

Town Building Committee
Regular Meeting Minutes
November 15, 2018

Present: Ray O'Connor
John Rhodes
Tim Hagen
Jerry Fortier
Gene Carini
Bill Derry

Absent: Abe Fisher
Rob Sullivan

Also Present: Joe Vetro, O&G
Jeff Newton, Superintendent of Schools
Marianne Stevens, BOE Finance Director
Al Jacunski, Jacunski Humes
Amy Drowne, Assistant Superintendent of Schools
Pat Lannon, IT Director
Dave Semnoski, Interim Facilities Director

FILED IN EAST LYME
CONNECTICUT
Nov 19, 2018 AT 2:12 AM/PM
EAST LYME TOWN CLERK

1. **CALL TO ORDER.** Chairman O'Connor called the Town Building Committee Meeting of November 15, 2018 to order at 6 p.m.

2. **APPROVAL OF MINUTES – October 18, 2018.**

MOTION (1): Mr. Fisher moved to approve the Town Building Committee Regular Meeting Minutes of October 18, 2018, as presented. Seconded by Dr. Hagen. (5-0-1) Motion carried

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

4. **CORRESPONDENCE.**

There was no correspondence received.

5. **OLD BUSINESS.**

There was no discussion of old business.

6. **NEW BUSINESS**

Elementary School Project

WiFi Access Points. Mr. Newton reported Ms. Drowne and Ms. Lannon will discuss the technology needs for the three elementary schools. There will be many students that will have more electronic devices, and there will be a need for an increase in access points in the classrooms.

Ms. Drowne and Ms. Lannon provided a map of the current access points in classrooms, as well as an updated version with access points. The Town Building Committee approved four laptops. Our current vendor has informed us of our needs. We find there is a need for access points in the classrooms and are trying to scale it up at this time.

Mr. Rhodes stated in the original project there is one for every classroom. Ms. Lannon felt this is part of our growth. Mr. Rhodes asked will you have enough ports? Ms. Lannon replied they would. Mr. Rhodes felt this is standard. Will there be another request for switches? Ms. Lannon stated they will not come back. Mr. O'Connor felt this was a good idea. He did not feel it was good to have blind spots. Since the cost at Lillie B. Haynes is over \$30,000 this request will have to be approved by the Board of Education. He suggested that a Purchase Order be submitted to Anna Johnson, Finance Department, for the low bidder - Custom Computer. Mr. Vetro was asked if he had concerns with coordination, and he did not.

MOTION (2): Mr. Fortier moved to approve an increase in wireless access points in the three elementary schools in the amounts for Flanders \$25,936, for Lillie B. Haynes for \$31,609.50 and for Niantic Center School for \$16,210, pending approval by the Board of Education. Seconded by Mr. Derry. (6-0) Unanimous.

Lillie B. Haynes Moisture Mitigation/Storm Water

Mr. O'Connor stated we had an engineering report that said work was needed in the courtyard. Roto Rooter was suggested.

