

**TOWN BUILDING COMMITTEE
SPECIAL MEETING MINUTES
NOVEMBER 28, 2017**

Present: Ray O'Connor, Chairman
Abraham Fisher
Gene Carini
John Rhodes
Tim Hagen

FILED

Absent: Rob Sullivan
Jerry Burkhardt
Bill Derry
Jerry Fortier

Nov 30 20 17 AT 12:00 AM/PM
Wynn Galbar, atc
EAST LYME TOWN CLERK

Also Present: Jeff Newton, Superintendent of Schools
Al Jacunski, Jacunski Hume Architects, LLC (by phone)
Marianne Stevens, Finance Director of Board of Education
Ted Hunt, School Facilities Manager
Marc Salerno, Board of Selectmen
Mike Brennan, O & G
Lorel Purchell, O & G Preconstruction Manager
Bruce Gelbar, O&G Senior Estimator

I. CALL TO ORDER

Chairman O'Connor called the Town Building Committee Special Meeting of November 28, 2017 to order at 6:05 p.m.

2. NEW BUSINESS

a. Review O&G's Budget. The Committee reviewed the revised Design Development Estimate dated November 28, 2017 from O & G.

Mr. Gelbar referred the Committee to the Referendum Appropriation on page 1 in the amount of \$37,500,000. The Committee stated this amount should be \$35,825,240. Dr. Hagen felt the estimate from O&G includes bonding. He stated the additional amount would go back to the Town if it was not needed for bonding. If it was felt that we needed some of that money, we would need to go back to the First Selectman and Board of Selectmen. This Committee has nothing to do with bonding costs. We are only authorized to work with construction costs.

Mr. O'Connor felt there is no breakdown of the construction costs in the revised estimate.

Mr. Rhodes stated this Committee does not deal with contingencies. Mr. Rhodes asked what is the amount of owner's contingencies? Mr. Gelbar replied 5%. Dr. Hagen stated we budgeted 10% for contingencies. Mr. Rhodes felt the design contingency is 3%. The construction contingency is not included. Mr. O'Connor added until we receive bids, we do not know the costs. Mr. Rhodes felt some of the add-ons should be alternates. He asked what is the base scope as of today? Mr. Gelbar

replied the base scope is in line items 1-36. Mr. Rhodes asked for a cost of any amount that has changed. Mr. Gelbar replied for the HVAC we went from cassettes in the classrooms to duct work. Dr. Hagen asked how much will the cost be? Mr. Jacunski felt it should not be greater than \$1 million. Mr. Rhodes felt it was hard for this Committee to assess what has changed. Mr. Jacunski felt the HVAC would be difficult to determine. Mr. Jacunski felt stand alone cassettes would not meet code. Mr. Salerno stated he is aware of 12 school systems that have put them in.

Mr. Gelbar stated the Flanders School roof replacement is a large item. It has to be bid at a later time. Mr. O'Connor stated in the original scope these items were included. Mr. Jacunski added that the Flanders roof is in worse condition than at Niantic Center and Lillie B. Haynes schools. Dr. Hagen stated on January 3, 2017 we received an estimate on the replacement of the roof at Flanders School.

Mr. O'Connor asked what is the cost difference if we install the split system? Mr. Gelbar felt he needed to research on what could be eliminated. The stand alone have no filters.

Dr. Hagen added we are considering lockers at Lillie B. Haynes School. Mr. O'Connor stated it is in the original scope. Dr. Hagen stated it is listed as an add on in Flanders and Niantic Center schools. Mr. Jacunski stated they plan to paint the lockers at Flanders School. Mr. O'Connor added in your October 5 estimate you changed from paint to lockers. Ms. Purcell stated in the alternates it was added on in three schools not in the construction costs.

Mr. O'Connor asked on Flanders alteration why is there no amount? Mr. Gelbar replied it is due to the specifications. Mr. Jacunski added the state facilities requires us to do an estimate in this way. Mr. Rhodes asked is it possible right now on the base scope of the project including owners contingencies 5% and Construction Manager cost at 4%. On top of the construction cost include bonding insurance and legal fees. Where are they now? He was informed in general O&G overhead. There are no design contingencies. He felt when we bid we need to know these costs. Ms. Purcell stated that cost is in the total of the three schools. Mr. Gelbar felt we need to add on the GMP contingency. It can come out of owner's contingency.

