

**EAST LYME
TOWN BUILDING COMMITTEE
REGULAR MEETING MINUTES
Thursday, NOVEMBER 16th, 2017**

Present: Abe Fisher, Acting Chairman, Gene Carini, Bill Derry, Jerry Fortier,
Tim Hagen, John Rhodes

Also Present: Jeffrey Newton, Superintendent of Schools
Al Jacunski, Jacunski Hume Architects, LLC
Lorel Purcell Pre-Construction Manager, O & G Industries
Alan Aldag, P E, BVH Integrated Services
Marianne Stevens, BOE Finance Director
Ted Hunt, Facilities Manager, School
Marc Salerno, Board of Selectmen

Absent: Ray O'Connor, Chairman, Gerry Burkhardt, Rob Sullivan

1. CALL TO ORDER

Acting Chairman Fisher called the November 14, 2017 Regular Meeting of the East Lyme Town Building Committee to order at 6:05 PM.

2. APPROVAL OF MINUTES – Meeting of October 19, 2017

Mr. Fisher called for any additions, deletions or corrections to the October 19, 2017 Meeting Minutes of the Town Building Committee.

****MOTION (1)**

Mr. Rhodes moved to approve the October 19, 2017 Meeting Minutes of the Town Building Committee as presented.

Mr. Carini seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

FILED

3. PUBLIC COMMENTS

Mr. Fisher called for comments from the public.
There were none.

NOV 21 2017 AT 10:15 AM/PM
Karen Galbraith, ATZ
EAST LYME TOWN CLERK

4. CORRESPONDENCE

Mr. Fisher said that he did not have any correspondence.

5. OLD BUSINESS

Mr. Rhodes asked about O & G doing the coordination review and when it would take place.

Mr. Jacunski said that they have had several reviews –

Ms. Purcell said that she has the information and would be happy to share it with them.

6. NEW BUSINESS

- **Elementary School Project -**
- **Architect Report and Construction Manager Report**

Mr. Jacunski reported that the alterations and related work are moving along. The estimates are working out okay and they have gone over the finishes with the Superintendent and reviewed the mechanicals for all three of the schools. Mr. Newton and Ms. Stevens joined him in a meeting with the State (Michelle Dixon) regarding the funding side yesterday and they were able to present their case regarding what they have. It was suggested that Mr. Newton ask for a space standard waiver and that when it is denied

that they appeal through the system. The Pre-bid Conformance Review Meeting is scheduled for January 23, 2018. The January 15, 2018 date was not available.

Mr. Jacunski said that he would meet with the local Building Official and Fire Marshal as the code requires a certain amount of egress for the gym. They would have non-simultaneous occupancy meaning that the gym could never be fully occupied with the classrooms being occupied. Handicap access and the elevator shaft were discussed noting that it is a large area and there is enough room for a wheelchair. An updated project scope was presented with it being noted that items 1 thru 10 at the bottom of the page have only three (3) items that are not eligible for reimbursement. It was also noted that they will continue to work on the overflow parking.

Mr. Rhodes indicated that he had some concern regarding the buildings being able to support sufficient Wi-Fi for every classroom/student. He said that he thinks that they need to know what would be needed for total Wi-Fi – how many more switches and Wi-Fi access points to be able to support the whole building. He said that he would like the costs but not a commitment.

Mr. Jacunski said that the DD estimate is over by some \$3M including alts and that they still need to work on this. He asked that they schedule a Special Meeting the week of the 27th so that he could update them properly on the budget at that time.

Mr. Hagen noted that they are consuming the dollars that are set aside for bonding and that would not fly as the BOE is watching that carefully.

Mr. Jacunski said that is why they do not have the information ready this evening.

Ms. Purcell said that they are still reconciling and making sure that things that are being carried are correct as there are things that still need to be flushed out. She said that they would look for other alternatives also as they have to be on budget.

Mr. Jacunski noted that worse case scenario figures were also put in and that many of them do not apply at this point and that needs to be adjusted.

Mr. Newton asked if the meeting scheduled for January 23, 2018 still keeps them in good position for doing the bidding in mid-February.

Ms. Stevens said yes.

Ms. Purcell said that they could possibly bring two schools ahead of the other especially if one school gets hung up in the process.

Mr. Rhodes asked Ms. Purcell if one school was not held back – if that would still be a good thing to do.

Ms. Purcell said yes.

Mr. Derry said that they then could potentially get two or three different contractors.

