

**EAST LYME
TOWN BUILDING COMMITTEE
SPECIAL MEETING MINUTES
Thursday, OCTOBER 5th, 2017**

Present: Ray O'Connor, Chairman, Bill Derry, Abe Fisher, Jerry Fortier, Tim Hagen, John Rhodes

Also Present: Jeffrey Newton, Superintendent of Schools
Al Jacunski, Jacunski Hume Architects, LLC
Ken Biega, Project Manager, O & G Industries
Allan Aldag, BVH
Marianne Stevens, BOE Finance Director
Marc Salerno, Board of Selectmen

Absent: Jerry Burkhardt, Gene Carini, Rob Sullivan

FILED

Oct 12 2017 AT 2:15 AM/PM

Tim Hagen
EAST LYME TOWN CLERK

1. CALL TO ORDER

Chairman O'Connor called the October 5, 2017 Special Meeting of the East Lyme Town Building Committee to order at 6:04 PM.

2. NEW BUSINESS

▪ **Review O & G's Budget**

Ken Biega, O & G reviewed the budget Schematic Design Cost Estimates for each school by the respective school and its projects. He started with the summary sheet and noted that they had made some assumptions. This is the first schematic design estimate coming off of the conceptual plan. They are not too far off from the original projection with more information and fine tuning still to come. The total of all of the East Lyme elementary schools projects would be in the \$35.8M area with this first budget estimate.

Mr. Jacunski said that the Schematic Design Estimates include all of the items that they had discussed and the generator.

(Note: 6:15 pm Mr. Salerno joined the meeting)

Discussion came up regarding the very old fire alarm systems in the three schools and it was stated that the Fire Marshal had indicated that he wanted them replaced as they could cause a problem. They are old and outdated and they would need to be brought up to the current code. They are currently a good 20 years or more old. It was also noted that due to the potential for a micro-grid system in the Middle School area (as that falls under the seven (7) Town emergency shelter area), that the LBH design could be for battery back-up packs with the generator as an alternate. There would be more discussion on this.

Mr. Hagen said that their basic concerns are always for life safety, to be handicap accessible and to help the students and staff.

Ms. Stevens asked about the short term financing costs and the cost to issue the debt.

Mr. O'Connor and Mr. Biega said that there is money to cover that.

Mr. Biega continued his dialogue on where the numbers had increased or decreased and where they stood at the moment.

Mr. Jacunski noted that the alts lists are just suggestions and not something that they are obligated to do. They were asked to estimate them and they had done so.

Mr. Biega said that he would come up with a list on the priorities for the BOE to review.
Mr. Hagen said that if they have the cost that they can bring it to the BOE for review and action.

(Note: 6:40 pm – Mr. Fisher left the meeting to attend another event)
It was noted that at Niantic Center that the kitchen exhaust would be updated to meet current code.

Mr. Rhodes and Mr. Hagen agreed that they need a running list of the items that will be required for health, safety and welfare as that is their primary concern.
Mr. Hagen noted that he would like to keep the BOE informed of the running list.

Mr. Aldag said that he would like authorization to proceed on the design at the October 19, 2017 meeting if at all possible.

Mr. Jacunski reviewed the potential costs for the fire alarm controls, clock systems and intercoms for each school.
(Note: 7:15 pm – Mr. Salerno left the meeting to attend another meeting)

Mr. Hagen said that the fire alarm system was something that definitely had to be done for each school. Wi-Fi enhancement for each school without any additional drops was mentioned and would run in the \$50,000 range (per school).

Mr. Rhodes asked if there would be any additional engineering charges on the Wi-Fi enhancement.
Mr. Aldag said that without any new drops that there should not be. He did note however that there is the potential for additional design fees due to the lack of existing structural drawings for all of the schools.

****MOTION (1)**

Mr. Fortier moved to approve the following additional services for all three (3) schools – Fire Alarm Design Controls; Intercom Speakers and Clock System.

Mr. Derry seconded the motion.

Vote: 5 – 0 - 0. Motion passed.

Mr. Biega said that he would prepare an updated scope and alts for Mr. Hagen for the BOE to be kept up to date on the project.

Mr. O'Connor reported on a positive note that the water blasting of the underground pipes (LBH) was done and the results showed that the pipes were clear and everything was moving through.

3. PAYMENT OF BILLS

Mr. O'Connor presented the following bills for payment:

- All Things Sewer & Drain Care – Inv. #092917 for \$3600; Inv. #100217 for \$3600; Inv. #100317 for \$3600 and Inv. #100417 for \$3600
- Halloran & Sage in the amount of \$1975.00 for finalizing the O & G and Surveyor contracts

Jacunski Humes said that he would like to table his billing until the next month.

****MOTION (2)**

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

Mr. Fortier seconded the motion.

Vote: 5 – 0 - 0. Motion passed.

4. ITEMS FOR FUTURE AGENDAS

Mr. Rhodes asked O & G for an outline on the assessment.

Mr. Fortier asked for a better summary report.

Mr. O'Connor said that he was looking for some consensus from the BOE on some of the additional items and if they are within budget once the final figures come in. He would like them to have an idea on potential directions to follow in conjunction with the items, cost estimates and the overall project.

It was also discussed that there could potentially be a need to call a Special Meeting in November depending upon the outcome of the next Regular Meeting on October 19, 2017. They were asked to keep that in mind so that they would be sure to meet target dates.

Mr. O'Connor reminded everyone that like this evening, all future meetings would also be held at LBH.

5. ADJOURNMENT

Mr. O'Connor called for a motion to adjourn.

****MOTION (3)**

Mr. Derry moved to adjourn this October 5, 2017 Special Meeting of the Town Building Committee at 8:10 PM.

Mr. Fortier seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary, Pro-Tem