Mr. Vetro stated there are several options: 1) to dig up a sizeable tree and dig 7'. In order to get into the courtyard, we can get a crane, or we could track in a smaller piece of equipment which would be slow. Roto Rooter was suggested to cut the tree's roots. 2) we could open the line and cut the roots. Mr. Vetro stated there is a manhole to intercept the 8' lines. He suggested to try to connect to the 12' line 6' away from, the 9' lines. The engineer did not know what the elevation is. He asked us to open the entire area to make a decision on where to put the manhole; we have the Site Contractor working on the parking lot next Tuesday. Mr. O'Connor stated his concern is the line going out says its three-quarters full. He feels there may be a blockage or the pipe runs very low. The engineer thought it was just some material in that pipe. Mr. O'Connor felt if it was three-quarters full, when it rains it could get backed up. He felt the pipe should be emptied and cleaned out. Mr. Vetro felt there is some restriction along the line. Mr. O'Connor felt this issue is the mitigation. Mr. Vetro stated there is no vapor barrier. The moisture level was 92 relative humidity and 87 relative humidity. Dr. Hagen asked what would the rating be? Mr. Vetro replied 87 relative humidity is good. He is concerned that in the spring the moisture level will rise. Dr. Hagen felt then the moisture in the tile will get wet and slippery. Mr. Jacunski stated 15 years ago the industry went to water base, and they required a certain level of concrete. Mr. Rhodes felt this issue cannot wait. Mr. Derry asked how many areas have moisture? Mr. Vetro replied it is in two areas. Two readings were taken at 87 relative humidity. Mr. Derry felt there is probably a lot going on in the pipes. Mr. Rhodes felt the pipe is now compromised. Mr. Vetro felt the pipe can be lined. Mr. Jacunski stated you would then reduce the diameter. Mr. Rhodes added the site contractor has an excavator on site. He would be able to excavate that area and then have the engineer come. The courtyard has a damaged pipe. Mr. Rhodes suggested seeing if O & G can get a firm exploratory piping. Mr. Jacunski stated we were thinking we did have to replace all the pipes. Mr. Derry felt we should deal with the roots. Dr. Hagen felt they built the wing over the pipe. Mr. Derry added the building has had this over 50 years, and it was not an issue. He felt the roots are the issue. Dr. Hagen felt the custodian would know if we have had water coming up before this project. Mr. Jacunski felt the problem has existed for some time. Mr. Rhodes suggested holding off on the floor tile in order to have a better job. He suggested allowing Mr. Vetro to get rid of the stumps and open up the pipe up to the hole and get information on where the water is coming from. Mr. O'Connor suggested video scoping from the outfall to the wing which should be less costly. It is in the original proposal. Mr. Derry felt the floor may be related to the drainage. He asked if the soil is wet all the time? Mr. Vetro felt it is fairly sandy soil. The water table is not very low. Mr. Vetro stated right now I can put the floor down. With no vapor barrier the moisture will change. He stated we have all the material for Lillie B. Haynes and Flanders but not for Niantic Center. Mr. O'Connor asked that he go ahead with the investigative work but hold off on the mitigation. Mr. Rhodes felt you will get firm prices. Mr. Vetro felt the pit area needs to be opened up for the engineer to look at it. Mr. O'Connor agreed to approve it if it is under \$10,000.

PM Report:

Mr. Vetro distributed his monthly progress report. Mr. Vetro referred to Lillie B. Haynes and discussed the following issues he had over the summer. He had site sanitary issues at a cost of \$7,779, moisture mitigation at a cost of \$203,200, additional six marker boards for phase 1 in the amount of \$5,486 and paint casework under the window sills in the amount of \$6,274. Mr. O'Connor stated we ended up abating the chalk boards and there is nothing left. Mr. Vetro stated the case work for the cubbies will cost \$6,274. Mr. Rhodes asked if there will be money left to use for the chalk boards in the building? Mr. Vetro replied for two other chalk boards.

Mr. Vetro informed the Committee the cost of ejector pumps is \$10,217 and for concrete work is \$24,729. The LEARN wing fire alarm in the amount of \$25,994 (PC-04) was not approved.

RF-188 ran into asbestos in the nurses' room to install flashing and build a chase wall in the amount of \$2,409.

Mr. Vetro felt it was necessary to paint under the window sills and radiator. He observed none of the grates are screwed down. The cost is only for paint. He suggested adding labor to screw down the grates.

Mr. Vetro added RFI is for windows for phase 1 to tie the ceiling to the window head 8" in depth at a cost of \$3,153 for Phase 1.

Mr. Vetro referred the Committee to the Flanders Elementary School Project. He included additional marker boards for Phase I in the amount of \$5,486, RFI-72 for exterior duct insulation in the amount of \$30,000, for RFI-65 to insulate and cover exposed pipe in the amount of \$1,858 and RFI-73 for break metal at the Library windows in the amount of \$1,557.

Mr. Vetro reported the cost for the marker boards is more expensive than if you purchase them through Noble Construction. The exterior ductwork installation is for the outside area so it needs to be insulated. He stated they met with Action Air and Mr. Jacunski secured \$30,000; the value was \$70,000.

