schools.

MOTION (3): Mr. Fortier moved to approve Welti Geotechnical, PC for proposed canopy additions at all three schools in the amount of \$7500. Seconded by Mr. Sullivan. (6-0) Unanimous.

Mr. Jacunski informed the Committee Flanders School roof is 18 years old. The state will prorate the school roof replacement reimbursement as it is under 20 years old.

He stated the paper drawings we have for the buildings were very inaccurate. We have to redo them. We recommend eliminating the vestibule door at Lillie B. Haynes. Mr. Rhodes suggested in the improved design that the secretary have a clear vision to outside? Mr. Jacunski agreed to take a look at that.

Mr. Jacunski reported he met with staff. He reviewed the existing set up at Flanders School and felt it was very inadequate. He recommends creating an entrance to the main area. Mr. Rhodes felt some school districts keep the inner doors locked and the wall is glass. He felt the secretary needs a clear line of site.

At Niantic Center you are forced into the main office which improves security. Mr. Derry felt the nurses office does not have a center. Mr. Jacunski stated he will have windows in that area. He took photographs of the buildings. The fish and staircases will be replaced. The ceilings will be lowered.

Mr. Jacunski is looking forward to meeting with a Construction Manager. His firm has several initial estimates to work on tomorrow. The only major issue is to design the fire alarm system.

7. PAYMENT OF BILLS

Mr. Jacunski submitted Invoice No. 17163, dated June 30, 2017 for professional services for Lillie B. Haynes rendered to date in the amount of \$41,582.00.

MOTION (4): Mr. Fisher moved to pay Invoice No. 17163, dated June 30, 2017 for professional services rendered to date for Lillie B. Haynes in the amount of \$41,582. Seconded by Mr. Fortier. (6-0) Unanimous

Mr. Jacunski submitted Invoice No. 17164, dated June 30, 2017 for professional services rendered to date for Flanders School in the amount of \$33,500.

MOTION (5): Mr. Fisher moved to pay Invoice No. 17164, dated June 30, 2017 for professional services rendered to date for Flanders School in the amount of \$33,500. Seconded by Mr. Fortier. (6-0) Unanimous

Mr. Jacunski submitted Invoice No. 17165, dated June 30, 2017 for professional services rendered to date for Niantic Center School in the amount of \$28,854.

MOTION (6): Mr. Fisher moved to pay Invoice No. 17165, dated June 30, 2017 for professional services rendered to date for Niantic Center School in the amount of \$28,854. Seconded by Mr. Fortier. (6-0) Unanimous

Halloran & Sage, LLP submitted Invoice No. 11238552, dated July 14, 2017, for professional services rendered for general matters in the amount of \$1,700.

MOTION (7): Mr. Sullivan moved to pay Invoice 11238552, dated July 14, 2017 for professional services rendered for general matters from Halloran & Sage, LLP in the amount of \$1,700. Seconded by Mr. Fisher. (6-0) Unanimous

9. ADJOURNMENT

MOTION (8): Mr. Rhodes moved to adjourn the July 27, 2017 Town Building Committee Special Meeting Minutes at 7:30 p.m. Seconded by Mr. Fortier. (6-0) Unanimous

Respectfully submitted,

Frances Gheri, Recording Secretary