

**TOWN BUILDING COMMITTEE MEETING
JUNE 22, 2017**

FILED

Present: Ray O'Connor, Chairman
Gene Carini
Abraham Fisher
Gerry Fortier
John Rhodes
Rob Sullivan

June 26 20 *17* AT *11:15* AM/PM
Sullivan, Atc
EAST LYME TOWN CLERK

Also Present: Jeff Newton, Superintendent of Schools
Timothy Hagan, Chairman of the Board of Education
William Derry, member of the Board of Education
Mark Salerno, Ex officio of the Board of Selectmen
Al Jacunski, Jacunski Hume Architects, LLC

I. CALL TO ORDER

Chairman O'Connor called the Town Building Committee Special Meeting of June 22, 2017 to order at 6 p.m.

2. APPROVAL OF MINUTES

Chairman O'Connor asked for additions, deletions or corrections to the May 18, 2017 Special Meeting Minutes of the School Building Committee.

MOTION (1): Mr. Fisher moved to approve the School Building Committee Special Meeting Minutes of May 18, 2017, as presented. Seconded by Mr. Rhodes. Mr. Sullivan abstained from voting. (5-0-1) Motion carried.

Chairman O'Connor asked for additions, deletions or corrections to the May 25, 2017 Special Meeting Minutes of the School Building Committee.

MOTION (2): Mr. Fisher moved to approve the School Building Committee Special Meeting Minutes of May 25, 2017, as presented. Seconded by Mr. Fortier. Mr. Sullivan abstained from voting. (5-0-1) Motion carried.

3. PUBLIC COMMENTS

There were no public comments.

4. CORRESPONDENCE

There was no correspondence.

5. OLD BUSINESS

There was no discussion of old business.

6. NEW BUSINESS

a. Project Design Review. Mr. Jacunski reported we did an interior verification survey at Lillie B. Haynes, Niantic Center School and Flanders School. We issued preliminary drawings, as well as a property survey. We need a site survey. Jacunski Hume Architects will prepare the specifications, solicit bids and hire.

The engineers in the field determined the wall mounted units cannot be used. They are not under 45 decibels. There are ceiling mounted units available which are suggested.

We had a field review of Lillie B. Haynes, Niantic Center School and Flanders School. Most classrooms have carpeting and some have tile. Mr. Jacunski recommended vinyl tiles and area rugs.

Mr. Jacunski informed the Committee we have completed most of the paperwork. The site analysis needs information from Mr. Mulholland. The roof sketches are almost complete.

Mr. Derry asked about LEARN. Mr. Jacunski replied LEARN was never part of this project. Mr. Rhodes added the state looks at the square footage of each school against how many students.

Mr. Jacunski felt a waiver is needed, because these buildings were built when you needed the present square footage. He added we budgeted the project by state standards. During roof review Ted Hunt informed him Niantic Center and Lillie B. Haynes were built in 1999. Flanders School was budgeted for replacement. Flanders School is showing signs of roof failure. There have been many patches. The roof is under warranty. Forty percent will not be eligible for reimbursement. He recommends delaying it until January 2019 as a phased project under this application. The skylights at Flanders do not meet OSHA standards and need to be replaced. Dr. Hagen stated we do not know what the projected enrollment will be. Mr. Jacunski stated we file based on the information we have at the present time. Dr. Hagen felt the air handling system for each school is very important.

Mr. Jacunski stated we are going with ceiling mounted which is under 45 decibels. You will have a more even distribution. Dr. Hagen asked if there was a school that they were installed in that we could visit and listen to. Mr. Rhodes felt it would be worthwhile to have discussions

with them. There are other options, and we should look at the pros and cons of other options. Mr. Jacunski will have his engineers at future meetings. Mr. Rhodes asked when will the schematics be ready? Mr. Jacunski replied by the next meeting of this Committee they should be completed. Mr. Jacunski asked where is LEARN located at the present time. Dr. Hagen replied in a wing of Lillie B. Haynes. Dr. Hagen asked is there any logic to keep a portion not renovated. The space could be used for first and second graders. Jeff Newton felt it could be used for a preschool. Dr. Hagen felt we need to decide what to do with that space when LEARN leaves in 2018. Mr. Derry felt we need to change our philosophy on preschool. Mr. O'Connor felt this is a separate project. Mr. Rhodes stated we are chartered to carry out what was approved. At the end of the project we can revisit this.

Dr. Hagen stated in the architectural plans first, second, third and fourth stand independent. Mr. Jacunski added there are four classrooms per grade level.

Ex officio Mark Salerno arrived.

b. Construction Manager RFQ Evaluations. Mr. O'Connor reported we have received six responses to our RFQ for a Construction Manager. The state requires that we select four.

MOTION (3): **Mr. Carini moved to invite Downes, FIP, Fusco and O & G to submit RFPs. Seconded by Mr. Rhodes. Mr. Sullivan abstained from voting. (5-0-1) Motion carried.**

c. Construction Manager RFP Development. Mr. O'Connor reported at our last meeting we discussed issuing RFPs on Monday or Tuesday and due on July 13. On July 20 starting at 3 p.m. we will interview each one. On July 27 this Committee will have a meeting to award the contract.

Mr. Sullivan questioned whether the CM would have any reimbursable expenses. The owner will give added value to firms proposing a superintendent for each school. Mr. Rhodes and Mr. Sullivan felt during the interview process we need to make sure it is clear on how they propose to staff the project. Mr. Rhodes felt we would want to hear from them about how they will run the project.

Ex officio Mark Salerno left the meeting.

Mr. Rhodes stated we should reference exhibits in the contract. Mr. Sullivan felt the Town would pay for buildings insurance and the contractor pays the deductible. Mr. Rhodes suggested builder's risk on the contractor. Mr. O'Connor felt the Town should discuss builder's risk with its insurance agent.

7. PAYMENT OF BILLS.

Mr. O'Connor reported on Invoice 17131, dated June 1, 2017 from Jacunski Humes Architects, LLC for 80% of the schematic design for Lillie B. Haynes, less 20% previously billed in the amount of \$49,896 and Invoice 17132, dated June 1, 2017, for schematic design for Flanders School in the amount of \$40,200 and Invoice 17133, dated June 1, 2017 for schematic design for Niantic Center School in the amount of \$34,626.

MOTION (4): Mr. Rhodes moved to approve payment to Jacunski Humes Architects, LLC for Invoice 17131 in the amount of \$49,896, Invoice 17132 in the amount of \$40,200 and Invoice 17133 in the amount of \$ 34,626. Seconded by Mr. Fisher. Mr. Sullivan abstained from voting. (5-0-1) Motion carried.

Invoice #11236535, dated June 15, 2017 was received from Halloran & Sage for professional services in the amount of \$2,025.

MOTION (5): Mr. Fisher moved to approve Invoice #11236535, dated June 15, 2017 from Halloran & Sage for professional services in the amount of \$2,025. Seconded by Mr. Fortier. Mr. Sullivan abstained from voting. (5-0-1) Motion carried.

Two bills were received from the Recording Secretary.

MOTION (6): Mr. Fortier moved to approve the two bills from the Recording Secretary, as presented. Seconded by Mr. O'Connor. Mr. Sullivan abstained from voting. (5-0-1) Motion carried.

9. ADJOURNMENT

MOTION (7): Mr. Rhodes moved to adjourn the June 22, 2017 Town Building Committee Special Meeting Minutes at 7:30 p.m. Seconded by Mr. Fortier. Mr. Sullivan abstained from voting. (5-0-1) Motion carried.

Respectfully submitted,

Frances Gheri, Recording Secretary