

**TOWN BUILDING COMMITTEE SPECIAL MEETING MINUTES  
MAY 17, 2018**

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

**Absent:** Robert Sullivan

FILED IN EAST LYME  
CONNECTICUT  
May 21 20 18 AT 9:35 (AM) PM  
D. D. Derry, Atc  
EAST LYME TOWN CLERK

**Also Present:** Jeffrey Newton, Superintendent of Schools  
Marianna Stevens, BOE Finance Director  
Mark Salerno, Board of Selectmen  
Joseph Vetro, O&G  
Lorel Purcell, Preconstruction Manager O&G  
Michael Brennan, O&G  
Al Jacunski, Jacunski Humes Architects, LLC

**1. CALL TO ORDER**

Chairman O'Connor called the Town Building Committee Regular Meeting of May 13 to order at 6:00 p.m.

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

Mr. O'Connor asked for additions, deletions or corrections to the Town Building Committee April 24, 2018 Special Meeting Minutes.

**MOTION (1):** Mr. Fortier moved to approve the April 24, 2018 Town Building Committee Special Meeting Minutes, as presented. (6-0) Unanimous

**APPROVAL OF APRIL 30, 2018 MINUTES**

Mr. O'Connor asked for additions, deletions or corrections to the Town Building Committee April 30, 2018 Special Meeting Minutes.

**MOTION (2):** Mr. Hagen moved to approve the April 30, 2018 Town Building Committee Special Meeting Minutes, as presented. (6-0) Unanimous

Committee member John Rhodes arrived.

**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:

**PM Report:** Mr. Vetro reported he met with the principals at each of the three schools and Ted Hunt to discuss schedules, scope of the work and their needs.

Mr. Vetro stated at Flanders School you have asbestos tile under interior partitions that will be done during the school system's Christmas break. Overtime may be needed if the work needs to be done on a Saturday. The premium costs will be extra.

Mr. Jacunski informed the Committee that he met on May 8 with the Town Fire Marshal and Building Official and discussed plans for egress. Doors will be installed at Flanders and Niantic Center schools temporary partitions.

The principals at Lillie B. Haynes and Flanders schools would like a two person sink for the art rooms. Mr. Vetro is looking into that.

Mr. Jacunski stated they asked for air conditioning at the entry to the vestibule where the security guard is expected to be. At Niantic Center and Lillie B. Haynes the path of egress will not be blocked. Mr. Jacunski feels there is enough room, but he will look into Flanders School. He felt a smaller desk may be needed.

Mr. Newton reported at Niantic Center School all rooms will flow into the Main Office and the principals want security protection at that location. Air conditioning is needed at that location. Mr. Salerno asked if the vestibule counts as footprint for the square footage? He was informed that you need to be buzzed into the office. Mr. Jacunski added at Niantic Center and Lillie B. Haynes this is not an issue.

Mr. Newton stated Ms. Anania, Principal at Flanders School, asked that the shelving remain.

At Lillie B. Haynes new lockers will not be installed. The teachers would like to have lockers. Mr. Newton informed the Committee that the inside of the lockers are rusted. Mr. Jacunski suggested portable hooks. Mr. Salerno felt the lockers at Lillie B. Haynes are for Middle School and too high for elementary students. Ms. Purcell stated new lockers will cost \$364,820 for all three schools. Mr. Rhodes asked if there is room for hooks? Mr. Jacunski felt space could be made for hooks. Mr. Newton agreed to discuss the lockers with the principals. Mr. Jacunski agreed to look into storage bins.

Mr. Newton observed the Art Room cabinet was in poor condition and suggested that they check on what is underneath the wall to determine if abatement is needed. Mr. Vetro stated once the cabinet is torn out it cannot be salvaged. Abatement of what is underneath will be an additional cost. Dr. Hagen felt the cabinet should be removed.

**Discuss Elementary School Project :**

Ms. Stevens received letter from Mike Humen of William B. Meyer and a quote for moving costs.

