

**TOWN BUILDING COMMITTEE
MEETING MINUTES
OCTOBER 19, 2017**

Present: Ray O'Connor, Chairman
Abraham Fisher
Jerry Fortier
Bill Derry
Gene Carini

FILED

Oct 20 2017 AT 2:15 AM/PM
Karen Galbo, ATC
EAST LYME TOWN CLERK

Absent: John Rhodes
Rob Sullivan
Jerry Burkhardt
Tim Hagen

Also Present: Jeff Newton, Superintendent of Schools
Al Jacunski, Jacunski Hume Architects, LLC
Marianne Stevens, Finance Director of Board of Education
Ted Hunt, School Facilities Manager
Marc Salerno, Board of Selectmen

I. CALL TO ORDER

Chairman O'Connor called the Town Building Committee Special Meeting of October 19, 2017 to order at 6 p.m.

2. APPROVAL OF MINUTES

Chairman O'Connor asked for additions, deletions or corrections to the September 21, 2017 Special Meeting Minutes of the Town Building Committee.

MOTION (1): Mr. Fisher moved to approve the Town Building Committee Special Meeting Minutes of September 21, 2017, as presented. Seconded by Mr. Fortier. Messrs. Derry, Fisher and Fortier abstained from voting. (2-0-3) Motion carried.

Chairman O'Connor asked for additions, deletions or corrections to the October 5, 2017 Special Meeting Minutes of the Town Building Committee.

MOTION (2): Mr. Fisher moved to approve the Town Building Committee Special Meeting Minutes of October 5, 2017, as presented. Seconded by Mr. Derry. Mr. Derry abstained from voting. (4-0-1) 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

Elementary School Project. Mr. Jacunski reported we had a coordination meeting and an IT meeting. We have \$150,000 per building to spend. We had an interior finishing review meeting. The principals felt some of the patterns are too busy. Revised concepts were done. We had a structural review at Flanders and Niantic Center schools. Tomorrow we have a meeting at 9:30 a.m. with the principals to finalize space allocations. We have not received a final report from Mystic Air. We hope to have it by next week. Mystic Air needs to return one more day for all three buildings. On November 15 at 1 p.m. we will have a review phase meeting with the state. At that time the state will look at our documents.

Mr. Newton reported the principals were asked for feedback on the classroom furniture. The principals felt they need moveable book cases.

Mr. Jacunski reported there is major site work at Lillie B. Haynes. We have separated car and bus traffic. The students will walk on the sidewalks. We are eliminating the double entrance. There are 99 parking spaces and 6 handicapped spaces. We will have 166 parking spaces and 7 handicapped spaces. New trees will be planted. We will repave and re-stripe. Mr. Newton asked will there be visitor parking spaces? Mr. Jacunski replied there is no defined signage. Mr. Derry asked if there is lighting? Mr. Jacunski replied there is. Mr. Salerno asked what is the reason for additional parking spaces? Mr. Newton replied more spaces are needed because individuals park on the lawn at events.

At Flanders there is minimal site work. We are adding sidewalks. There will be plantings and a lawn area. Mr. Salerno asked if the parking area will remain the same? Mr. Jacunski replied it will.

At Niantic Center we will have a new entry canopy, repaving and striping. There will be a soft paved parking area that will look like a lawn. It requires relocating the playground structure. There will be additional plantings and landscaping. Mr. Newton asked if there will be fencing at the soft parking area? Mr. Jacunski replied there could be. There will be a curb cut, but we can provide some right at the entrance.

Mr. Jacunski stated we are getting ready for the next progress report and an updated budget will be ready by the next meeting.

