

**TOWN BUILDING COMMITTEE
REGULAR MEETING MINUTES
JANUARY 18, 2018**

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

FILED

Jan 22 2018 AT 12:25 AM/PM
W. Sullivan
EAST LYME TOWN CLERK

Absent: Rob Sullivan

Also Present: Jeffrey Newton, Superintendent of Schools
Al Jacunski, Jacunski Hume Architects, LLC
Lorel Purcell, Pre-Construction Manager, O & G Industries
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

1. CALL TO ORDER

Chairman O'Connor called the January 18, 2018 Regular Meeting of the Town Building Committee to order at 6 p.m.

2. APPROVAL OF MINUTES

December 21, 2017. Chairman O'Connor asked for additions, deletions or corrections to the December 21, 2017 Regular Meeting Minutes.

The following correction was noted: Mr. Biega's name was misspelled under Also Present.

MOTION (1): John Rhodes moved to approve the December 21, 2017 Regular Meeting Minutes, as amended. Seconded by Dr. Hagen. (5-0) Unanimous.

3. PUBLIC COMMENTS

There were no public comments.

Committee member Jerry Fortier arrived.

4. CORRESPONDENCE

1. Letter dated January 11, 2018 from Brian Holmes, Assistant Vice President of O & G Industries, Inc. regarding East Lyme Elementary Schools Projects requests lowering the excess liability insurance requirements on subcontractors be reduced to \$5 million in order to obtain competitive bids.

2. Letter from the Town Clerk reappointing John Rhodes to this Committee for four years.

5. OLD BUSINESS

There was no discussion of old business.

6. NEW BUSINESS

Elementary School Project:

Construction Manager Report. Ms. Purcell reported Planning & Zoning reviewed and approved the Lillie B. Haynes plans. She sent the RFP to CHRO (Commission on Human Rights and Opportunities).

Mr. Jacunski arrived.

Ms. Purcell plans to go out to bid as soon as she receives approval to bid on the two projects. When the bids are received she will do scoping and will go right into GMP. Mr. Derry asked what would happen if all three were approved? Ms. Purcell replied there will be a two to three week lag. Mr. Rhodes asked if the bidders will have the option to work on one of the two schools. Ms. Purcell replied it can be done in whatever way this Committee would like it done. Mr. Rhodes felt options are needed.

Mr. Salerno arrived.

Mr. Derry was not sure whether or not the lagging is beneficial. Ms. Purcell informed him we would want to spread it out a little bit. The state budget has delayed everything. Mr. Jacunski stated on Tuesday we will know better. Ms. Purcell informed the Committee she would prefer Lillie B. Haynes and Niantic Center School to be together. She added all schools are on the same schedule. Mr. Rhodes felt it is important to avoid change orders. Mr. Jacunski felt this may happen on mechanical. Mr. Rhodes asked Mr. Jacunski for an independent review. Ms. Purcell expressed concern about electrical and low voltage work. CHRO reviews all bid packages. Mr. Jacunski stated subcontractors have to submit reports. Mr. Rhodes asked if any reviewing commissions need to receive financials? Mr. Jacunski replied Planning & Zoning's review was related to storm water drainage. Tomorrow at 11 a.m. he will meet with Katie Howard. On Monday at 10 a.m. he will meet with the Fire Marshal and Health Department. The Fire Marshal was concerned with the bus drop off. On Tuesday Mr. Jacunski will meet with Bob Sullivan of the state. Mr. Jacunski will not have acoustical until the end of next week. We are 100% complete with plans and specifications. Dr. Hagen stated the Fire Marshal is concerned with the bus radius. He was informed that issue has been taken care of. Ms. Purcell would like to go out to bid by February 8. Mr. Gelbar stated the Committee needs to approve the School Construction Grant. The Committee reviewed a list of alternates and a time schedule. Mr. O'Connor asked what is the estimate on the canopies? Mr. Gelbar replied Flanders is an alternate. The other two are a base bid. Mr. Jacunski agreed to take a look at it. Dr. Hagen asked is it in good shape? Mr. Jacunski replied there is no deterioration. If the bids come in under estimate, we can add the canopies. Mr. Derry stated he would rather have no canopies or a small awning. Mr. O'Connor felt we have to enter construction with a 5% owner's contingency. We need a fire alarm. We won't know how much we need until the bids come in. He asked if the drawings are marked properly for alternates? Mr. Jacunski replied all are add alternates. The Committee reviewed the list of alternates. It was noted the fire alarm was not in the base bid. Ms. Stevens stated the fire alarm is needed. Mr. O'Connor asked whether or not an intercom should be in the base bid. Dr. Hagen felt everyone feels the fire alarm is a necessity. Mr. Rhodes felt anything that is for safety, health and comfort should be in the base bid. It was felt a modern intercom system is a priority. Mr. Rhodes asked if the fire alarm connects into any alarm system? Mr. Jacunski stated we have alternate manufacturers. Mr. O'Connor asked why is the fire alarm system noted to be priced separately? Mr. Rhodes replied the way it is packaged in alternate 11, you cannot split out the fire alarm. Mr. Jacunski stated in the base bid Niantic Center has an existing canopy. It is just an extension out to the sidewalk. Mr. Rhodes felt the canopy is an alternate but you need something over the doors at Lillie B. Haynes and Flanders schools. Mr. O'Connor felt a

description of the alternates are needed. Mr. Jacunski agreed to send a drawing of the base bid and alternates. Mr. O'Connor felt we need to know what is in Mr. Gelbar's estimate. The roads can go in without canopies. Niantic Center has a small canopy and the canopy will remain at Flanders School. Mr. Jacunski agreed to prepare the drawings. Mr. Gelbar felt we need to know what alternates are desired. The fire alarm is needed. Ms. Purcell would prefer to bring out the base bid.