**MOTION (3):            Mr. Fortier moved to award the moving contract to William B. Meyer for an amount not to exceed \$185,740. Seconded by Dr. Hagen. (7-0) Unanimous**

Mr. Newton asked if air testing will be done after abatement. Ms. Purcell stated it is in owners soft costs. Mr. Rhodes added air monitoring is not longer recommended. The contractors run air equipment in the space. Mr. Purcell stated O&G will take care of that.

Mr. Rhodes stated he would like to modify the CM contingency after September 2. Mr. Vetro felt if we spend less than 1% it can go to 3%. Mr. O'Connor suggested entering into negotiations after abatement. It was felt if we spend less than 1% of our contingency we can reduce the overall percentage to 3%.

**Act on GMP Proposal**

Ms. Purcell reported the total GMP construction costs for the three schools is \$31,964,938.

She referred the Committee to the bid results for the three schools dated April 19, 2018 of the GMP proposal. She showed the Contract Award Summary for Flanders School which amounted to \$832,425, the Contract Award Summary for Niantic Center School in the amount of \$7,728,128 and the Contract Award Summary for Lillie B. Haynes in the amount of \$10,883,175. She referred the Committee to Exhibit C Assumptions, Qualifications, Exclusions and Clarifications dated May 11, 2018.

Two underground storage tanks will be removed. Mr. Jacunski stated at our last meeting it was felt there is ten years of life in the Center School storage tank. Mr. Rhodes stated it will cost \$139,000 for a new tank and the skylight would cost \$67,000. Dr. Hagen felt the skylight should be funded by the contingency. Mr. Newton stated the phones will be hooked up to security. Mr. Vetro informed the Committee O&G will take care of the backbone and IT will handle it from there.

**MOTION (4):            Mr. Fisher moved to authorize the Chairman to sign the Guaranteed Maximum Price Amendment A133 - 2009 Exhibit A, to be**

**revised based on Mr. Rhodes recommendation to reduce Action Air VE's proposal dated August 27, 2019 in the amount of \$31,964,938. Seconded by Dr. Hagen. (7-0) Unanimous.**

Mr. Salerno left the meeting.

## **7. PAYMENT OF BILLS**

Mr. O'Connor reported a bill was received from The Day newspaper, dated April 11, 2018 to advertise the rebid Structural Steel and miscellaneous metals and flooring in the amount of \$1,131.

Invoice #12301, dated March 13, 2018 was received from Offshore Construction, Inc. for 14 test cuts patched with fabric and cement performed at Lillie B. Haynes on February 22, 2018 in the amount of \$1,280.54. This work was requested by Mystic Air.

Invoice No. 18120, dated May 1, 2018 was received from Jacunski Humes Architects, LLC for professional services for Flanders Elementary School in the amount of \$8,375.

Invoice No. R1805, dated May 1, 2018 was received from Jacunski Humes Architects, LLC for printing costs in the amount of \$2,171.77.

Invoice No. 97000900, dated April 25, 2018 was received from ULINE Shipping Supply Specialists for storage boxes for Flanders Elementary School in the amount of \$1,095.15.

Invoice No. 96976634, dated April 25, 2018 from ULINE Shipping Supply Specialists for storage boxes for Lillie B. Haynes Elementary School in the amount of \$728.10.

Invoice #18404, dated April 17, 2018 from Hayes Services, LLC for a 30 yard dumpster for Flanders School in the amount of \$485.

Invoice #18403, dated April 17, 2018 from Hayes Services, LLC for a 30 yard dumpster for Lillie B. Haynes School in the amount of \$485.

Invoice #18405, dated April 17, 2018 from Haynes Services, LLC for a 30 yard dumpster for Niantic Center School in the amount of \$485.

**MOTION (5): Mr. Rhodes moved to approve the above bills. Seconded by Mr. Fortier. (7-0) Unanimous.**

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

Value Engineering Items: Action Air and Plumbing Contractors

## **9. ADJOURNMENT**

**MOTION (6): Mr. Rhodes moved to adjourn the May 17, 2018  
Town Building Committee Regular Meeting at  
8:00 p.m. Seconded by Mr. Carini. (7-0)  
Unanimous.**

**Respectfully submitted,**

**Frances Gheri, Recording Secretary**