

# Town Building Committee

Regular Meeting Minutes

December 20, 2018

Present: Ray O'Connor  
John Rhodes (by telephone)  
Tim Hagen  
Gene Carini  
Abe Fisher  
Mark Salerno

Absent: Rob Sullivan  
Jerry Fortier  
Bill Derry

Also Present: Joe Vetro, O&G  
Jeff Newton, Superintendent of Schools  
Marianne Stevens, BOE Finance Director  
Dave Semnoski, Interim Facilities Director

FILED

Jan 2 2019 AT 9:40 AM/PM  
*Kenneth M. Hill*  
EAST LYME TOWN CLERK

1. **CALL TO ORDER.** Chairman O'Connor called the Town Building Committee Meeting of December 20, 2018 to order at 6 p.m.

2. **APPROVAL OF MINUTES – November 15, 2018.**

**MOTION (1):** Dr. Hagen moved to approve the Town Building Committee Regular Meeting Minutes of November 15, 2018, as presented. Seconded by Mr. Carini. Mr. Fisher abstained from voting. (4-0-1) Motion carried

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

4. **CORRESPONDENCE.**

Mr. O'Connor received letter, dated November 2, 2018 from Mystic Air, regarding an inspection that did not find mold. Mystic Air asked that a deep cleaning of the carpets not be done in the summer because of humidity.

Three letters dated November 20, 2018 have been sent by Mr. Newton to the State Department of Public Health regarding each of the three elementary schools stating no children will be present during asbestos abatement.

Email dated December 4, 2018 to Mr. O'Connor was received from Alvin Bingham, Supervisor of the Commission on Human Rights and Opportunities informing him he may proceed with awarding the contract for Niantic Center School to O&G Industries.

Mr. Salerno arrived.

5. **OLD BUSINESS.**

There was no discussion of old business.

## **6. NEW BUSINESS**

### **Elementary School Project**

#### **Lillie B. Haynes Moisture Mitigation/Storm Water**

Mr. Vetro reported the courtyard will be worked on next week while no children are in the building. The work will be noisy.

Dr. Hagen asked do you have any new information? Mr. Vetro stated he did not.

Mr. O'Connor asked was the area scoped? Mr. Vetro stated it was not. Mr. O'Connor asked will the root be taken out? Mr. Vetro replied the root will be removed after a section has been taken care of in the courtyard. The pipes will be cleaned out. The pipe is 8" and the clean up set up is 3". We want Rota rooter to cut the roots, because we cannot get in the area.

Dr. Hagen suggested digging a hole to expose the pipe. Mr. Vetro stated they will camera it down there and replace the piping in the courtyard and clean out what is old in that area.

Mr. O'Connor asked is it possible there is a break in the pipe? Mr. Carini asked how deep is it? Mr. Vetro replied according to the engineer it goes down 7', Mr. Carini asked Is it possible there is no pitch? Mr. Vetro stated the engineer did not think that was a problem. The 8" pipe at one side intersects 8". It intersects underground outside the courtyard.

Dr. Hagen asked did the engineering company do an assessment about the number of inches? Mr. Vetro replied the engineer was not concerned with it. He found it needs to be cleaned out. Dr. Hagen asked what happens if it is dug up and it rains? Mr. Vetro replied if it rains, we will have to shut down. Mr. O'Connor felt the Committee will have to hold on to the \$200,000 for mitigation.

Mr. Vetro stated carpeting will be installed. The tile floors are not waterproofed. Waterproofing will need to be installed behind the tile. Dr. Hagen stated the entire room will be cleaned in the summer. Mr. Vetro stated we will need to bring the furniture into the foyer, clean the room and then put the furniture back. Mr. O'Connor asked when will this be done? Mr. Vetro replied in the summer.

#### **PM Report:**

Mr. Vetro distributed his monthly progress report. No. 7. Mr. Salerno asked if air-conditioning was going into Lillie B. Haynes School except for the gym.

