

**EAST LYME  
TOWN BUILDING COMMITTEE  
SPECIAL MEETING MINUTES  
Thursday, SEPTEMBER 21st, 2017**

**Present:** Ray O'Connor, Chairman, Jerry Burkhardt, Gene Carini, Tim Hagen, John Rhodes

**Also Present:** Jeffrey Newton, Superintendent of Schools  
Al Jacunski, Jacunski Hume Architects, LLC  
Nelson Reis, Project Manager, O & G Industries  
Marianne Stevens, BOE Finance Director  
Billie Shea, School Intern  
Ted Hunt, Facilities Manager, School  
Marc Salerno, Board of Selectmen

FILED

*Sept 28* 2017 AT 10:10 (AM) PM

*Sullivan ATC*

EAST LYME TOWN CLERK

**Absent:** Bill Derry, Abe Fisher, Jerry Fortier, Rob Sullivan

**1. CALL TO ORDER**

Chairman O'Connor called the September 21, 2017 Regular Meeting of the East Lyme Town Building Committee to order at 6:00 PM.

**2. APPROVAL OF MINUTES – Meeting of August 24, 2017**

Mr. O'Connor called for any additions, deletions or corrections to the August 24, 2017 Special Meeting Minutes of the Town Building Committee.

Mr. Carini asked that on the front page where he is also listed under Also Present as a BOE Member that it be deleted as he is not a BOE member.

**\*\*MOTION (1)**

Mr. Hagen moved to approve the August 24, 2017 Special Meeting Minutes of the Town Building Committee as amended.

Mr. Carini seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

**3. PUBLIC COMMENTS**

Mr. O'Connor called for comments from the public.

There were none.

**4. CORRESPONDENCE**

Mr. O'Connor noted that he had sent a notice to the Town Clerk informing her of the meeting dates that they had set up for the remainder of this year.

**5. OLD BUSINESS**

There was no discussion.

**6. NEW BUSINESS**

**a. LBH Sewer piping inspection and cleaning**

Ted Hunt, School Facilities Manager said that he had a presentation for them regarding the sewer lines at LBH. The lines are in the process of being cleaned out, scoped and scanned and they are 50% done.

He explained that every year he has to snake out sections of sewer piping and that pieces of iron and clay piping along with some clay from the art room end up in the piping. He provided them with samples of what is being found and video of the process and what they are finding. The main damaged areas are outside.

Mr. Rhodes asked about roots growing through the pipes.

Mr. Hunt said that there are a majority of roots growing through the pipes outside. The mis-match on the pipe types has a great deal of roots growing through it.

Mr. Hagen asked if they would have to dig up the floor.

Mr. Hunt said that he thought that they would be okay.

Mr. O'Connor asked if the jet is able to get through the roots.

Mr. Hunt said yes, it pulverizes the roots. He presented pictures of before and after at this time. He noted that All Things Sewer & Drain have waived the after hours charge due to the school hours and not being able to work until school is out.

Mr. O'Connor said that they had passed a motion the last time to spend \$3,000 and that he had the authority to let it go up to \$10,000. They are about one-half done and he has estimates for another \$14,400 to finish the job.

Mr. Jacunski noted that they have \$40,838 for lining of the pipes that they will not have to do – so this will help.

Mr. Hagen asked if they would still replace the outside piping.

Mr. Jacunski said yes, as it is clay.

Mr. Salerno asked how often this work should be done.

Mr. Hunt said that they do it some four to five times a year now but with this work that they are doing – once a year should be adequate.

Mr. Rhodes said that he would like an estimate to line the pipes anyways.

Mr. Hunt said that he understood lining as more of a fix rather than something permanent.

Mr. Rhodes said yes – a fix would last 20 years whereas the replacement would last 50 years.

Mr. Hagen asked if there were issues with the other schools.

Mr. Hunt said no.

Mr. O'Connor noted the four PO's all under \$10,000 for the work done by All Things Sewer & Drain Care and asked for a motion to approve them.

### **\*\*MOTION (2)**

Mr. Rhodes moved to approve the four PO's for work under \$10,000 for All Things Sewer & Drain Care as presented.

