

**EAST LYME  
TOWN BUILDING COMMITTEE  
REGULAR MEETING MINUTES  
Thursday, FEBRUARY 21st, 2019**

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

**Also Present:** Mike Brennen, Project Executive, O & G Industries  
Joe Vetro, Project Manager, O & G Industries  
Al Jacunski, Jacunski Humes  
Jeff Newton, Superintendent of Schools  
Marianne Stevens, BOE Finance Director  
Dave Semnoski, Interim School Facilities Manager

**Absent:** Jerry Fortier, John Rhodes

**1. CALL TO ORDER**

Chairman O'Connor called the February 21, 2019 Regular Meeting of the East Lyme Town Building Committee to order at 6:00 PM.

(Note: Mr. Derry arrived at 6:05 PM)

**2. APPROVAL OF MINUTES – Meeting of January 17, 2019**

Mr. O'Connor called for any additions, deletions or corrections to the January 17, 2019 Meeting Minutes of the Town Building Committee.

**\*\*MOTION (1)**

Mr. Hagen moved to approve the January 17, 2019 Meeting Minutes of the Town Building Committee as presented.

Mr. Carini seconded the motion.

**Vote: 4 – 0 – 0. Motion passed.**

FILED

Feb 26 2019 AT 1:21 AM/PM  
Karen Hulse  
EAST LYME TOWN CLERK

**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 notice of resignation from Rob Sullivan from the TBC due to his work taking him out of Town on a regular basis.

**5. OLD BUSINESS**

There was no discussion.

**6. NEW BUSINESS**

**Elementary School Project**

▪ **LBH Moisture Mitigation/Storm Water**

Mr. Jacunski said that he did not have an update this evening but the goal is to have the information for the next meeting. Mr. Vetro did moisture testing readings and they came out okay. There was some discussion if it would be warranted without a vapor barrier with more information to come on this. It was also suggested that they continue to take readings until May.

Mr. O'Connor asked why there wasn't asbestos free waterproof cement.

Mr. Vetro said that they don't make one.

Mr. Jacunski said that he is fairly convinced that they will be okay with the moisture readings.

It was agreed that they would continue to take the readings until the May time frame.

- **PM Report**

Mr. Vetro provided everyone with his monthly progress report No. 9. He reviewed the following:

- ♦ **LB Haynes School**

PCO-51 – rooftop unit moved to be with the other one and duct re-vamp from O & G Contingency - \$9000

PCO-52 – Add handicap ramp & walk across from Church – Town request - \$1895

PCO-53 – Library Power & Data changes – eliminate power poles; mount to wall – O & G- \$3834

PCO-54 – Relocate existing fiber line at main distribution frame – Town wanted moved further into the room – data racks - \$1779

PCO-55 – Encase Asbestos blue Daubs – cover and sheetrock (Phase 2) - \$2951

PCO-56 – Camera Existing Storm Drain Lines – Am. Rooter did in fall inside - \$3353

PCO-57 – Piping conflict – Corridor 59 – ductwork - \$7324

PCO-58 – Block in phone booth in existing phone room - \$919

PCO-59 – Existing ceramic cove base removal in four bathrooms from O & G Contingency - \$2584

- ♦ **Flanders School**

PCO-33 – Section of corroded pipe replaced - \$302

PCO-34 – Pipe covers – pipes feeding radiation (phase 1) - \$1153

PCO-35 – Existing Radiation Rms F29,30,32 & 33 – radiation up high eliminated –from O&G Contingency \$328

PCO-36 – Phase 1 Floor grinding between classrooms where there were existing doors –from O&G Contingency - \$310

PCO-37 – Clean out Sanitary Piping – Phase 2 – Am Rooter did the lines - \$2137

PCO-38 – Electrical panel – Rm M07 – panel on wall was not on as-built, moved into storage room on after hours basis - \$6196

- ♦ **Niantic Center School**

PCO-27 – Clock removal & speaker relocation – remove clocks and wires and put cover plates over area – from O&G Contingency - \$2478

PCO-28 – Existing ductwork removal – plans did not show this section – from O&G Contingency - \$2861

PCO-29 – Main Office Carpet change – principal requested change to match media center - \$1252

PCO-30 – Existing clock cover plates – Phase 1 - \$305

PCO-31 – Room 166 Pipe cover plates – radiation pipe cover - \$267

PCO-32 – Fire Dampers @ corridor 137 – added three fire dampers - \$1930

PCO-33 – Tutorial rooms control valves – three units - \$2460

PCO-34 – Dry Erase board Paint – Phase 1 & 2 – green chalk boards coated with whiteboard paint for 8 boards - \$6439

There was extensive discussion on this item and the related cost and effectiveness.