MOTION (2): Mr. Rhodes moved to authorize the Chairman to sign the SCG042 forms. Seconded by Mr. Fisher. (6-0) Unanimous.

MOTION (3): Mr. Fisher moved to accept O & G's request that the excess liability insurance requirements on subcontractors be reduced to \$5 million. Seconded by Mr. Derry. (6-0) Unanimous.

Mr. Jacunski reported the requirements are in the bids. Ms. Purcell stated she would like them before the submittals. Mr. Rhodes felt the submittals need to be reviewed. Mr. Jacunski will get an explanation on it. Mr. O'Connor asked is there specifications on commissioning? Ms. Purcell stated you would want them for the HVAC system.

7. PAYMENT OF BILLS

Mr. O'Connor received a bill from the Recording Secretary for five hours of secretarial work for the December 21, 2018 meeting.

MOTION (4): Mr. Fisher moved to approve the bill from the Recording Secretary for five hours of secretarial work for the December 21 meeting. Seconded by Mr. Fortier. (6-0) Unanimous.

Mr. O'Connor reported Jacunski Humes Architects, LLC submitted Invoice No. 18004, dated January 2, 2018 for alterations and related work for Niantic Center School in the amount of \$86,565.00.

MOTION (5): Mr. Fisher moved to approve Invoice No. 18004 from Jacunski Humes Architects, LLC in the amount of \$86,565. Seconded by Mr. Fortier. (6-0) Unanimous.

Mr. O'Connor reported Jacunski Humes Architects, LLC submitted Invoice No. 18003, dated January 2, 2018 for alterations and related work at Flanders Elementary School in the amount of \$100,509.

MOTION (6): Mr. Fisher moved to approve Invoice No. 18003 from Jacunski Humes Architects, LLC in the amount of \$100,509. Seconded by Mr. Fortier. (6-0) Unanimous.

Mr. O'Connor reported Jacunski Humes Architects, LLC submitted Invoice No. 18002, dated January 2, 2018 for alterations and related work at Lillie B. Haynes Elementary School in the amount of \$124,746.

MOTION (7): Mr. Fisher moved to approve Invoice No. 18002 from Jacunski Humes Architects, LLC in the amount of

\$124,746. Seconded by Mr. Fortier. (6-0) Unanimous.

Mr. O'Connor reported Jacunski Humes Architects, LLC submitted Invoice No. 18018, dated January 12, 2018 for alterations and related work at Lillie B. Haynes Elementary School in the amount of \$20,700.

MOTION (8): Mr. Fisher moved to approve Invoice No. 18018 from Jacunski Humes Architects, LLC in the amount of \$20,700. Seconded by Mr. Fortier. (6-0) Unanimous.

Mr. O'Connor reported Jacunski Humes Architects, LLC submitted Invoice No. 18019, dated January 12, 2018 for alterations and related work at Flanders Elementary School in the amount of \$13,340.

MOTION (9): Mr. Fisher moved to approve Invoice No. 18019 from Jacunski Humes Architects, LLC in the amount of \$13,340. Seconded by Mr. Fortier. (6-0) Unanimous.

Mr. O'Connor reported Jacunski Humes Architects, LLC submitted Invoice No. 18020, dated January 12, 2018 for alterations and related work at Niantic Center School in the amount of \$11,500.

MOTION (10): Mr. Fortier moved to approve Invoice No. 18020 from Jacunski Humes Architects, LLC in the amount of \$11,500. Seconded by Mr. Fisher. (6-0) Unanimous.

Mr. O'Connor reported Jacunski Humes Architects, LLC submitted Invoice No. R1802 from Jacunski Humes Architects, LLC for alterations and related work at East Lyme Public Schools in the amount of \$393.54.

MOTION (11): Dr. Hagen moved to approve Invoice No. R1802 from Jacunski Humes Architects, LLC in the amount of \$393.54. Seconded by Mr. Fisher. (6-0) Unanimous.

Ms. Purcell informed the Committee we could go out to bid prior to the February 14, 2018 meeting. The bids will be received on March 14.

Mr. Salerno stated the \$1 million does not include state reimbursement. Mr. Jacunski informed him we may begin receiving reimbursement now.

8. ITEMS FOR FUTURE AGENDAS

There was no discussion on items for future agendas.

9. ADJOURNMENT

**MOTION (12): Dr. Hagen moved to adjourn the January 18, 2018
Town Building Committee Meeting at 7:30 p.m.
Seconded by Mr. Fortier. (6-0) Unanimous**

Respectfully submitted,

Frances Gheri, Recording Secretary