Ms. Purcell said that they could but they could also get a combo price. However; they have to treat them as three (3) separate projects regardless.

Mr. Jacunski said that even if they get one contractor for all three – they still have to treat them separately as projects.

Mr. Aldag said that he would come up with a list of potential vendors for their perusal.

▪ **Meeting Dates for Year 2018**

Mr. Fisher said that he had a proposed listing of meeting dates for 2018. Meetings are held on the third Thursday of the month with Special Meetings called at other times as necessary. After review, it was agreed that the dates were not in conflict with holidays or other closures.

(Note: Mr. Salerno left the meeting)

****MOTION (2)**

Mr. Fortier moved to accept the Town Building Committee 2018 Meeting Schedule dates as presented.
Mr. Derry seconded the motion. (Copy attached)

Vote: 6 – 0 – 0. Motion passed.

(Note: Mr. Derry left the meeting)

7. PAYMENT OF BILLS

Mr. Fisher presented the following **bills for payment**:

- Milone & MacBroom – Invoice #82551 dated 10/10/2017 – in the amount of \$3750 for Redistricting Assistance
- Milone & MacBroom – Invoice #83035 dated 11/9/2017 – in the amount of \$5000 for Redistricting Assistance
- Mystic Air Quality Consultants, Inc. Invoice dated 6 12/2017 – in an amount not to exceed \$19,835 for an Asbestos survey for all three schools (LB Haynes, Niantic Center & Flanders)
- Halloran & Sage LLP – Invoice #11246299 dated 10/13/2017 – in the amount of \$200 for General Matters (waiver forms)
- Norman Wood General Contractor invoice dated 11/15/2017 - in the amount of \$6500 for Flanders School gas pad installation labor and materials

****MOTION (3)**

Mr. Hagen moved to approve payment of the bills as presented above.
Mr. Rhodes seconded the motion.

Vote: 6 – 0 - 0. Motion passed.

Mr. Fisher also presented the following **bills for payment**:

- Jacunski Humes Architects – Invoice #17295 dated 11/1/2017 - in the amount of \$28,855.00 for Niantic Center School Alterations & Related work
- Jacunski Humes Architects – Invoice #17293 dated 11/1/2017 - in the amount of \$41,582.00 for Lillie B Haynes School Alterations & Related work
- Jacunski Humes Architects – Invoice #17294 dated 11/1/2017 - in the amount of \$67,006.00 for Flanders Elementary School Alterations & Related work

****MOTION (4)**

Mr. Rhodes moved to approve payment of the three (3) Jacunski Humes bills as presented above.
Mr. Fortier seconded the motion.

Vote: 6 – 0 - 0. Motion passed.

8. ITEMS FOR FUTURE AGENDAS

Ms. Purcell asked if the new laptop carts are needed and if they could be moved up as she would like them early for the phasing. She also asked who is buying the laptops.

Mr. Jacunski said that he would check to see if they come with the carts.

Mr. Rhodes said that they come as standard carts for 26 or 28 laptops. It was thought that they would need roughly two carts per school.

Mr. Newton said that he had received an email regarding the gas piping meters to boilers - seeking an update on it.

Mr. Aldag said the new boiler vent at Flanders is in the budget but nothing on the chimney or flue at LB Haynes.

Mr. Jacunski said that the exterior at Haynes is in the budget but nothing else. He said that they would need to check the height of the stack with gas and look at a new stack and taking out the chimney.

Mr. Fisher reminded everyone that they would be holding a Special Meeting for the Budget Review only the week of November 27, 2017.

9. ADJOURNMENT

Mr. Fisher called for a motion to adjourn.

****MOTION (5)**

Mr. Hagen moved to adjourn this November 16, 2017 Regular Meeting of the Town Building Committee at 7:25 PM.

Mr. Fortier seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary, Pro-Tem

**Town of East Lyme
Town Building Committee
Meeting Schedule
2018**

Meetings will be held at the **Lillie B Haynes School**
Staff Lounge
On the following listed Thursdays at **6:00 PM**
(3rd Thursday of the Month)

January 18, 2018

February 15, 2018

March 15, 2018

April 19, 2018

May 17, 2018

June 21, 2018

July 19, 2018

August 16, 2018

September 20, 2018

October 18, 2018

November 15, 2018

December 20, 2018

FILED

NOV 20 2017 AT 10:15 AM/PM
Karen Yalton, CR
EAST LYME TOWN CLERK