

Town Building Committee
Regular Meeting Minutes
January 17, 2019

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

Absent: Rob Sullivan

Also Present: Joe Vetro, O&G
Al Jucunski, Jucunski Humes
Jeff Newton, Superintendent of Schools
Marianne Stevens, BOE Finance Director
Dave Semnoski, Interim Facilities Director
Mark Salerno, Ex officio

FILED
Jan 22 2019 AT 2:20 AM/PM
Walter Miller
EAST LYME TOWN CLERK

1. **CALL TO ORDER.** Chairman O'Connor called the Town Building Committee Meeting of January 17, 2018 to order at 6 p.m.
2. **APPROVAL OF MINUTES –December 20, 2018.**

The following corrections were noted: On page 3, motion 8 the dollar amount was \$1,328 and motion 21 the word "credit" should be "cost".

MOTION (1): Mr. Fisher moved to approve the Town Building Committee Regular Meeting Minutes of December 20, 2018, as amended. Seconded by Mr. Carini. Messiers. Fortier and Derry abstained from voting. (5-0-2) Motion carried

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

Mr. O'Connor received letter, dated December 11, 2018 from Mystic Air, stating no asbestos was found in the second-floor computer lab at Niantic Center School.

5. **OLD BUSINESS.**

There was no discussion of old business.

6. **NEW BUSINESS**

Elementary School Project

Lillie B. Haynes Moisture Mitigation/Storm Water

Mr. Jacunski reported Mr. Vetro has been in contact with the contractor. To date there has not been a resolution. Recommendations were made for the courtyard. The contractor needs to flush and run a camera through. The pipe was replaced and tree roots were found. The tile is in good shape. There is \$350,000 set aside for contingencies for this problem. Mr. Jacunski agreed to contact the contractor.

Dr. Hagen asked if \$200,000 for mitigation is to allow for flow? Mr. O'Connor replied it is. Mr. Jacunski asked will there be anymore moisture testing? Mr. Vetro replied there will be. He added the new section of the building has a vapor barrier. Mr. Rhodes asked what areas have had a moisture test? Mr. Vetro replied Phase 1 has a high moisture content. He added without a vapor barrier in the spring there is high moisture.

Mr. Salerno arrived.

Mr. Rhodes felt more data is need to avoid the tiles lifting. Mr. Vetro stated we could test it every month. Mr. Derry suggested several times a month. Mr. Vetro replied without a vapor barrier any vapor will come through. Dr. Hagen asked if you were building from scratch would you have a vapor barrier? Mr. Vetro replied he would. Mr. Jacunski added 15 years ago it had to be water based. Mr. Rhodes asked if he did the courtyard work? Mr. Vetro replied the decision was made to do the courtyard to see how it works out. Mr. Carini asked have we had rain? Mr. Vetro replied we did not. If we had large amounts of rain we would run into a problem. Mr. Newton asked why can't it be tested? Mr. Jacunski suggested observing it without a pipe. Mr. Rhodes felt a satisfactory moisture test is needed. Mr. O'Connor felt it is necessary to investigate the flood problem. Mr. Vetro stated replacing the pipe and removing the roots may solve the problem. Mr. Jacunski felt with a vapor barrier and no pavement the water was going into the ground. Dr. Hagen asked when do we feel it has been tested enough? Mr. Rhodes felt by testing once per month and obtaining three more data points. Mr. Jacunski felt it should be tested through May. Mr. O'Connor asked how long does it take to mitigate to dry? Mr. Vetro replied the entire process will take approximately one week.

PM Report:

Mr. Vetro distributed his monthly progress report. No. 8.

Lillie B. Haynes Elementary School

It was noted that PCO 44 was Phase 2 asbestos abatement for chalk boards, for a variety of fittings in the Media Center and duct work with four sections of asbestos fabric and some tile work in the amount of \$13,208.

PCO-45 the Building Inspector felt the wires were not properly run. To correct this, it will cost \$721.

PCO-46 an outlet was added at the Security Desk at a cost of \$228.

PCO-47 two cabinets needed painting for a cost of \$514.

PCO-48 a roof top unit was added at a cost of \$3,698.