**MOTION (3): Mr. Fisher moved to approve LBH PCO-20 to saw cut the damage and repair at no cost for Lillie B. Haynes. Seconded by Mr. Carini. (5-0) Unanimous.**

**MOTION (4): Mr. Fisher moved to approve LBH PCO-21 for temporary power abatement at no cost for Lillie B. Haynes. Seconded by Mr. Carini. (5-0) Unanimous.**

**MOTION (5): Mr. Fisher moved to approve LBH PCO-27 for RFI-88 Nurses Room Chase Wall at Lillie B. Haynes in the amount of \$2,409. Seconded by Mr. Carini. (5-0) Unanimous.**

**MOTION (6): Mr. Fisher moved to approve LBH PCO-28 to paint the window sills and radiator grate at Lillie B. Haynes in the amount of \$6,274. Seconded by Carini. (5-0) Unanimous.**

- MOTION (7):** Mr. Fisher moved to approve LBH PCO-31 for early contingency return at Lillie B. Haynes from O&G for a credit of -\$82,347. Seconded by Mr. Carini. (5-0) Unanimous.
- MOTION (8):** Mr. Fisher moved to approve LBH PCO-32 Card Reader at Lillie B. Haynes in the amount of \$5,116. Seconded by Mr. Carini. (5-0) Unanimous.
- MOTION (9):** Mr. Fisher moved to approve LBH PO-33 for RFI-108 Brick at Canopy at Lillie B. Haynes in the amount of \$5,116. Seconded by Mr. Carini. (5-0) Unanimous.
- MOTION (10):** Mr. Fisher moved to approve LBH PCO-34 for RFI-93 for window infill air conditioning units at Lillie B. Haynes in the amount of \$2,030. Seconded by Mr. Carini. (5-0) Unanimous.
- MOTION (11):** Mr. Fisher moved to approve LBH PCO-35 for courtyard drainage work at Lillie B. Haynes in the amount of \$12,515. Seconded by Mr. Carini. (5-0) Unanimous.
- MOTION (12):** Mr. Fisher moved to approve LBH PCO-36 RFI-95 for existing speakers at Lillie B. Haynes at a cost of \$3600 to be deducted from O&G's contingency. Seconded by Mr. Carini. (5-0) Unanimous.
- MOTION (13):** Mr. Fisher moved to approve LBH PCO-37 for 220 copier outlet at Lillie B. Haynes in the amount of \$1,219. Seconded by Mr. Carini. (5-0) Unanimous.
- MOTION (14):** Mr. Fisher moved to approve LBH PCO-38 RFI-83 and 112 for 6" wall base at Lillie B. Haynes in the amount of \$14,503. Seconded by Mr. Carini. (5-0) Unanimous.
- MOTION (15):** Mr. Fisher moved to approve LBH PCO-41 AS-2 tile base at Lillie B. Haynes at a cost of \$9488 to be deducted from O&G's contingency. Seconded by Mr. Carini. (5-0) Unanimous.

Mr. Vetro informed the Committee the existing fire alarm panel at Lillie B. Haynes was not programable to the new panel. The new panel is for the entire building.

- MOTION (16):** Mr. Fisher moved to approve LBH PCO-42 for existing fire alarm panel at Lillie Haynes in the amount of \$5,051. Seconded by Mr. Carini. (5-0) Unanimous.
- MOTION (17):** Mr. Fisher moved to approve LBH PCO-29 RFI-82 Laminate sheetrock Room 58 in the amount of \$1,085. Seconded by Mr. Carini. (5-0) Unanimous.
- MOTION (18):** Mr. Fisher moved to approve LBH PCO-43 RFI-27 Ejector Pump abatement in the amount of \$5,092, Seconded by Mr. Carini. (5-0) Unanimous
- MOTION (19):** Dr. Hagen moved to approve FL PCO-23 for RFI-72 ductwork insulation settlement for Flanders School at a cost of \$30,000 to be deducted from O&G's contingency. Seconded by Mr. Carini. (5-0) Unanimous.
- MOTION (20):** Dr. Hagen moved to approve FL PCO-26 for early contingency return for Flanders School for a credit of -\$82,347. Seconded by Mr. Carini. (5-0) Unanimous.
- MOTION (21):** Mr. Fisher moved to approve NC PCO-12 for ESI-8 in the main vestibule for panic and voice to add data drop at Niantic Center School for a credit of -\$3,501. Seconded by Dr. Hagen. (5-0) Unanimous.

**MOTION (22):** Mr. Fisher moved to approve NC PCO-20 for early contingency return for Niantic Center School for a credit of -\$82,347. Seconded by Dr. Hagen. (5-0) Unanimous.

**MOTION (23):** Mr. Fisher moved to approve NC PCO-22 for ASI-3 tile floor base at Niantic Center School at a cost of \$6,257 to be deducted from O&G's contingency. Seconded by Dr. Hagen. (5-0) Unanimous.

