

**TOWN BUILDING COMMITTEE
SPECIAL MEETING MINUTES
DECEMBER 21, 2017**

Present: Ray O'Connor, Chairman
Rob Sullivan
Jerry Fortier
Tim Hagen
Gene Carini
Bill Derry
John Rhodes

FILED

Dec 27 2017 AT 10:09 AM/PM
(Signature)
EAST LYME TOWN CLERK

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
Ted Hunt, Facilities Manager, School
Marc Salerno, Board of Selectmen
Marianne Stevens, BOE Finance Director
Bruce Gelbar, O & G Industries Senior Estimator
Mike Brennan, O & G
Ken Biggie, O & G

1. CALL TO ORDER

Chairman O'Connor called the December 21, 2017 Special Meeting of the Town Building Committee to order at 6 p.m.

2. APPROVAL OF MINUTES

November 16, 2017. Chairman O'Connor asked for additions, deletions or corrections to the November 16, 2017 Regular Meeting Minutes.

MOTION (1): Tim Hagen moved to approve the November 16, 2017 Regular Meeting Minutes, as presented. Seconded by Jerry Fortier. Messrs. O'Connor and Sullivan abstained from voting. (4-0-2) Motion carried.

November 28, 2017. Chairman O'Connor asked for additions, deletions or corrections to the November 28, 2017 Special Meeting Minutes.

MOTION (2): Gene Carini moved to approve the November 28, 2017 Special Meeting Minutes, as presented. Seconded by Tim Hagen. Messrs. Sullivan, Derry and Fortier abstained from voting. (3-0-3) Motion carried.

3. PUBLIC COMMENTS

There were no public comments.

Committee member John Rhodes arrived.

4. CORRESPONDENCE

Chairman O'Connor informed the Committee he received a letter from the Town Clerk requesting Town Building Committee's schedule of meeting dates for 2018. The schedule of 2018 meeting dates were submitted. The Town Clerk informed him of the requirements for a special meeting. He received a letter from the State Department of Administrative Services informing him that our project was accepted at a 44.6% reimbursement rate. It may be reduced by space. We will apply for a space waiver. He received a letter from the Town Clerk reappointing Abe Fisher, Gerry Fortier and John Rhodes. They were asked to go to the Town Clerk's office prior to the next meeting of this Committee to be sworn in.

5. OLD BUSINESS

There was no discussion of old business.

6. NEW BUSINESS

Elementary School Project:

Architect's Report. Mr. Jacunski reported he has been coordinating with the consultants. He has met with the principals of each school. He also had numerous telephone calls with Mr. Gelbar.

Construction Manager's Report. Ms. Purchell informed the Committee she has met with the principals of each school. She also met with Mr. Newton. There will be four phases beginning in June until 2019. The bathrooms will be completed first. We have locations for the O&G trailers. We will need to maintain traffic.

Lillie B. Haynes will be done in four phases beginning in June and ending in August. The classrooms and main office will be done. The main office will be relocated while the first phase is done.

Flanders School is a work in progress and more time may be needed in that school. We have met with the Fire Marshall and Building Official to go over the Board of Education building to try to obtain as much space as possible. Flanders needs 28 classrooms.

The principals are in agreement with the phasing plans. It will be part of the bid documents. We will meet with the state in January. The approach and materials should be the same. We hope to get better prices if its efficient. There are different ideas as to whether we have three classrooms or an entire gym and six classrooms. We meet every Tuesday.

We need to schedule a meeting with the abatement consultant. There will be no summer school at the elementary schools. Mr. Newton felt the custodians will need to know where we will be and what furniture needs to be moved out.

Ms. Stevens arrived.

During the abatement everyone needs to be out of the building. The abatement will be done at night when school is in session. Mystic Air should be consulting with the Department of Public Health. Mr. Biega suggested putting up physical barriers. LEARN said they do not have anywhere else to go. Mr. Newton stated we will find space for them.

Mr. Gelbar distributed copies of the Design Development Estimate for the Addition and Renovations revised December 20, 2017. The total of East Lyme projects with value engineering is over budget by \$1,092,842. There was an increase in HVAC. It was priced as non-ducted cassettes and changed to ducted ceiling cassettes. There is an increase in the front canopy. There is also an increase in the value of the windows.