PCO-49 casework was needed in the Art Room at a cost of \$10,273.

PCO-50 was for a unit over the gym area. It is a congested area. The work was reviewed by GBH and approved. It will be encased in sheetrock for a cost of \$14,461.

Flanders Elementary School

It was noted that PCO-27 was eliminated.

PCO-28 was to remove chalk board and brackets for Phase 1 at a cost of \$3,062.

PCO-29 was for an additional copier outlet for a cost of \$620.

PCO-30 was for the electric/steel conflict for a cost of \$1626.

PCO-31 was for the electrical box conflict at the ceiling for a cost of \$1,686.

PCO-32 was for finned tube radiation for a cost of \$22,352.

Niantic Center School

PCO-25 was to raise the existing drain at the library for a cost of \$1,665.

PCO-26 was for underground feeders requested by Eversource at a cost of \$4,496.

CHANGE ORDERS:

MOTION (2): Mr. Fortier moved to amend PCO-44 to remove two Marker boards from the scope estimated cost at \$10,000 for Lillie B. Haynes. Seconded by Mr. Rhodes. (7-0) Unanimous.

MOTION (3): Mr. Fortier moved to approve PCO-45 to re-route and support existing wiring at Lillie B. Haynes in the amount of \$721. Seconded by Mr. Rhodes. (7-0) Unanimous.

MOTION (4): Mr. Fortier moved to approve PCO-46 for an outlet at the Security Desk at Lillie B. Haynes in the amount of \$228. Seconded by Mr. Rhodes. (7-0) Unanimous.

MOTION (5): Mr. Fortier moved to approve PCO-47 for Phase 1 to paint the existing display case at Lillie B. Haynes in the amount of \$514. Seconded by Mr. Rhodes. (7-0) Unanimous.

MOTION (6): Mr. Fortier moved to approve PCO-48 for Phase 1 ERU piping conflict at Lillie B. Haynes in the amount of \$3,698. Seconded by Mr. Rhodes. (7-0) Unanimous.

MOTION (7): Mr. Fortier moved to approve PCO-49 for ASI-6, RF-2 for Art Room Casework at Lillie B. Haynes in the amount of \$10,273. Seconded by Mr. Rhodes. (7-0) Unanimous.

MOTION (8): Mr. Fortier moved to approve PCO-50 for ESI-9 ductwork at ERU-21 at Lillie B. Haynes School in the amount of \$14,461. Seconded by Mr. Rhodes. (7-0) Unanimous.

- MOTION (9):** Mr. Fortier moved not to act on PCO-27 for roof replacement preconstruction at Flanders Elementary School in the amount \$12,300 as it was approved at the December meeting. Seconded by Dr. Hagen. (7-0) Unanimous.
- MOTION (10):** Mr. Fortier moved to approve PCO-28 to remove chalkboard and brackets at Flanders Elementary School in the amount of \$3,062. Seconded by Dr. Hagen. (7-0) Unanimous.
- MOTION (11):** Mr. Fortier moved to approve PCO-29 for RFI-86 an additional copier outlet at Flanders Elementary School in the amount of \$620. Seconded by Dr. Hagen. (7-0) Unanimous.
- MOTION (12):** Mr. Fortier moved to approve PCO-30 for electric/steel conflict @ ERU-2F at Flanders Elementary School in the amount of \$1,626. Seconded by Dr. Hagen. (7-0) Unanimous.
- MOTION (13):** Mr. Fortier moved to approve PCO-31 for electrical box conflict at the ceiling of Flanders Elementary School in the amount of \$1,686. Seconded by Dr. Hagen. (7-0) Unanimous.
- MOTION (14):** Mr. Fortier moved to approve PCO-32 for ESI-2R1 for finned tube radiation at Flanders Elementary School in the amount of \$22,352. Seconded by Dr. Hagen. (7-0) Unanimous. This replaces PCO-01.
- MOTION (15):** Mr. Fortier moved to approve PCO-25 to raise the existing roof drain at the library of Niantic Center School in the amount of \$1,665. Seconded by Mr. Carini. (7-0) Unanimous.
- MOTION (16):** Mr. Fortier moved to approve PCO-26 for Eversource underground feeders at Niantic Center School in the amount of \$4,496. Seconded by Mr. Carini. (7-0) Unanimous.

