

**TOWN BUILDING COMMITTEE SPECIAL MEETING MINUTES
MARCH 22, 2018**

Present: **Raymond O'Connor, Chairman**
 John Rhodes
 Abraham Fisher
 William Derry
 Gene Carini
 Tim Hagen

Absent: **Robert Sullivan**
 Jerry Fortier

Also Present: **Jeffrey Newton, Superintendent of Schools**
 Ted Hunt, ELPS Facilities Manager
 Michael Brennen, O&G
 Alan R. Aldag, PE, BVH Integrated Services
 Marianne Stevens, BOE Finance Director
 Loel Purcell, Pre-Construction Manager of O&G
 Al Jacunski, Jacunski Home Architects, LLC

1. CALL TO ORDER

Chairman O'Connor called the Town Building Committee Special Meeting to order at 6 p.m.

2. APPROVAL OF FEBRUARY 15, 2018 MINUTES

The following correction was noted: On page 2, the third paragraph under item 7, the amount for Invoice #18031, dated 2/1/2018 should be \$33,503.

MOTION (1): **Mr. O'Connor moved to approve the Town Building Committee Regular Meeting Minutes of February 15, 2018, as amended. Seconded by Mr. Derry. Messrs. Rhodes and Derry abstained from voting. (4-0-2) 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

FILED

Mar 26 20 18 AT 3:40 AM/PM

Caun Gulum

EAST LYME TOWN CLERK

Architect Report. Mr. Jacunski reported the design for Lillie B. Haynes and Niantic Center is 100% complete.. The bids are only for Niantic Center and Lillie B. Haynes. The Flanders bids will be received April 17th. The Flanders roofing will be delayed until next summer.

Ms. Purcell arrived.

Mr. Newton arrived.

Construction Manager's Report

It was felt the lighting controls are more complex. Mr. Rhodes asked if there are dimmers in each school? He was informed there are. He asked if there were sound systems. He was informed there are not.

Ms. Purcell reported generators were included. Mr. Jacunski stated if you don't include generators you will need emergency lights.

Mr. Jacunski felt masonry work will be needed at Niantic Center school once the fish are removed. He felt the skylights at Niantic Center will need to be replaced; the seals are broken. Mr. Rhodes asked have they considered removing the skylights? Mr. Jacunski replied the costs would be excessive. The skylights have a twenty year warrantee.

The principals would like the school logos in the corridor flooring.

It was felt replacing the folding partition in the LBH gymnasium was a low priority.

There was discussion on providing classrooms with water bubblers. Mr. Newton felt most youngsters have water bottles.

Additional window replacement was discussed. Mr. Jacunski stated window replacement was needed only at Lillie B. Haynes. Mr. Newton stated he received photos of leaking. Mr. Jacunski felt this was reimbursable. An abatement contractor will removing the windows. This item will be on holdback,

Mr. Derry asked how much more parking will be gained in the new plan for Niantic Center. Mr. Jacunski felt some parking spaces may be lost to allow for handicapped spaces. Mr. Newton felt additional parking is needed behind the school. Ms. Purcell felt the play area will need to be moved. Mr. Jacunski felt this could be a stand alone job and will be on holdback.

Mr. Jacunski stated IDF is included for Niantic Center in a few rooms and in Lillie B. Haynes for several rooms.

Mr. Jacunski felt pneumatic controls affects the buildings every day. It should also reduce fuel costs. It was felt this was a high priority.

Mr. Derry felt the PA system is a safety issue and should be done. Mr. Hunt asked why is the intercom system being replaced? Mr. Jacunski replied one is dormant but still existing. The current PA systems have all been replaced. This is a safety issue.

It was felt the clocks could be done later and was not a priority. This item is on holdback.

It was felt new lockers at Lillie B. Haynes were not needed. Niantic Center did not have any. Mr. Derry stated only 50% of our high school students are using them. Mr. Rhodes suggested hooks for students coats. Mr. Jacunski suggested using gypsum board and painting them or removing the lockers. Mr. Newton agreed to have discussion with the principals concerning the use of lockers. The lockers are on holdback.

Dr. Hagen reported he has been asked whether or not local contractors are being used. There are not many local contractors qualified to perform this project.

Ms. Purcell informed the Committee they are required to make contract awards by May 1.

Mr. O'Connor asked when will we have a GMP? Mr. Brennan said before contract awards.

Review Lillie B. Haynes and Niantic Center School Bids Ms. Purcell gave Commission members a Bid Analysis from the March 20 Bid Opening. After much discussion, there was a consensus that Alternates 1, 3, 4, 8, 10, 12, 13 and 15 were to be included. Alternates 7, 9, 14 and 17 will be placed on holdback to be funded if contingency funds are available.

Ms. Purcell coordinated with the design team to have scope reviews. She will call the contractors to meet at Mr. Jacunski's office on Monday, Tuesday and Wednesday.

Commissioning RFP Ms. Stevens and Mr. Rhodes agreed to work on the RFP together. It was felt Mr. Hunt should also be involved in it.

7. PAYMENT OF BILLS

The following bills were presented for payment: three bills from Lowes for \$510, \$187 and \$31.90; bill from ULINE for boxes in the amount of \$2,515.06; Invoices from Mystic Air in the amounts of \$980, \$335 and \$365; Invoices from Jacunski Humes Architects, LLC in the amounts of \$28,857.50, \$25,126.50, \$41,581, \$2,860, \$1,437.50, \$2,231 and \$2,587.50.

**MOTION (2): Mr. Fisher moved to pay the bills, as presented.
Seconded by Mr. Rhodes. (6-0) Unanimous.**

8. ITEMS FOR FUTURE AGENDAS

It was felt that staffing and GMP date should be on the next agenda.

9. ADJOURNMENT

**MOTION (3): Mr. Rhodes moved to adjourn the March 22, 2018
Town Building Committee Special Meeting at
7:45 p.m. Seconded by Mr. Derry. (6-0)
Unanimous.**

Respectfully submitted,

Frances Gheri, Recording Secretary