Mr. Rhodes asked what is the status of the drawings? Mr. Jacunski replied 99%. Mr. Jacunski reported he had a preliminary meeting with the Building Official and Fire Marshall. On January 23 he will meet with the state for a six hour meeting. Mr. Rhodes stated once the state approves it we can go

out to bid. Mr. Jacunski added he is meeting with the Board of Education on January 22, 2017. Mr. Gelbar stated the estimate will be done on January 11, 2017. Mr. Rhodes asked is 3% an appropriate level of contingencies? Mr. Jacunski replied 3% comes out of design contingency. Mr. Salerno asked does each classroom have its own air handler? Mr. Jacunski replied it does. Mr. Salerno asked if duct work is for fresh air? Mr. Jacunski stated it varies between schools. Mr. Newton added every room will have the same unit. Every classroom can be controlled. Dr. Hagen asked where are the units? Mr. Jacunski replied the units are in the ceiling. Dr. Hagen asked is there noise from the fan? Mr. Jacunski replied it is quiet. The state requires that the noise be under 35 decibels for everything in the room. The acoustical consultants have to approve it. Dr. Hagen asked where are the condensers on the roof and will there be vibrations? Mr. Jacunski replied there will not be vibrations. Mr. Rhodes felt it should be in the hallways. Ms. Purcell asked how many units are for the classrooms. Mr. Jacunski replied two to three units. Mr. Salerno asked if the fresh air requirements are treated the same for windows? Mr. Jacunski replied they have 4% natural ventilation.

Mr. Hunt was asked to research other schools. He reported everyone on the list spoke to the manufacturer. They all had minimal mechanical issues. There were issues with vibration. If they were properly mounted the issues would be eliminated. Mr. Newton asked what are the long term maintenance requirements? Mr. Jacunski replied there are filters in every room. The controls are always an issue. The manufacturer had to come to the schools to set it up. You have condensing units on the roof. Mr. Newton asked will we have automatic temperature controls to shut off the system. Mr. Jacunski replied we will set up it to come on at 6 a.m. and in the evening there will be an automatic shut down. If a teacher stays later they can put it on for a couple of hours. Mr. Salerno asked if the schools he researched seem to be happy with them? Mr. Hunt replied no one was unhappy. Out of twenty two had issues with vibration. The mechanical issues were minimal.

Mr. Jacunski stated when you talk about air conditioning in the classrooms, you have doors that open at times and some air conditioning is lost. We are not air conditioning the corridors. We are setting up the system for fresher air. We are designing for 35 decibels. The state has always signed off on this system. Mr. Salerno felt it was worth having discussions because it will cost more. Mr. Jacunski stated the fact that individuals are saying it is not noisy does not mean its within the criteria of 35 decibels. Mr. Rhodes felt the projects should meet health, safety and educational requirements. If he had to chose he would purchase the recommendations from the engineers, because it is the right thing to do. Mr. Sullivan agreed. Mr. Salerno asked if they can be run on heating or cooling mode? Can we control each room? Mr. Jacunski replied there are controls for the radiators. Mr. O'Connor stated there are two thermostats in each room. Mr. Derry felt fresh air has a price. The climate in the room will be uniform. Mr. Rhodes felt it was important to keep the velocity very low. It will keep everyone more comfortable. Mr. Jacunski stated you would want the velocity low and quiet. Mr. Rhodes felt we need proper distribution. Mr. O'Connor asked if anyone had reservations about this system? No one did. Mr. Jacunski stated the canopy at Flanders remains. Lillie B. Haynes needs to be done. The canopies are alternates. Mr. Salerno asked if each are \$300,000? Dr. Hagen stated on January 3 we receive an estimate of \$35,000 for the front entrance. Mr. Rhodes felt it was more important for student and staff comfort than canopies. Mr. Salerno asked why do they cost that much? It was felt they should be alternates. Mr. Newton asked what is the savings on taking off the ends? Mr. Jacunski stated he received an additional services request for the office area at Flanders School at a cost of \$14,600. To remove the walls at Flanders School we will need steel. It was based on the original schematic plan. Mr. Salerno asked is this for only the front area? Mr. Jacunski replied it is. The increased value of the toilet area is \$1.2 million. Mr. Gelbar stated this is for the structural components in that area. This is for all three school and includes structural for Flanders School. Mr. O'Connor asked for an explanation of the increase in roof replacement. Mr. Jacunski replied it was \$1.1 million and increased to \$1.2

million. The exterior doors will be glazed. We are replacing all doors with metal. Dr. Hagen felt the canopies should be an alternate.

Mr. Jacunski left the meeting.

