

Town Building Committee
Regular Meeting Minutes
August 16, 2018

Present: Ray O'Connor
John Rhodes
Tim Hagen
Jerry Fortier
Gene Carini
Abe Fisher

Absent: Rob Sullivan
William Derry

Also Present: Joe Vetro, O&G
Jeff Newton, Superintendent of Schools
Mike Brennan, Project Executive, O&G Industries
Marianne Stevens, BOE Finance Director
Al Jacunski, Jacunski Humes

FILED IN EAST LYME
CONNECTICUT
Aug 20 2018 AT 1:57 AM (PM)
By *Michael Brennan ATC*
EAST LYME TOWN CLERK

1. **CALL TO ORDER.** Chairman O'Connor called the Town Building Committee Meeting of August 16, 2018 to order at 6 p.m.
2. **APPROVAL OF MINUTES - JULY 19, 2018.**

MOTION (1): Dr. Hagen moved to approve the Town Building Committee Regular Meeting Minutes of July 19, 2018, as presented. Seconded by Mr. Fortier. Messrs. Carini and Rhodes abstained from voting. (4-0-2) Motion carried.

3. **PUBLIC COMMENTS.** There were no public comments.
4. **CORRESPONDENCE.**

Mr. O'Connor received a letter from Commission on Human Rights and Opportunities Human which he will respond to.

5. **OLD BUSINESS.**

There was no discussion of old business.

6. **NEW BUSINESS**

PM Report: Mr. Vetro distributed his monthly progress report. He discussed the Lillie B. Haynes Elementary School project and estimated the total cost of \$88,815 in order to take care of asbestos issues, mold damage in the LEARN wing and site lighting. Mr. O'Connor informed the Committee the LEARN wing will be used for swing space classrooms. Mr. Vetro reported Dicin Electric had to add a second light pole at no cost to the project. Dr. Hagen asked if AC in the vestibules change order has been eliminated. Mr. Vetro informed him there will be no AC in the vestibule. Dr. Hagen added we toured the area and determined there is no reason to have AC in the vestibule. The Committee reviewed scope changes. Mr. Vetro reported the new fire alarm system was added to the Learn Wing swing space as required by the Fire Marshal. There was mold in the swing space. Dr. Hagen reported the Board of Ed insurance carrier has been contacted. Ms. Stevens stated we are waiting for a reply. Mr. Vetro reported there were sanitary issues at the outside site. Plumbing fixture changes are needed. Mr. Brennan asked that the Committee see the asphalt repairs. Mr. O'Connor felt this should be taken care of some time in the future as money is tight due to the mold issue. Mr. Brennan suggested patching at this time. Mr. Rhodes suggested that Mr. Vetro keep a list of change orders. Mr.

Vetro reported Lillie B. Haynes Elementary School does not have any isolation valves on city water and he will need to shut down the area on Friday and Monday. The contractor is willing to donate some valves to remedy the issue. O&G will share in the cost of labor. BVH will meet with the Building Official to discuss the low voltage wiring support issue. The clock system has been abandoned. Mr. Rhodes suggested that BVH analyze the heating system as some pipes are imbedded in concrete. Mr. Vetro reported the original schedule for Lillie B. Haynes has not changed. The finishing work will be done during Christmas break. Phase 1 will be completed by Thanksgiving. Dr. Hagen asked if there will be any scope changes for Lillie B. Haynes Elementary School? Mr. Vetro replied there will be none.

Mr. Vetro discussed Flanders Elementary School and estimated the total cost of \$10,044 in order to take care of cast iron to PVC, RFI-15 water main valves, site gas main piping and the door frame quick ship. He informed the Committee he cannot shut down the isolation valves without impacting the Board of Education Building. He reported on scope and non-scope changes.

Committee member Abe Fisher arrived.

Mr. Vetro discussed Niantic Center Elementary School and estimated the total cost of \$63,196 to take care of asbestos abatement, existing top of wall firestopping condition and 160 gallon expansion tank. Niantic Center Elementary School is a two-story building with no sprinkler system.

Ms. Stevens left the meeting.

Mr. Vetro reported on non-scope changes and scope changes.

Mr. O'Connor asked if all three schools will be able to open on time? Mr. Vetro replied they will.

Dr. Hagen stated the Fire Marshall asked for temporary barriers at Flanders and Niantic Center elementary schools. Mr. Vetro added at Flanders Elementary School we need to keep the pathways clear. Dr. Hagen suggested testing the fire alarm system before children come to school. Mr. Newton agreed.

