

**EAST LYME
TOWN BUILDING COMMITTEE
REGULAR MEETING MINUTES
Thursday, OCTOBER 18th, 2018**

Present: Ray O'Connor, Chairman, Abe Fisher, Bill Derry, Tim Hagen,
John Rhodes, Gene Carini

Also Present: Mike Brennen, Project Executive, O & G Industries
Al Jacunski, Jacunski Humes
Marianne Stevens, BOE Finance Director
Dave Semnoski, Interim School Facilities Manager

Absent: Jerry Fortier, Rob Sullivan

FILED IN EAST LYME
CONNECTICUT
OCT 23 2018 AT 10:07 AM PM
BRADLEY HENNING ATC
EAST LYME TOWN CLERK

1. CALL TO ORDER

Chairman O'Connor called the October 18, 2018 Regular Meeting of the East Lyme Town Building Committee to order at 6:05 PM.

(Note: Mr. Fisher & Mr. Carini arrived at 6:20 PM – Minutes were addressed at the end of the meeting)

2. APPROVAL OF MINUTES – Meeting of August 16, 2018 (Amended)

Mr. O'Connor called for any additions, deletions or corrections to the August 16, 2018 amended Meeting Minutes of the Town Building Committee.

****MOTION (1)**

Mr. Rhodes moved to approve the amended August 16, 2018 Meeting Minutes of the Town Building Committee as presented.

Mr. Hagen seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

▪ **Meeting of September 20, 2018**

Mr. O'Connor called for any additions, deletions or corrections to the September 20, 2018 Meeting Minutes of the Town Building Committee.

****MOTION (2)**

Mr. Carini moved to approve the September 20, 2018 Meeting Minutes of the Town Building Committee as presented.

Mr. Fisher seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

3. PUBLIC COMMENTS

Mr. O'Connor called for comments from the public.

There were none.

4. CORRESPONDENCE

Mr. O'Connor said that he received a memo from the Town Clerk indicating that they have to submit their 2019 meeting schedule by the end of the year and also if anyone wished to resign from the Committee that the resignation must be made to the Town Clerk's Office.

5. OLD BUSINESS

There was none.

6. NEW BUSINESS

Elementary School Project

▪ PM Report

Mike Brennen, Project Executive submitted his monthly progress report (#5) noting that all of the big issues have been taken care of and only the stormwater remains.

At LBH the Phase 1 Site work for the Bus Drop off Loop is complete; Phase 2 – Site work Parent Drop off Loop is on-going. Phase 1 Metal stud framing is complete.

At Flanders the Phase 1 Sheetrock is complete; taping is complete; MEP in-wall rough in is complete and MEP rough-in is on-going. Ceiling grid has started; hot water heater installation is complete including start-up; steel roof installation is complete. Phase 3 Temporary sinks were installed.

At Niantic Center the Phase 1 electrical rough-in is on-going; light fixture installation has started; painting is on-going, ceiling tile installation has started. Phase 2 electrical main feeder rough-in is on-going, existing top of wall fire stopping is complete. Phase 4 existing top of wall fire stopping is complete; steel roof frame installation is complete in the corridors.

Mr. Jacunski indicated that it would take \$6,380 to complete the stormwater work and the problem of water backing up in the pipes in the LEARN wing.

Mr. Hagen asked how they would know that they have fixed the drain and stated his concern about putting tiles down before they know if everything works.

Mr. O'Connor and Mr. Rhodes said that they would not be putting any tiles down until they know that everything works.

Mr. Jacunski said that they will do the calculations and update them next month.

Mr. Derry said that he finds it hard to believe that they never had any water coming up before.

Mr. O'Connor said that the tiles acted as a vapor barrier.

Mr. Jacunski said that he walked all three (3) schools and that it looks like Niantic Center may be a bit ahead of schedule. LB Haynes looks like it has the least done but they will be paving tomorrow on Haynes Phase 2.

It was reported that \$38,000 was transferred from Contingency.

▪ Change Orders

▪ LB Haynes

**MOTION (3)

Mr. Rhodes moved to approve PCO #22 - Hose Bib Removal for LB Haynes in the amount of \$213.00 to be covered from O & G contingency.

Mr. Hagen seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

**MOTION (4)

Mr. Rhodes moved to approve PCO #23 - Remove compressors for LB Haynes in the amount of \$1,148.00 to be covered from our contingency.

Mr. Hagen seconded the motion.

Mr. Jacunski said that this was with regard to the water cooler in the ceiling and that it involved a scope change.

Vote: 6 – 0 – 0. Motion passed.

▪ Flanders School

**MOTION (5)

Mr. Carini moved to approve PCO #20 – Temporary Sinks and Faucets for Flanders Elementary in the amount of \$3,484.00 to be covered from O & G contingency.

Mr. Derry seconded the motion.

Mr. O'Connor noted that this was a non-scope change.

Vote: 6 – 0 – 0. Motion passed.

****MOTION (6)**

Mr. Derry moved to approve PCO #21 – Heat Pipe Conflict @ DoorC14B in the amount of \$2,171.00 to be covered from our contingency.

Mr. Fisher seconded the motion.

Mr. Jacunski noted that this involved the new door opening.

Vote: 6 – 0 – 0. Motion passed.

▪ **Niantic Center School**

****MOTION (7)**

Mr. Rhodes moved to approve PCO #17 – Door Lock and Hardware Change for Niantic Center School in the amount of \$2,973.00 to be covered from our contingency.

Mr. Hagen seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

Mr. O'Connor noted that they had discussed that it would take another \$6,380 to complete the stormwater work.

