

Town Building Committee
Regular Meeting Minutes
September 20, 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
Marianne Stevens, BOE Finance Director
Al Jacunski, Jacunski Humes
Mark Salerno, Ex officio

FILED

Sept 24 2018 AT 11:45 AM/PM
Walter M. Hagen
EAST LYME TOWN CLERK

1. **CALL TO ORDER.** Chairman O'Connor called the Town Building Committee Meeting of September 20, 2018 to order at 6 p.m.
2. **APPROVAL OF MINUTES – August 16, 2018.**

MOTION (1): Mr. Fisher moved to approve the Town Building Committee Regular Meeting Minutes of July 19, 2018, as amended. Seconded by Dr. Hagen. (5-0-1) Motion carried

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

Mr. O'Connor sent a letter to CHRO regarding the Affirmative Action Plan. Mr. Vetro will submit the Affirmative Action Plan.

5. **OLD BUSINESS.**

There was no discussion of old business.

6. **NEW BUSINESS**

PM Report:

Mr. Vetro distributed his monthly progress report. He reported there have been \$56,000 approved changes since his last report. Overall construction costs have decreased. The GMP is slightly higher.

He referred the Committee to page 12 of his report on Lillie B. Haynes, regarding re-routing and support of the Ex Wires for Phase I. He stated the Learn Wing needed mold abatement. Action Air replaced the pipe. Dicin Electric took care of the reinstallation.

Ex officio Mark Salerno arrived.

Mr. Vetro reported in the lobby the two small electrical heater units were removed. New control valves are needed.

Committee member Jerry Fortier arrived.

Dr. Hagen asked for an explanation of RFI-39 CUH toilet 38 and main lobby. Mr. Vetro replied this will be a change in the two small bathrooms and the main lobby heater. New controls are needed to connect to the two systems and rewire. One unit will be removed.

Mr. Rhodes suggested electrical tile in the ceiling which is less expensive.

Dr. Hagen asked if there will be change orders for the temporary cafeteria floor finish. Mr. Vetro replied we will have them for Lillie B. Haynes and Flanders schools.

Mr. Vetro referred to RFI-11-RTU-4L VFD. He stated the hose faucets are not being used.

He discussed Phase 1 RTU piping conflicts and the need to relocate the plumbing and sprinkler system since a new roof top is being installed. Mr. O'Connor asked if this needs to be done at Flanders and Niantic Center? Mr. Vetro replied it will.

Mr. Vetro discussed the storm water piping issue. Mr. Vetro was asked to forward a proposal to Mr. O'Connor.

Mr. Vetro informed the Committee Value Engineering for the HVAC system is needed. A credit of \$25,739 will be received.

He referred to RFI-27 the existing ejector pumps.

He discussed RFI-57 the existing pump supports. O&G discovered old 2x4s were used and there is an 18" space between the hangers. It should be 6' and 8'. They wish to bring it up to code for Phase 1. Mr. Rhodes asked is this being modified? Mr. Vetro replied it is. He recommends replacing the wood with steel for additional support. He showed photos of the issue.

Mr. Vetro referred the Committee to page 12 of his report for Flanders Elementary School. He informed the Committee the fire alarm system in the Board of Education building is not compatible with Flanders School. He suggests removing the old panel in the school and having it all one system.

Mr. Vetro referred to the existing transformer room and felt it was necessary to switch the gear outside of the boiler room. He suggests making this switch during Christmas break. There will be no cost for this change. Mr. Vetro stated delivery for this equipment is eight to ten weeks. Mr. O'Connor asked that BVH sign off on this. Mr. Rhodes asked is this custodial space? Mr. Vetro replied we will take down the custodial area, reduce the size of the electrical room and have a storage room.

Mr. Vetro referred to page 11 of the Niantic Center School project.

He directed the Committee to ASI-8-Abate Fabric Duck Connections and informed the Committee the fabric will be replaced.

He discussed Phase 1 ductwork coordination and felt all conduits in the outside walls need to be relocated.

With regard to RFI-30 bathroom 135 connection, he informed the Committee the pitch was incurred.

The HVAC Value Engineering items will be deducted.

He informed the Committee the ESI-8 main vestibule panic and voice system at the main lobby will be connected to the office.

He discussed ASI-8 and RFI-27 the stage lighting. Dr. Hagen suggested replacing the lights by the existing controls. Mr. Jacunski felt it should be in the stage not in the gym. Mr. Salerno asked what is being done on the ceiling. He felt it is like an echo chamber. Mr. Jacunski felt this will be lessened to some extent. Sound panels on the wall will help. He added the floor is softer and this will help.