BUDGET REVIEW. Committee members reviewed the estimated budget update in the amount of \$528,042 and the owner's contingency of \$487,000. Mr. Vetro felt the following costs could be reduced to zero: Haynes Roof Deck Support in the amount of \$30,000, re-support wiring in the amount of \$40,000, Flanders breaching in the amount of \$9,104, Flanders firestopping in the amount of \$48,000 and Lillie B. Haynes locker removal and patch in the amount of \$10,000. Mr. Vetro stated the lockers will not be removed at this time.

COMMISSIONING AGENT. Mr. O'Connor agreed to select applicants.

MOTION (2): Mr. Rhodes moved to approve IMTL as a Special Inspector at \$7200.00 per school. 74. Seconded by Mr. Carini. (6-0) Unanimous.

Mr. Vetro presented the following items for future approval:
LBH School-Asbestos issues, Learn wing mold and site lighting.
Flanders School-Water main valves, site gas piping, door frame quickship.
Niantic Center School-Asbestos issues, Firestopping, Heating system expansion tank.

7. PAYMENT OF BILLS

Mr. O'Connor reported we have received from O&G Application No. 1, certified by the architect, for Niantic Center School in the amount of \$447,638.04 for 5.3% of total construction; O&G Application No. 1 for Lillie B Haynes School in the amount of \$548,000.35 for

4.8% of total construction and Application No. 1 for Flanders Elementary School in the amount of \$627,195.51 for 6.4% of total construction.

MOTION (3): Mr. Fortier moved to approve the above bills as presented. Seconded by Mr. Fisher. (6-0) Unanimous.

Mr. O'Connor reported we have received Invoice #18240, dated August 1, 2018, from Jacunski Humes Architects, LLC for Niantic Center School in the amount of \$7,210.

We have received Invoice #18238, dated August 1, 2018, from Jacunski Humes Architects, LLC for Lille B. Haynes in the amount of \$10,390.

We have received Invoice #18239, dated August 1, 2018, from Jacunski Humes Architects, LLC for Flanders School in the amount of \$8,370.

MOTION (4): Mr. Carini moved to pay the above bills as presented. Seconded by Mr. Fisher. (6-0) Unanimous.

Mr. O'Connor reported we received Invoices #18JUL203 & #18AUG070 from ACE Trailer Leasing, Inc. for Flanders Elementary School for the months of June and July in the amounts of \$1,137.95 and \$611.51.

MOTION (5): Mr. Fortier moved to pay ACE Trailer Leasing, Inc. for the months of June and July in the amount of \$1,137.95 and \$611.51 for Flanders Elementary School. Seconded by Mr. Fisher. (6-0) Unanimous.

Mr. O'Connor reported we received Invoices #18JUL67 & #18AUG071 from ACE Trailer Leasing, Inc. for Niantic Center Elementary School for the months of June and July in the amounts of \$1020.96 and \$510.48.

MOTION (6): Mr. Fortier moved to pay ACE Trailer Leasing, Inc. for the months of June and July in the amount of \$1,020.96 and \$510.48 for Niantic Center Elementary School. Seconded by Mr. Fisher. (6-0) Unanimous.

Mr. O'Connor reported he received Invoice #18JUL202 & #18AUG072 from ACE Trailer Leasing, Inc. for the months of June and July in the amounts of \$850.80 and \$611.52 for Lillie B. Haynes Elementary School.

MOTION (7): Mr. Fortier moved to pay ACE Trailer Leasing, Inc. for the months of June and July in the amount of \$850.80 and \$611.51 for Lillie B. Haynes School. Seconded by Mr. Fisher. (6-0) Unanimous.

Mr. O'Connor reported he received Invoice #131553, dated July 30, 2018 from Dan Terry Plumbing, Inc. for Niantic Center School in the amount of \$1,237.

MOTION (8) Mr. Fisher moved to approve Invoice #131553 from Dan Terry Plumbing for Niantic Center School in the amount of \$1,237. Seconded by Mr. Rhodes. (6-0) Unanimous.

Mr. O'Connor reported he received Invoice #790349, dated July 31, 2018 from Voice New England to move the telephone in the amount of \$615.

MOTION (9): Mr. Fisher moved to approve Invoice #790349 from Voice New England to move the telephone in the amount of \$615. Seconded by Mr. Rhodes. (6-0) Unanimous

8. ITEMS FOR FUTURE AGENDAS. There was no discussion of future agenda items.

9. ADJOURNMENT.

MOTION (10): Mr. Fortier moved to adjourn the June 21, 2018 Town Building Committee Regular Meeting at 8:25 p.m. Seconded by Dr. Hagen. (6-0) Unanimous.

Respectfully submitted,

Frances Gheri, Recording Secretary