Mr. Jacunski said that they had to add the 15% to that figure so the actual figure would be \$7337.00 including the Jacunski Humes 15% fee.

****MOTION (8)**

Mr. Rhodes moved to authorize spending an amount not to exceed \$7337 (\$6380.00 + 15%) for Jacunski Humes to conduct additional storm drainage investigative work under the school.

Mr. Hagen seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

▪ **Budget Review**

Ms. Stevens distributed copies of her school construction budget summary. She noted that 'Other' covers the mold issues at LB Haynes.

Mr. O'Connor noted that they have paid \$20,000 so far for the LBH mold issue and that it is estimated to be around \$100,000 total. He said that this issue involved a change order to O & G for over \$80,000.

Mr. Rhodes said that he was concerned as this is a reimbursable item and he wants to make sure that it is under the O & G umbrella. The Sunbelt billing should be to O & G as it is for air purification for mold and dust during construction. There are two components - dehumidifiers and scrubbers.

Mr. O'Connor distributed his budget update and reviewed his listing of change orders currently totaling \$992,019. It was noted that the Niantic Center Stage lighting item at \$15,159 had been removed and that the PA systems at \$25,000 would most likely not be necessary. They also have an allowance of \$200,000 for the Niantic Center masonry and it was felt that it may not come to that once completed.

Mr. Jacunski said that he would agree.

▪ **Holdback List**

Mr. Jacunski noted the ceiling in the Niantic gym and the .95 versus .9 ratings. While theirs has the higher rating he said that he thinks that the ceiling specified is adequate.

The second issue was the 18x24 plaques for each of the buildings. There are three (3) for each of the buildings and during conversation he had indicated that they would cover the cost – so he said that he would and asked that the correct information be provided to him so that he could have them done.

7. PAYMENT OF BILLS

Mr. O'Connor presented the following from O & G for Applications #3 & #4:

****MOTION (9)**

Mr. Fisher moved approval of Application #3 from O & G for Niantic Center School to August 31, 2018 in the amount of \$631,847.45 (17% complete); and Application #4 from O & G for Niantic Center School to September 30, 2018 in the amount of \$546,117.17 (23.4% complete).

Mr. Rhodes asked about prevailing wages.

Ms. Stevens said that she is getting them.

Mr. Hagen seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

****MOTION (10)**

Mr. Rhodes moved approval of Application #3 from O & G for LB Haynes School to August 31, 2018 in the amount of \$901,953.95 (19.7% complete); and Application #4 from O & G for LB Haynes School to September 30, 2018 in the amount of \$602,867.86 (24.9% complete).

Mr. Carini seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

****MOTION (11)**

Mr. Derry moved approval of Application #3 from O & G for Flanders School to August 31, 2018 in the amount of \$651,726.79 (17% complete); and Application #4 from O & G for Flanders School to September 30, 2018 in the amount of \$645,837.27 (23.5% complete).

Mr. Rhodes seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

****MOTION (12)**

Mr. Fisher moved to approved payment to Jacunski Humes for the following: Niantic Center School Alterations & Related Work – Invoice #18307 dated 10/1/2018 in the amount of \$7,210.00; LB Haynes School Alterations & Related Work – Invoice #18305 dated 10/1/2018 in the amount of \$10,390.00 and Flanders Elementary School Alterations & Related Work – Invoice #18306 dated 10/1/2018 in the amount of \$8,370.00.

Mr. Rhodes seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

Mr. O'Connor presented the following bills for payment:

- Ace Trailer Leasing Inc. – Statement for two (2) months of trailer leasing dated October 1, 2018 in the amount of \$3,412.55
- Rapid Lock & Door Service – Invoice #098164 dated September 26, 2018 in the amount of \$150.00 for Locking Lever set & Rekey Cylinder
- Mystic Air Quality Consultants – Invoice #50231 dated October 5, 2018 in the amount of \$108,765.00 for Asbestos Abatement Project Site Monitoring for all three (3) schools
- Welti Geotechnical P.C. – Invoice file #830-C55 dated September 21, 2018 in the amount of \$540.00 for Foundation underpinning inspection for LB Haynes Canopy Addition
- Alarm New England – Invoice #801280 dated September 13, 2018 in the amount of \$615.00 for Flanders School installation services
- Voice New England – Invoice #801791 dated September 21, 2018 in the amount of \$12,391.00 for Niantic Center school installation services Cat 5 to Cat 6
- Van Zelm Engineers – Invoice #0045338 dated October 17, 2018 in the amount of \$8,813.20 for professional services for elementary schools project
- United Rentals – Invoice #160482226-001 dated August 22, 2018 in the amount of \$886.13 for generator needed at LBH School on 8/17/2018

****MOTION (13)**

Mr. Rhodes moved to approve payment of the bills as presented above.

Mr. Fisher seconded the motion.

Vote: 6 – 0 - 0. Motion passed.

8. ITEMS FOR FUTURE AGENDAS

Mr. O'Connor noted that their next meeting would be on November 15, 2018 at the High School at 6 PM.

Mr. Rhodes suggested that they consider moving their meetings to Haynes or the other elementary schools so that they could see the progress.

Mr. O'Connor said that in the New Year that they could look to schedule their meetings at each of the elementary schools to view the progress.

9. ADJOURNMENT

Mr. O'Connor called for a motion to adjourn.

****MOTION (14)**

Mr. Derry moved to adjourn the October 18, 2018 Regular Meeting of the Town Building Committee at 7:38 PM.

Mr. Rhodes seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary, Pro-Tem