Mr. Derry asked when we install the floors at each of the schools do, will they all have moisture barriers? Mr. Jacunski replied they will because they are so close to the shore. Mr. Vetro added the bathroom areas all have vapor barriers.

BUDGET REVIEW.

Mr. O'Connor updated the budget. Mr. Vetro agreed to give an update each month. Mr. Rhodes asked for an update on allowances.

HOLDBACK LIST

The lockers at all schools, new clock system at all schools, replace Flanders playground and paving, and Lillie B. Haynes boiler area paving are on hold. Mr. Vetro will get pricing on reglazing the skylights. The Niantic Center stage lift was bid but not purchased.

Dr. Hagen asked about the entrance skylights. Mr. Jacunski stated we wish to retain the existing framing and install a new skylight. To date we have no pricing Mr. Jucunski stated the site lighting at Niantic

Center School was bid and not accepted. Thirty thousand was bid as an alternate. Dr. Hagen stated we need to inform them by April. Overflow parking at Niantic Center School is anticipated to cost \$59,000.

The number one priority is to replace the remaining windows for \$185,000. Mr. Salerno stated the teachers in the music room informed him the windows are leaking. Everyone felt the windows need replacement before new furniture is purchased.

MOTION (17): Mr. Rhodes moved to authorize O & G to include Flanders replacement windows in the project scope for an amount not to exceed \$185,000 and offset it by the furniture and equipment line item, subject to Board of Education approval. Seconded by Mr. Fortier. (7-0) Unanimous.

It was felt that the lockers should be removed and that hooks be used. Dr. Hagen asked what would it cost to remove the lockers and sheetrock? Mr. Fortier felt there would be some scrap value for the lockers. Mr. Vetro was asked to obtain a price to remove the lockers. Dr. Hagen asked if in the third-grade area are the lockers attached? Mr. Vetro replied they are. Because of dust it was felt the removal of the lockers should be done in the summer.

Messrs. Salerno and Jacunski left the meeting

7. PAYMENT OF BILLS

O&G submitted applications No. 7 for period to December 31, 2018 for Lillie B. Haynes in the amount of \$694,844.43, for Niantic Center School in the amount of \$295,711.79 and for Flanders School in the amount of \$506,161.74.

Jacunski Humes Architects, LLC submitted Invoice #19005 for Niantic Center School in the amount of \$7,210, Invoice #19003 for alterations at Lillie B. Haynes in the amount of \$10,390 and Invoice #19004 for alterations at Flanders School in the amount of \$8,307.

Invoice #19021 from Jacunski Humes Architects, LLC for additional services for structural work at Flanders School in the amount of \$1,104.

Invoice 3863A was received from IMTL for inspection at Flanders School in the amount of \$3,600, Invoice 3864-A for Lillie B. Haynes in the amount of \$3,600 and Invoice #3465E for Lillie B. Haynes in the amount of \$280, Invoice #3865-F for Lillie B. Haynes in the amount of \$315 and Invoice #3867A for Niantic Center in the amount of \$2400.

Custom Computer submitted Requisition No. R9-03102 WIFI upgrades for all three schools in the amount of \$73,755.50.

Invoices were received from Meyer for moving Flanders, Invoice #220-004205 in the amount of \$15,539.50; Invoice #220-00424 for moving and for Lillie B. Haynes in the amount of \$11,351.25; Invoice # 220-003687 for Niantic Center School in the amount of \$9,674.25.

A bill was received from Van Zelm for commissioning all three schools for a cost of \$4,420.10.

MOTION (18): Mr. Fortier moved to approve the above bills as presented. Seconded by Mr. Rhodes. (7-0) Unanimous.

8. ITEMS FOR FUTURE AGENDAS

9. ADJOURNMENT.

**MOTION (19): Mr. Rhodes moved to adjourn the January 17, 2019
Town Building Committee Regular Meeting at 7:50 p.m.
Seconded by Dr. Hagen (7-0) Unanimous.**

Respectfully submitted,

Frances Gheri, Recording Secretary