**MOTION (24):** Mr. Fisher moved to approve NC PCO-24 ASI-14 to laminate the sheet rock at Niantic Center School in the estimated amount of \$15,240. Seconded by Dr. Hagen. (5-0) Unanimous.

Mr. Carini asked why do you use constraints at Lillie B. Haynes School? Mr. Vetro replied for temporary partitions that are put in before or after we normally use constraints.

Mr. Vetro reported the Building Official asked that the existing wiring in the corridors at Lillie B. Haynes be reworked because they do not meet code.

#### **BUDGET REVIEW.**

The Town Building Committee budget for 2019/2010 in the amount of \$1800 was submitted.

#### **HOLDBACK LIST**

The holdback list is as follows: lockers, skylight, parking, windows at Flanders, clock system, Flanders playground, exit side paving and stage curtains at all three schools.

Mr. Vetro asked for approval for pre-construction services at Flanders Elementary School. Mr. Jacunski is working on the design.

**MOTION (25):** Dr. Hagen moved to approve FL PCO-27 for Flanders School to pay O&G for pre-construction services and Niantic Center School restoration services in the amount of \$12,300 to be deducted from the allowances. Seconded by Mr. Fisher. (5-0)

**CHANGE ORDERS.** There was no discussion on change orders.

#### **7. PAYMENT OF BILLS**

Application No. 6 was received from O&G Industries for Lillie B. Haynes in the amount of \$475,501.72.

Application No. 6 was received from O&G Industries for Flanders Elementary School in the amount of \$512,464.19.

Application No. 6 was received from O&G Industries for Niantic Center School in the amount of \$362,979.96.

Invoice No. 18384, dated December 3, 2018 from Jacunski & Humes for Niantic Center School in the amount of \$7,210, Invoice No. 1838 for Flanders Elementary School in the amount of \$8,370 and Invoice No. 18382 for Lillie B. Haynes School in the amount of \$10,390.

Invoice #0045508, dated December 10, 2018 from Van Zelm Engineers through December 1 in the amount of \$6,982.15.

Invoice #50533 dated December 7, 2018 from Mystic Air Quality Consultants to remove mold in the LEARN wing in the amount of \$300.

Invoice #50791 dated December 7, 2018 from Mystic Air Quality Consultants to monitor asbestos at Flanders School boiler room and library in the amount of \$645.

Invoice #18DEC069, from Ace Trailer Leasing, Inc. for Niantic Center School in the amount of \$820.32

Invoice #18DEC070 from Ace Trailer Leasing, Inc. for Lillie B. Haynes School in the amount of \$495.

Invoice #18DEC071 from Ace Trailer Leasing, Inc. for Flanders Elementary School in the amount of \$670.

Invoice #102735 from Uline for 300 boxes for Niantic Center School in the amount of \$616.93.

Invoice #3311897 dated October 9, 2018 from Infoshred for Niantic Center School and Flanders Elementary School in the amount of \$40.

Invoice #1833402600 dated December 3, 2018 from Schiffler was received Invoice #3317259, dated December 3, 2018 for Flanders Elementary School in the amount of \$684.04, Invoice #1831602800 for Niantic Center School in the amount of \$766.86 and Invoice #1833001000 dated November 26, 2018 for Lillie B. Haynes in the amount of \$760.22. Mr. Semnoski reported these bills were for felt pads to protect the floors

Invoice #9013508776 dated November 26, 2018 from Grainger for coat and garment hooks for Niantic Center School in the amount of \$285.60.

Invoice #113562496 from Global Equipment Company, Inc. for Niantic Center School in the amount of \$238.55 and \$311.10 for Flanders School. Mr. Semnoski reported these bills are for battery operated clocks.

**MOTION (24): Mr. Carini moved to approve the above bills as presented.  
Seconded by Dr. Hagen. (5-0) Unanimous.**

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

Mr. Newton asked that the Niantic Center stage lift be placed on the next Agenda.

#### **9. ADJOURNMENT.**

**MOTION (25): Dr. Hagen moved to adjourn the December 20, 2018  
Town Building Committee Regular Meeting at 7:10 p.m.  
Seconded by Mr. Fisher. (5-0) Unanimous.**

Respectfully submitted,

Frances Gherzi, Recording Secretary