Mr. Hagen seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

The Committee members thanked Mr. Hunt for his presentation.

### **b. Design Report**

Mr. Jacunski gave a partial hazmat report noting that there is no lead at Flanders and Niantic has some in the paint. There is asbestos in the vinyl flooring, sink coatings and window caulking at Niantic. They should have all of the reports finalized in two (2) weeks time. He also reported that the property surveys were completed for all of the schools. He then reviewed the interior finishes for the schools that were decided upon by Staff and others and received comments from the Committee members.

Mr. Rhodes suggested that the blue wave pattern design carpet that was chosen was rather dark and that in large areas would appear even darker. It was suggested that they stay within the same color and design but see if there was a lighter version.

Mr. Jacunski said that he would look for a lighter variation.

Mr. Rhodes asked if the cafeterias were going to have carpeting.

Mr. Jacunski said no, carpeting would be only in the main offices and media centers.

Mr. Hagen asked about the finishes that had been chosen in relation to whether they fell on the high or lower end of the budget that they had to work within.

Mr. Jacunski said that they fell within the budget as the materials had already been specified.

Mr. Newton and Mr. Jacunski explained the space standards and some potential next steps. It was noted that the meeting with the State started with wanting to save money.

Mr. Rhodes asked if the space standard is the regular basis.

Mr. O'Connor asked about the total financial impact.

Mr. Jacunski said that the 120 sf per student rises with the grade level. 34.64% is the reimbursement figure. The standard affects the pro-rating.

Mr. Rhodes said that they have to have the project approved by the State to go out to bid.

Mr. Newton discussed a potential draft regarding the current situation with the State and the space standards and how they affect this project with the Committee and it was agreed that he would meet with the First Selectman and our Representatives to review the current changes from the State.

### **c. Construction Manager Report**

Mr. Jacunski noted that they had started transferring information to O & G and requested that they set up a Special Meeting on October 5, 2017 with only one item on the agenda, that being some approvals so that they could move the project along.

Nelson Reis, Project Manager O & G was in agreement with this timeline. He noted that Ken Biega had suffered an injury with his leg and could not navigate the stairs to be here this evening.

Mr. O'Connor said that they would schedule a Special Meeting for Thursday October 5, 2017 at 6 PM. They would discuss the project scopes on mechanicals, electrical and plumbing. It was noted that the new emergency generator would be run by auto transfer switch.

## **7. PAYMENT OF BILLS**

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

- Juliano Associates for Surveying Services – Invoice dated 9/21/2017 - \$4700 for LBH, \$3050 for Flanders and \$3800 for Niantic Center
- All Things Sewer & Drain Care – Inv. #082917 for \$3250; Inv. #090717 for \$3600; Inv. #090117 for \$1800; Inv. #090817 for \$2700; Inv. #090517 for \$1800 and Inv. #0911117 for \$1800
- Jacunski Humes for advertising for the Surveyor – Inv. #R1713 for \$504.10
- Clarence Welti for Geo-technical borings and support – Inv. #20693 for \$7500
- Offshore construction for 17 test cuts on Flanders roof – Inv. #11889 for \$1615.33
- Recording Secretary for three (3) hours work for August 2017 meeting

### **\*\*MOTION (3)**

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

Mr. Burkhardt seconded the motion.

Vote: 5 – 0 - 0. Motion passed.

## **8. ITEMS FOR FUTURE AGENDAS**

Mr. O'Connor noted that one member of the Committee had also had an accident that hurt his leg and would also need a first floor meeting venue. He suggested that they move the meetings for the remainder of the year to Lillie B Haynes School as they could meet in a first floor room.

Mr. Newton said that he could arrange that.

The October 5, 2017 Special Meeting would be held at LBH as well as the Regular Meetings scheduled for October 19, 2017, November 16, 2017 and December 21, 2017.

Mr. O'Connor said that he would get the Special Meeting agenda out to everyone.

## **9. ADJOURNMENT**

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

### **\*\*MOTION (4)**

Mr. Burkhardt moved to adjourn this September 21, 2017 Regular Meeting of the Town Building Committee at 7:30 PM.

Mr. Hagen seconded the motion.

Vote: 5 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,  
Recording Secretary, Pro-Tem