Mr. Vetro explained that they paint over the boards to get the whiteboard. The basic boards are in decent shape however they would need to be painted with special paint that gets rolled on for the whiteboard finish. The magnetic quality would remain.

Mr. Newton asked about the warranty.

Mr. Vetro said that it is usually a two year warranty.

Mr. Derry commented that as it is expensive paint that it should look great and hold up longer.

Mr. Vetro explained that it has to be rolled on and does leave you with a slight stippling effect to the surface. He said that he has researched another product that rolls out over the existing boards however it is more expensive at around \$900 per board.

Mr. Newton said that he wanted to check on something else that he had seen at other facilities before committing to this.

Mr. Derry said that he thinks that they will be disappointed with the stippling and that it also may not be easy to write on.

Mr. Newton and Mr. Hagen asked that they postpone this item at this time so that they can go look into other potential items to use here and actually see them in use – especially with Phases 3 and 4 still to come.

Mr. O'Connor said that he would like to go with them to see the products in use.

This item was put on HOLD until more information is obtained.

PCO-35 – sink piping – two rooms - \$2835

PCO-36 – skylight at the Main Vestibule - \$42,871

Mr. O'Connor asked that they wait another month on this item.

Mr. Vetro said that the month is the most that they can wait. He said that they are suggesting leaving the framing and just replacing the glass however he is not sure that this would solve the issue.

This item was placed on HOLD for a month.

PCO-37 – Mezzanine pipe insulation – Phase 1 – abatement of some existing pipes - \$1066

PCO-38 – Roof Leader – Room 160 – New Bathroom - \$2193

PCO-39 – Drywall enclosures – work room of office area; masonry wall in bad shape was sheet rocked - \$1272

PCO-40 – Additional Ceiling and soffits – below mezzanine level - \$3133

PCO-41 – Chase wall – ductwork – also in mezzanine area - \$1497

▪ **CHANGE ORDERS**

▪ **LB Haynes**

**\*\*MOTION (2)**

Mr. Fisher moved to approve PCO-51 – rooftop unit moved to be with the other one and duct re-vamp from O & G Contingency in the amount of \$9000

Mr. Hagen seconded the motion.

**Vote: 5 – 0 – 0. Motion passed.**

**\*\*MOTION (3)**

Mr. Fisher moved to approve PCO-52 – Add handicap ramp & walk across from Church at the request of the Town in the amount of \$1895.

Mr. Hagen seconded the motion.

**Vote: 5 – 0 – 0. Motion passed.**

**\*\*MOTION (4)**

Mr. Fisher moved to approve PCO-53 – Library Power & Data changes – eliminate power poles; mount to wall in the amount of \$3834

Mr. Hagen seconded the motion.

**Vote: 5 – 0 – 0. Motion passed.**

**\*\*MOTION (5)**

Mr. Fisher moved to approve PCO-54 – Relocate existing fiber line at main distribution frame – Town wanted moved further into the room – data racks in the amount of \$1779

Mr. Hagen seconded the motion.

**Vote: 5 – 0 – 0. Motion passed.**

**\*\*MOTION (6)**

Mr. Fisher moved to approve PCO-55 – Encase Asbestos blue Daubs – cover and sheetrock (Phase 2) in the amount of \$2951

Mr. Hagen seconded the motion.

**Vote: 5 – 0 – 0. Motion passed.**

**\*\*MOTION (7)**

Mr. Fisher moved to approve PCO-56 – Camera Existing Storm Drain Lines – Am. Rooter did in the fall inside in the amount of \$3353

Mr. Hagen seconded the motion.

**Vote: 5 – 0 – 0. Motion passed.**

**\*\*MOTION (8)**

Mr. Fisher moved to approve PCO-57 – Piping conflict – Corridor 59 – ductwork in the amount of \$7324

Mr. Hagen seconded the motion.

**Vote: 5 – 0 – 0. Motion passed.**

**\*\*MOTION (9)**

Mr. Fisher moved to approve PCO-58 – Block in phone booth in existing phone room in the amount of \$919

Mr. Hagen seconded the motion.

**Vote: 5 – 0 – 0. Motion passed.**

**\*\*MOTION (10)**

Mr. Fisher moved to approve PCO-59 – Existing ceramic cove base removal in four bathrooms (cut out) from O & G Contingency in the amount of \$2584

Mr. Hagen seconded the motion.

**Vote: 5 – 0 – 0. Motion passed.**

▪ **Flanders School**

**\*\*MOTION (11)**

Mr. Fisher moved to approve PCO-33 – Section of corroded pipe replaced in the amount of \$302

Mr. Hagen seconded the motion.