ESI-7 Door Openers were discussed. Six doors are needed to add in power for the operators.

Mr. Vetro reported Eversource is requiring that the pad be shifted away from the building. Mr. Fortier stated this is for safe egress.

CHANGE ORDERS.

MOTION (1): Mr. Fortier moved to approve PCO 00010 to re-route and support ex. wires for Phase 1 at Lillie B. Haynes School in the amount of \$1,310. Seconded by Mr. Carini. (6-0) Unanimous.

MOTION (2): Mr. Fortier moved to approve PCO 00005 for the LEARN Wing Mold Abatement in the amount of \$83,879. Seconded by Mr. Fisher. (6-0) Unanimous.

MOTION (3): Mr. Fortier moved to approve PCO 00011 for temporary cafeteria floor finish at Lillie B. Haynes School in the amount of \$620. Seconded by Mr. Fisher. (6-0) Unanimous.

MOTION (4): Mr. Fortier moved to approve PCO 00012 for RFI-39-CUH toilet 38 and main lobby at Lillie B. Haynes School in the amount of \$6,078. Seconded by Mr. Carini. (6-0) Unanimous.

MOTION (5): Mr. Fortier moved to approve PCO 00013 for RTU-4L VFD at Lillie B. Haynes School in the amount of \$3,003. Seconded by Mr. Fisher. (6-0) Unanimous.

MOTION (6): Mr. Fortier moved to approve PCO00014 for RFI-45, 46 and 52 to remove Existing piping at Lillie B. Haynes School in the amount of \$722. Seconded by Mr. Fisher. (6-0) Unanimous.

MOTION (7): Mr. Fortier moved to approve PC00015 for Phase 1 RTU Piping Conflicts at Lillie B. Haynes School in the amount of \$6,335. Seconded by Mr. Fisher. (6-0) Unanimous.

The owner will issue a Purchase Order direct for the storm water piping issue at Lillie B. Haynes in the amount of \$25,300.

MOTION (8): Mr. Fortier moved to approve PC00017 for HVAC Value Engineering at Lillie B. Haynes School for a credit of -\$25,739. Seconded by Mr. Fisher. (6-0) Unanimous.

MOTION (9) Mr. Fortier moved to approve PC00019 for RFI-27 for existing ejector pumps at Lillie B. Haynes School in the amount of \$34,036. Seconded by

Mr. Fisher. (6-0) Unanimous.

MOTION (10): Mr. Fortier moved to approve PCO0018 for existing plumbing supports for Lillie B. Haynes School in the amount of \$29,403. Seconded by Mr. Fisher. (6-0) Unanimous.

MOTION (11): Mr. Carini moved to approve PCO0019 for temporary cafeteria floor Finish at Flanders Elementary School in the amount of \$620. Seconded by Mr. Fisher. (6-0) Unanimous.

MOTION (12): Mr. Carini moved to approve PCO0016 for fire rated poly wall for a temporary walkway at Flanders Elementary School in the Amount of \$1,400. Seconded by Mr. Fisher. (6-0) Unanimous.

MOTION (13): Mr. Carini moved to approve PC00017 for Phase 1 for existing masonry support at Flanders Elementary School in the amount of \$4,354. Seconded by Mr. Fisher. (6-0) Unanimous.

MOTION (14): Mr. Carini moved to approve PC00018 for HVAC Value Engineering at Flanders Elementary School for a credit of -\$25,739. Seconded by Mr. Fisher. (6-0) Unanimous.

MOTION (15): Mr. Rhodes moved to approve PCO8 for ASI-8 to abate fabric duct Connections at Niantic Center School in the amount of \$1,282. Seconded by Mr. Fortier. (6-0) Unanimous.

MOTION (16): Mr. Rhodes moved to approve PC09 for Phase 1 ductwork coordination at Niantic Center School in the amount of \$9,350. Seconded by Mr. Fortier. (6-0) Unanimous.

MOTION (17): Mr. Rhodes moved to approve PCO13 for RFI-30 bathroom 135 Connection at Niantic Center School in the amount of \$938. Seconded by Mr. Fortier. (6-0) Unanimous.

MOTION (18): Mr. Rhodes moved to approve PCO14 for HVAC Value Engineering items at Niantic Center School for a credit of -\$25,739. Seconded by Mr. Fortier. (6-0) Unanimous.