Mr. Rhodes felt the base scope calls for new removable partitions. He felt you get more noise through them. He suggested that they be an alternate. He felt studs are the best. He suggested deleting the bubbles and sink bowl. Mr. Salerno asked what type of flooring will be in Niantic Center School. He was informed it will be the same as at Flanders School.

MOTION (3):Mr. Rhodes moved that the Committee approves that the architect and Construction Manager proceed with construction documents, based on discussion tonight. Seconded by Dr. Hagen. (7) Unanimous.

MOTION (4):Mr. Sullivan moved to approve the additional services for Flanders School Office not in the original scope. Seconded by Mr. Rhodes. (7) Unanimous.

Commission member Mr. Derry left the meeting.

7. PAYMENT OF BILLS

Chairman O'Connor received Invoice No. 83421, dated December 7, 2017 from Milone & MacBrook for professional services rendered for the period November 1, 2017 to November 30, 2017 in the amount of \$3,750.

MOTION (5):Mr. Fortier moved to approve Invoice No. 83421, dated December 7, 2017 from Milone & MacBrook for professional services rendered for the period of November 1, 2017 to November 30, 2017 in the amount of \$3,750. Seconded by Mr. Sullivan. (6) Unanimous.

Mr. O'Connor received bill from The Fence Man & Sons, dated November 30, 2017 in the amount of \$5500.

MOTION (6):Mr. Fortier moved to approve the bill from the Fence Man & Sons, dated November 30, 2017 in the amount of \$5500. Seconded by Mr. Sullivan. (6) Unanimous.

Mr. O'Connor received Invoice #17325, dated December 1, 2017 from Jacunski Humes Architects, LLC in the amount of \$166,328.

MOTION (7):Mr. Fortier moved to approve Invoice #17325, dated December 1, 2017 from Jacunski Humes Architects, LLC in the amount of \$166,328. Seconded by Mr. Sullivan. (6) Unanimous.

Mr. O'Connor received Invoice #17327, dated December 1, 2017 from Jacunski Humes Architects, LLC in the amount of \$115,420.

MOTION (8):Mr. Fortier moved to approve Invoice #17325, dated December 1, 2017 from Jacunski Humes Architects, LLC in the amount of \$115,420. Seconded by Mr. Sullivan. (6) Unanimous.

Mr. O'Connor received Invoice No. 17326, dated December 1, 2017 from Jacunski Humes Architects, LLC in the amount of \$100,509.

MOTION (9):Mr. Fortier moved to approve Invoice No. 17326, dated December 1, 2017 from Jacunski Humes Architects, LLC in the amount of \$100,509. Seconded by Mr. Sullivan. (6) Unanimous.

Mr. O'Connor received Invoice 17334, dated December 1, 2017 from Jacunski Humes Architects, LLC in the amount of \$25,875.

MOTION (10):Mr. Fortier moved to approve Invoice No. 17334, dated December 1, 2017 from Jacunski Humes Architects, LLC in the amount of \$25,875. Seconded by Mr. Sullivan. (6) Unanimous.

Mr. O'Connor received Invoice No. 17335, dated December 5, 2017 from Jacunski Humes Architects, LLC in the amount of \$16,675.

MOTION (11):Mr. Fortier moved to approve Invoice No. 17335, dated December 5, 2017 from Jacunski Humes Architects, LLC in the amount of \$16,675. Seconded by Mr. Sullivan. (6) Unanimous.

Mr. O'Connor received Invoice No. 17336, dated December 5, 2017 from Jacunski Humes Architects, LLC in the amount of \$14,375.

MOTION (12):Mr. Fortier moved to approve Invoice No. 17336, dated December 5, 2017 from Jacunski Humes Architects, LLC in the amount of \$14,375. Seconded by Mr. Sullivan. (6) Unanimous.

Mr. O'Connor received Invoice R1715, dated December 5, 2017 from Jacunski Humes Architects, LLC in the amount of \$1,713.13.

MOTION (13):Mr. Fortier moved to approve Invoice R1715, dated December 5, 2017 from Jacunski Humes Architects, LLC in the amount of \$1,713.13. Seconded by Mr. Sullivan. (6) Unanimous.

**MOTION (14): Dr. Hagen moved to adjourn the December 21,
2017 Special Meeting at 8 p.m. Seconded by
Mr. O'Connor. (6) Unanimous.**

Respectfully submitted,

Frances Gheri, Recording Secretary