

**TOWN BUILDING COMMITTEE SPECIAL MEETING MINUTES  
APRIL 30, 2018**

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

FILED

may 2 2018 AT 11:57 AM/PM  
*[Signature]*  
EAST LYME TOWN CLERK

**Absent:** Robert Sullivan  
John Rhodes

**Also Present:** Jeffrey Newton, Superintendent of Schools  
Marianne Stevens, BOE Finance Director  
Lorel Purcell, Preconstruction Manager  
Allan R. Aldag, BVH Integrated Services  
Al Jacunski, Jacunski Humes Architects, LLC

**1. CALL TO ORDER**

Chairman O'Connor called the Town Building Committee Special Meeting of April 30 to order at 4:35 p.m.

**2. APPROVAL OF APRIL 24, 2018 MINUTES**

The April 24, 2018 Minutes were tabled until the Committee has had a chance to review them.

**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:**

**Act on scope changes and contract awards for Elementary School**

**Project**

Mr. O'Connor reported the Cost Summary Analysis shows we are \$890,000 over budget. Dr. Hagen felt we are \$751,983 under the original budget without alternates.

Ms. Purcell presented a Cost Summary Analysis dated April 30, 2018, Bid Summary Analysis dated April 27, 2018 for Lillie B. Haynes and Niantic Center and Bid results for Flanders schools dated April 27, 2018, as well as Bid Analysis for Lillie B. Haynes and Niantic Center schools.

**MOTION (1):** **Mr. Fortier moved to approve the following bid alternates: Alternate #7 to replace windows at Lillie B. Haynes in the amount of \$584,978. Alternate #10 to provide emergency generators at Niantic Center and Flanders schools in the amount \$250,412. Alternate #11B for alternate manufacturer air recovery units credit in the amount of \$40,000. Alternate #11D for alternate manufacturer VRF units credit in the amount of \$20,000. Alternate #11H for alternate manufacturer fire alarm system credit in the amount of \$22,000. Alternate #12 to replace pneumatic controls in the amount of \$544,362 and Alternate #15 for network backbone cabling in the amount of \$154,500. Seconded by Mr. Carini. (7-0) Unanimous.**

It was noted that the total of contingencies would be 6 1/2% after approval of these alternates.

Ms. Purcell presented Mr. O'Connor her letter dated April 30, 2018 on Bid Package 1.01- Abatement and Demolition for Lillie B. Haynes and Niantic Center Elementary School alteration projects. The lowest qualified responsible bidder is Select Demo Services LLC with a base bid of \$1,190,350. Alternate #7 for \$265,000 was accepted.

Ms. Purcell presented Mr. O'Connor her letter dated April 30, 2018 on Bid Package 1.01 - abatement and demolition for Flanders Elementary School alteration project. The lowest qualified responsible bidder is AAIS Corp. with a base bid of \$791,660. AAIS Corp. also provided pricing for alternates 2, 5 and 7.

Ms. Purcell presented Mr. O'Connor her letter dated April 30, 2018 on Bid Package 1.02 for site work. The lowest qualified responsible bidder is Milton C. Beebe & Sons with a base bid of \$1,814,060 for Lillie B. Haynes and Niantic Center School and \$263,034 for Flanders Elementary School Milton C. Beebe & Sons also provided pricing for alternates 2, 8, 9, 10 and 16.

Ms. Purcell presented Mr. O'Connor her letter dated April 30, 2018 on Bid Package 1.05 for structural steel and miscellaneous metals for Lillie B. Haynes, Niantic Center and Flanders Elementary School alterations projects. The lowest qualified bidder is General Welding & Fabrication, Inc. with a base bid of \$375,000 for Lillie B. Haynes, \$235,000 for Niantic Center and \$195,000 for Flanders Elementary School. General Welding & Fabrication, Inc. also provided pricing for alternate 2.