There will be a re-estimate for PC012 for ASI-8 and RFI-27 stage lighting at Niantic Center School.

MOTION (19): Mr. Rhodes moved to approve PCO11 for ESI-7 door openers at Niantic Center School in the amount of \$1,505. Seconded by Mr. Fortier. (6-0) Unanimous.

MOTION (20): Mr. Rhodes moved to approve PCO7 for transformer pad Replacement at Niantic Center School in the amount of \$11,429. Seconded by Mr. Fortier. (6-0) Unanimous.

Mr. O'Connor praised O&G and the contractors who have done an excellent job with cleanliness and good conduct.

MOTION (21): Mr. Rhodes moved to approve Mystic Air's request for additional cost for asbestos and mold for

Lillie B. Haynes in the amount of \$45,490, Niantic Center School in the amount of \$33,865 and Flanders School in the amount of \$34,310. Seconded by Dr. Hagen. (6-0) Unanimous.

MOTION (22): Mr. Rhodes moved to submit PC05 and PC019 to the Board of Education for approval. Seconded by Mr. Fortier. (6-0) Unanimous

BUDGET REVIEW

Mr. O'Connor distributed copies of the budget.

HOLDBACK LIST

The Committee reviewed the holdback list.

COMMISSIONING AGENT

MOTION (23): Mr. Rhodes moved to award the Commissioning Agent Contract to Van Zelm Engineers for the RFQ dated July 9, 2018 and their response dated July 19, 2018 in the amount of \$39,765 for Lillie B. Haynes; \$35,875 for Niantic Center School and \$34,525 for Flanders School. Seconded by Mr. Fortier. (6-0) Unanimous.

7. PAYMENT OF BILLS

The Committee received the following bills: O&G Application 2 for Lillie B. Haynes to July 31, 2018 in the amount of \$785,914.61, Application 2 for Flanders Elementary School through July 31, 2018 in the amount of \$422,098 and Application 2 for Niantic Center School through July 31, 2018 in the amount of \$382,863.50.

MOTION (24): Mr. Rhodes moved to approve the above applications as presented, subject to receipt of certified payrolls for the period through the applications. Seconded by Mr. Carini. (6-0) Unanimous.

The Committee received Invoice #18267 from Jacunski Humes Architects, LLC, dated September 4, 2018 for alterations and related work for Lillie B. Haynes in the amount of \$10,390; Invoice No 18269 from Jacunski Humes Architects, LLC, dated September 4, 2018 for alterations and related work for Niantic Center School in the amount of 47,210 and Invoice 18268, dated September 4, 2018 for alterations and related work at Flanders School in the amount of \$8,370. Invoice No. 13686, dated August 10, 2018 was received from CIRMA for Builders Risk Insurance in the amount of \$68,583. Invoice 220-001842, dated July 31, 2018 was received from Meyer to relocate items into Flanders gym in the amount of \$14,409.50. Invoices were received from Sunbelt Rentals for Lillie B. Haynes in the amounts of \$1,113, \$10,091 and \$10,486.18. a change order to Alarm New England's contract was received for a monthly monitoring fee in the amount of \$10 and a monthly maintenance fee in the amount of \$88. Voice New England sent an addendum to their work order for Lillie B. Haynes, dated August 21, 2018, to relocate the paging system from the Main Office wall to an adjacent wall for a fee of \$98 per hour; Alarm New England sent an addendum to its work order dated August 20, 2018 to relocate the Alphone intercom master station from the fun club room to the new temporary fun club room. Purchase Order #19-00621 for the Town of East Lyme for Voice New England was submitted in the amount of \$31,841. Voice New England submitted Invoice #794837, dated August 30, 2018 for Lillie B. Haynes in the amount of \$9,725. Preferred Services submitted Invoice No. 24918, dated August 31, 2018 to convert to natural gas at Lillie B. Haynes in the amount of \$1,167. Rapid Lock and Door Service submitted Invoice 088970 in the amount of \$82.75.

**MOTION (25): Dr. Hagen moved to approve the above bills as presented.
Seconded by Mr. Fisher. (6-0) Unanimous.**

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

9. ADJOURNMENT.

**MOTION (26): Mr. Fortier moved to adjourn the September 20, 2018 Town Building
Committee Regular Meeting at 8:20 p.m. Seconded by
Mr. Carini. (6-0) Unanimous.**

Respectfully submitted,

Frances Ghersi, Recording Secretary