Mr. Derry asked if there will be lighting in the parking area? Mr. Jacunski replied there will be. Mr. Derry felt the current area of the playground is good. The lighting is nice, and it would be moved to a darker corner. He recommended obtaining principal and staff input. Mr. Jacunski replied we could move it. Mr. Newton asked if it is possible to plow that area in the winter? Mr. Jacunski replied it is real grass. It will give 28 extra spaces. Mr. Fisher asked if cars will be parked on a hill? Mr. Newton stated additional parking is needed for big performances. Mr. Salerno asked if there is an alternate? Mr. Jacunski replied it was included in O & G's last estimate. Mr. Derry suggested that principals and staff look at it. Mr. Jacunski agreed to send it to Mr. Newton for distribution. Mr. Newton would like to have it on display. Mr. O'Connor asked if this Committee will see mechanical and architectural drawings before it goes to the state? Mr. Jacunski agreed to have it by the next meeting. Mr. Fortier suggested putting the information on flash drives for Committee members. Mr. Jacunski agreed to have it on flash drives. Mr. Salerno added when we walked through he observed mildew. He asked if this has been looked at? Mr. Jacunski agreed to discuss it with Mystic Air. Mr. Salerno felt it should be addressed. Mr. Salerno asked if anything will be done to the area on the back side of the school? Mr. Jacunski replied not right now. He will ask O&G to price new pavement.

Mr. O'Connor received a telephone call from Mike Brennen, and he sent comments back on the MEP drawings. Mr. Jacunski felt his firm's architectural drawings will not change much but will have more details. He stated we will be sending specifications on some items. Mr. Jacunski recommended hurricane windows and feels they are much better than bullet proof glazing.

Mr. O'Connor stated all windows are budgeted for Flanders and Niantic Center. We are reviewing Lillie B. Haynes. Flanders and Niantic Center windows are in the budget but not Lillie B. Haynes. Mr. Jacunski reported they are reimbursable, minus space standards. Mr. Jacunski stated he is not asking for additional design fees. Mr. O'Connor felt good justification is needed for the Lillie B. Haynes windows. Mr. Jacunski stated the seals are broken on some. Mr. O'Connor stated any change over \$30,000 needs Board of Education approval. Mr. Jacunski stated we could bid it as an alternate. The windows are energy efficient and are reimbursable. Mr. Salerno asked what type of bonding the project would have? Ms. Stevens replied short term at present. Mr. O'Connor asked if a meeting was held with the Fire Marshal about the fire alarm system replacement? Mr. Newton replied he will attend our next Board of Education meeting. Mr. Jacunski stated fire alarms are reimbursable. Mr. Hunt reported the state inspected the underground storage tanks. He made available the reports he received. Mr. Hunt stated EMCOR converted the boilers. Mr. O'Connor reported we are not replacing a boiler at Flanders School, only converting the existing to natural gas. Mr. Hunt stated one Niantic Center boiler and one of the Lillie B. Haynes boilers will be replaced.

7. PAYMENT OF BILLS

Mr. Jacunski submitted Invoice No. 17229, dated September 1, 2017 for professional services for Lillie B. Haynes in the amount of \$37,425.

MOTION (3): **Mr. Derry moved to pay Invoice No. 17229, dated September 1, 2017 for professional services rendered to date for Lillie B. Haynes in the amount of \$37,425. Seconded by Mr. Carini. (5-0) Unanimous**

Mr. Jacunski submitted Invoice No. 171239, dated September 1, 2017 for professional services rendered for Flanders School in the amount of \$30,150.

MOTION (4): Mr. Derry moved to pay Invoice No. 171239, dated September 1, 2017 for professional services rendered for Flanders School in the amount of \$30,150. Seconded by Mr. Carini. (5-0) Unanimous

Mr. Jacunski submitted Invoice No. 17231, dated September 1, 2017 for professional services rendered to Niantic Center School in the amount of \$25,968.

MOTION (5): Mr. Derry moved to pay Invoice No. 17231, dated September 1, 2017 for professional services rendered to Niantic Center School in the amount of \$25,968. Seconded by Mr. Carini. (5-0) Unanimous

9. ADJOURNMENT

MOTION (6): Mr. Fortier moved to adjourn the October 19, 2017 Town Building Committee Special Meeting at 6:45 p.m. Seconded by Mr. Fisher. (5-0) Unanimous

Respectfully submitted,

Frances Gheri, Recording Secretary