Mr. Newton asked is the furniture amount accurate? Mr. Jacunski stated the furniture overage is \$470,327. He asked how much furniture do you want to purchase? Mr. Newton replied it is under review by the principals. Mr. Jacunski stated by using loose furniture, it is more flexible. This includes every classroom. If you eliminate kindergarten and pre-kindergarten furniture, it saves \$220,000. Mr. O'Connor stated the main purpose of this project is education and safety. Dr. Hagen stated we discussed the noise factor. If we put in units with background noise it is not a good environment at all.

Mr. Rhodes' advice is to table this matter until O&G is able to have the base scope within budget and offer suggestions. The base scope needs to be within budget. Mr. Jacunski agreed. He felt by changing the ceilings much was saved. Mr. O'Connor suggested value engineering. Mr. Jacunski suggested not changing the duct work. We can reduce trees in the landscaping allocation. The Zoning Officer will see if it can be reduced. At the present time it is designed per the Town's Zoning Regulations.

Ms. Purcell stated we have looked at the inside and outside of the building. Mr. Brennen stated the driveway around the back of Niantic Center School was taken out of the alternates. Mr. Rhodes felt

we need to look at the base scope in the budget. He asked what is the status of the Flanders roof? Mr. Rhodes felt we need to develop a list greater than what we need. Mr. Jacunski replied the Flanders roof will cost \$1.2 million. Mr. Gelbar asked do you need sinks in every classroom? Ms. Purcell asked if the underground oil tank needs to be replaced?

O&G was asked to revise the Design Development Estimate of November 28, 2017. Dr. Hagen and Mr. O'Connor agreed to meet with O&G during the revision process.

Mr. Salerno expressed concern with the cost of the HVAC system. He asked that ceiling cassettes be looked at.

3. PAYMENT OF BILLS

A bill for 2.25 hours was received from the Recording Secretary for 2.25 hours for the October 19, 2017 meeting.

MOTION (1): Mr. Carini moved to approve the bill from the Recording Secretary for 2.25 hours for the October 19, 2017 meeting. Seconded by Mr. O'Connor. (5-0) Unanimous.

The Committee reviewed Invoice #47667, dated November 11, 2017 from Mystic Air Quality Consultants for Lillie B. Haynes in the amount of \$5,560.

MOTION (2): Mr. Rhodes moved to approve Invoice #47667, dated November 11, 2017 to Mystic Air Quality Consultants for Lillie B. Haynes in the amount of \$5,560. Seconded by Mr. Fisher. (5-0) Unanimous.

The Committee reviewed Invoice #47668, dated November 11, 2017 from Mystic Air Quality Consultants for Niantic Center School in the amount of \$6,655.

MOTION (3): Mr. Rhodes moved to approve Invoice #47668, dated November 11, 2017 to Mystic Air Quality Consultants for Niantic Center School in the amount of \$6,655. Seconded by Mr. Fisher. (5-0) Unanimous.

The Committee reviewed Invoice #47669, dated November 11, 2017 from Mystic Air Quality Consultants for Flanders School in the amount of \$5,560.

MOTION (4): Mr. Rhodes moved to approve Invoice #47669, dated November 11, 2017 to Mystic Air Quality Consultants for Flanders School in the amount of \$5,560. (5-0) Unanimous.

4. ITEMS FOR FUTURE AGENDAS

The Committee asked O&G's to revise the budget. A Special Meeting will be held on December 13, 2017 at 6 p.m. at Lillie B. Haynes staff lounge.

5. ADJOURNMENT

**MOTION (5): Mr. Hagen moved to adjourn the November 28, 2017 Town Building Committee Special Meeting at 7:30 p.m. Seconded by Mr. O'Connor. (5-0)
Unanimous**

Respectfully submitted,

Frances Gheri, Recording Secretary