Mr. Vetro reported to insulate and cover the exposed pipe we removed the old casework for three classroom heating lines exposed, covered and reinsulated.

Mr. Vetro reported for the break metal at the library windows it was similar to Lillie B. Haynes the ceiling was at a lower elevation.

He reported the site gas main piping will cost \$8000. Mr. O'Connor felt \$8,000 should come out of the O&G contingency. Mr. Derry asked if from the outside will we see a piece of metal? Mr. Jacunski stated the ceiling will go to the face of the wall. Mr. Vetro added it will be like a window shade pocket.

Mr. Vetro discussed items for Niantic Center School. The mezzanine support will cost \$18,539, additional marker boards will cost \$5,486.

MOTION (3): Mr. Rhodes move to approve PCO-7 for sanitary issues at Lillie B. Haynes in the amount of \$7,779. Seconded by Mr. Rhodes. (6-0) Unanimous.

MOTION (4): Dr. Hagen moved to approve PCO-25 for additional marker boards for Phase I at Lillie B. Haynes in the amount of \$5,486. Seconded by Mr. Derry. (6-0) Unanimous.

MOTION (5): Mr. Derry moved to approve PCO-26 to paint the casework under the window sills at Lillie B. Haynes in the amount of \$6,274. Seconded by Mr. Fortier. (6-0) Unanimous.

- MOTION (6):** Mr. Derry moved to approve PCO-27 to install flashing and build a chase wall in the nurses' room at LBH in the amount of \$2,409. Seconded by Mr. Carini. (6-0) Unanimous.
- MOTION (7):** Mr. Derry moved to approve PCO-30 to tie the ceilings to the window head 8" in depth at Lillie B. Haynes in the amount of \$3,163. Seconded by Mr. Fortier. (6-0) Unanimous.
- MOTION (8):** Mr. Rhodes moved to approve PCO-4 for the LEARN wing fire alarm at Lillie B. Haynes in the amount of \$25,994. Seconded by Mr. Carini. (6-0) Unanimous.
- MOTION (9):** Mr. Rhodes moved to approve RF-127 for extra work at existing ejector pumps at Lillie B. Haynes in the amount of \$10,217. Seconded by Mr. Carini. (6-0) Unanimous.
- MOTION (10):** Dr. Hagen moved to approve PCO-22 for additional marker boards for Phase 1 at Flanders Elementary School in the amount of \$5,486. Seconded by Mr. Rhodes. (6-0) Unanimous.
- MOTION (11):** Mr. Carini moved to approve PCO-24 to insulate and cover exposed pipes at Flanders Elementary School in the amount of \$1,858. Seconded by Mr. Fortier. (6-0) Unanimous.
- MOTION (12):** Mr. Derry moved to approve PCO-25 RFI-73 for break metal at the library windows at Flanders Elementary School in the amount of \$1,557. Seconded by Mr. Carini. (6-0) Unanimous.
- MOTION (13):** Dr. Hagen moved to place the additional marker boards for Flanders Elementary School on hold. Seconded by Mr. Rhodes. (6-0) Unanimous.
- MOTION (14):** Mr. Rhodes moved to approve PCO-15 \$8,000 for the outside gas main for Flanders Elementary School out of O&G's contingency fund. Seconded by Mr. Carini. (6-0) Unanimous.
- MOTION (15):** Mr. Fortier moved to approve PCO-18 for ESI-6 for mezzanine support for Niantic Center Elementary School in the amount of \$18,539. Seconded by Mr. Carini. (6-0) Unanimous.
- MOTION (16):** Dr. Hagen moved to approve PCO-19 for additional marker boards at Niantic Center School for Phase 1 in the amount of \$5,486. Seconded by Mr. Derry. (6-0) Unanimous.

BUDGET REVIEW.

The Committee reviewed the budget that showed \$172,000 is remaining. It includes mitigation, the outside courtyard work, WIFI and abatement.

Mr. Rhodes asked if it included O&G's contingency transfer. He was informed it did not.

Mr. O'Connor stated we have added \$40,000 for dehumidification.