Ms. Purcell presented Mr. O'Connor her letter dated April 30, 2018 on Bid Package 1.06 - general trades for Lillie B. Haynes and Niantic Center Elementary School alteration projects. The lowest qualified responsible bidder is Noble Construction & Management with a base bid of \$998,000 for Lillie B. Haynes and \$1,015,000 for Niantic Center Elementary School. Noble Construction & Management also provided pricing for alternates 5, 6 and 17.

Ms. Purcell presented Mr. O'Conner her letter dated April 30, 2018 on Bid Package 1.15 - HVAC at Flanders School. The lowest qualified responsible bidder is Action Air Systems, Inc. with a base bid of \$1,633,637. Alternates 11B, 11D and 12 were accepted.

Ms. Purcell presented Mr. O'Conner her letter dated April 30, 2018 on Bid Package 1.06 - General Trades at Flanders School. The lowest qualified responsible bidder is Scope Construction Company, Inc. with a base bid of \$1,014,700. Alternate #10 was accepted.

Mr. O'Connor received letter dated May 1, 2018 on Bid Package 1.08 Windows and Entrances for Lillie B. Haynes. The lowest qualified responsible bidder is New England Glass & Mirror Co. with a base bid of \$125,998 with pricing for the accepted Alternate 7 for additional window replacement in the amount of \$319,978.

Mr. O'Connor received letter dated May 1, 2018 on Bid Package 1.08 Window and Entrance for the Niantic Center School Alteration Project. The lowest qualified responsible bidder is Accurate Door & Window, LLC with a base bid of \$429,000.

Mr. O'Connor received letter dated May 1, 2018 on Bid Page 1.08 for Windows and Entrances for Flanders Elementary School Alteration Project. The lowest qualified responsible bidder is Massey's Plate Glass and Aluminum, Inc. with a base bid of \$475,000. Massey's Plate Glass and Aluminum, Inc. provided pricing for Alternate 7.

Mr. O'Connor received letter dated May 1, 2018 on Bid Package 1.16 - Electrical for the Lillie B. Haynes Elementary School Alterations Project The lowest qualified responsible bidder is Dicin Electric Company, Inc. with a base bid of \$1,359,600. Dicin Electric Company, Inc. also provided pricing for the accepted alternates 11H manufacturer for fire alarm system (notifier) in the amount of \$0 and alternate 15 to replace network backbone cabling in the amount of \$152,000.

Mr. O'Connor received letter dated May 1, 2018 on Bid Package 1.16 - Electrical for the Niantic Center School Alterations Project. The lowest qualified responsible bidder is A & S Electrical Services, Inc. with a base bid of \$1,065,000. Electrical Services, Inc. provided pricing for the accepted alternates as follows: Alternate No. 10 - New Emergency Generator in the amount of \$102,500; Alternate No. 11H - Manufacturer for Fire Alarm System (Notifier) for a credit of \$8,000 and Alternate No. 15 to replace Network Backbone Cabling in the amount of \$2,500.

Mr. O'Connor received letter dated May 1, 2018 on Bid Package 1.16 - Electrical for Flanders Elementary School Alterations Project. The lowest qualified responsible bidder

is Electrical Contractors, Inc. with a base bid of \$1,132,000. Electrical Contractors, Inc. also provided pricing for the accepted alternates as follows: Alternate No. 10 - New Emergency Generator in the amount of \$121,914, Alternate No. 11H - Manufacturer for Fire Alarm System (Notifier) for a credit of \$14,000 and Alternate No. 15 to replace Network Backbone Cabling in the amount of \$0.

**MOTION (2): Mr. Carini moved to approve the award of contracts to the above lowest qualified responsible bidders, as presented by Ms. Purcell. Seconded by Mr. Derry. (7-0) Unanimous**

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

There were no requests for items for future agendas.

## **9. ADJOURNMENT**

**MOTION (3): Mr. Derry moved to adjourn the April 30, 2018 Town Building Committee Special Meeting at 5:30 p.m. Seconded by Dr. Hagen. (7-0) Unanimous.**

**Respectfully submitted,**

**Frances Gheri, Recording Secretary**