Mr. Jacunski stated we were concerned with the possibility of damage to the masonry behind the fish at Niantic Center School. We will need less than the \$200,000 allowance for repairs.

It was felt allowances of \$25,000 will be needed for the PA system and \$19,000 for the exterior gas and Lillie B. Haynes conduits.

Mr. Vetro stated we need Eversource for conduits for access to the street and up to the pool.

There is no change to the holdbacks.

Mr. Vetro had discussion with Sunbelt Rentals regarding the rentals. We can continue to rent but as of November 1 the cost was \$45,945.43. If we purchase the equipment and add in \$2600 for filters the cost would be \$49,749. Mr. Fortier felt it was cost effective to purchase. The air handlers will be new, because they want their rentals back.

Mr. Rhodes felt dehumidification may be reimbursable. He added the air purifiers will only be needed during construction.

MOTION (17): Mr. Rhodes moved to purchase the dehumidifiers in order to save money from Sunbelt Rentals rather than rent for a savings after the duration of the project in the amount of \$40,000, subject to Board of Education approval. Seconded by Mr. Fortier. (6-0) Unanimous.

HOLDBACK LIST

There was no change to the holdbacks.

2019 MEETING DATES

The Committee reviewed the proposed 2019 meeting dates.

MOTION (18): Mr. Rhodes moved to approve the 2019 meeting dates of the Town Building Committee, as proposed. Seconded by Mr. Fortier. (6-0) Unanimous.

CHANGE ORDERS. There was no discussion on change orders.

7. PAYMENT OF BILLS

Mr. Jacunski left the meeting.

The Committee received the following bills: Application No. 5 from O&G for Flanders School in the amount of \$600,156.06, Application No. 5 from O&G for Niantic Center School in the amount of \$378,115.65, Application No.5 for Lillie B. Haynes School in the amount of \$959,647.95, Invoice from Jacunski Humes Architects, Inc. for Flanders School in the amount of \$8,370, Invoice from Jacunski Humes Architects, Inc. for Niantic Center School in the amount of \$7,210, Invoice from Jacunski Humes Architects, Inc. for Lillie B. Haynes in the amount of \$10,390, Invoice from Jacunski Humes Architects, Inc. for additional services in the amount of \$6,001.85, bill from Ace Trailers for Flanders School in the amount of \$712.55, bill from Ace Trailers for Lillie B. Haynes in the amount of \$495, bill from Ace Trailers for Niantic Center School in the amount of \$480, bill from IMTL for Niantic Center School in the amount of \$1,546.25, bill from IMTL for Flanders School in the amount of \$2,201.25, bills from IMTL for Lillie B.

Haynes in the amounts of \$4,18.63, \$3,134.38 and \$3,270.88, bill from Meyer for Flanders School in the amount of \$16,868, bill from Meyer for Lillie B. Haynes in the amount of \$13,610, bill from Van Zelm for all elementary schools for October in the amount of \$6,398.70, bill from Mystic Air for Flanders School in the amount of \$322.50, bill from Mystic Air for Lillie B. Haynes School for classroom 1 in the amount of \$645, bill from Mystic Air for the nurses' room at Niantic Center School in the amount of \$322.50, bill from Mystic Air for Niantic Center School stairwell in the amount of \$322.50, bill from EMCORE for Lillie B. Haynes School in the amount of \$1,082, invoice #3314424 dated November 5, 2018 from INFOSHRED in the amount of \$40.

MOTION (19): Mr. Fortier moved to approve the above bills as presented. Seconded By Dr. Hagen. (6-0) Unanimous

8. **ITEMS FOR FUTURE AGENDAS.** Next meeting will be on December 20, 2018 at a school to be named later.

9.

~~10.~~ ⁹ **ADJOURNMENT.**

MOTION (20): Mr. Rhodes moved to adjourn the November 15, 2018 Town Building Committee Regular Meeting at 8:20 p.m. Seconded by Mr. Fortier. (6-0) Unanimous.

Respectfully submitted,

Frances Gheri, Recording Secretary