**Vote: 5 – 0 – 0. Motion passed.**

**\*\*MOTION (12)**

Mr. Fisher moved to approve PCO-34 – Pipe covers – pipes feeding radiation in the amount of \$1153

Mr. Hagen seconded the motion.

**Vote: 5 – 0 – 0. Motion passed.**

**\*\*MOTION (13)**

Mr. Fisher moved to approve PCO-35 – Existing Radiation Rms F29,30,32 & 33 – radiation up high eliminated - from O & G contingency in the amount of \$328

Mr. Hagen seconded the motion.

**Vote: 5 – 0 – 0. Motion passed.**

**\*\*MOTION (14)**

Mr. Fisher moved to approve PCO-36 – Phase 1 Floor grinding between classrooms where there were existing doors - from O & G Contingency in the amount of \$310.

Mr. Hagen seconded the motion.

**Vote: 5 – 0 – 0. Motion passed.**

**\*\*MOTION (15)**

Mr. Fisher moved to approve PCO-37 – Clean out Sanitary Piping – Phase 2 – Am Rooter did the lines – in the amount of \$2137

Mr. Hagen seconded the motion.

**Vote: 5 – 0 – 0. Motion passed.**

**\*\*MOTION (16)**

Mr. Fisher moved to approve PCO-38 – Electrical panel – Rm M07 – panel on wall was not on as-built, moved into storage room on after hours basis in the amount of \$6196

Mr. Hagen seconded the motion.

**Vote: 5 – 0 – 0. Motion passed.**

▪ **Niantic Center School**

**\*\*MOTION (17)**

Mr. Fisher moved to approve PCO-27 – Clock removal & speaker relocation – remove clocks and wires and put cover plates over area - from O & G Contingency in the amount of \$2478

Mr. Hagen seconded the motion.

**Vote: 5 – 0 – 0. Motion passed.**

**\*\*MOTION (18)**

Mr. Fisher moved to approve PCO-28 – Existing ductwork removal – plans did not show this section – from O & G Contingency in the amount of \$2861

Mr. Hagen seconded the motion.

**Vote: 5 – 0 – 0. Motion passed.**

**\*\*MOTION (19)**

Mr. Fisher moved to approve PCO-29 – Main Office Carpet change – principal requested change to match media center in the amount of \$1252

Mr. Hagen seconded the motion.

**Vote: 5 – 0 – 0. Motion passed.**

**\*\*MOTION (20)**

Mr. Fisher moved to approve PCO-30 – Existing clock cover plates – Phase 1 in the amount of \$305

Mr. Hagen seconded the motion.

**Vote: 5 – 0 – 0. Motion passed.**

**\*\*MOTION (21)**

Mr. Fisher moved to approve PCO-31 – Room 166 Pipe cover plates – radiation pipe cover in the amount of \$267

Mr. Hagen seconded the motion.

**Vote: 5 – 0 – 0. Motion passed.**

**\*\*MOTION (22)**

Mr. Fisher moved to approve PCO-32 Fire Dampers @ corridor 137 – added three fire dampers in the amount of \$1930

Mr. Hagen seconded the motion.

**Vote: 5 – 0 – 0. Motion passed.**

**\*\*MOTION (23)**

Mr. Fisher moved to approve PCO-33 Tutorial rooms control valves – three units in the amount of \$2460

Mr. Hagen seconded the motion.

**Vote: 5 – 0 – 0. Motion passed.**

**\*\*MOTION (24)**

Mr. Fisher moved to approve PCO-35 – sink piping for two rooms in the amount of \$2835

Mr. Hagen seconded the motion.

**Vote: 5 – 0 – 0. Motion passed.**

**\*\*MOTION (25)**

Mr. Fisher moved to approve PCO-37 – Mezzanine pipe insulation – Phase 1 – abatement of some existing pipes in the amount of \$1066.

Mr. Hagen seconded the motion.

**Vote: 5 – 0 – 0. Motion passed.**

**\*\*MOTION (26)**

Mr. Fisher moved to approve PCO-38 Roof Leader – Rm. 160 – New Bathroom in the amount of \$2193  
Mr. Hagen seconded the motion.

**Vote: 5 – 0 – 0. Motion passed.**

**\*\*MOTION (27)**

Mr. Fisher moved to approve PCO-39 Drywall enclosures – work room of office area; masonry wall in bad shape was sheet rocked in the amount of \$1272  
Mr. Hagen seconded the motion.

**Vote: 5 – 0 – 0. Motion passed.**

**\*\*MOTION (28)**

Mr. Fisher moved to approve PCO-40 Additional Ceiling and soffits – below mezzanine level in the amount of \$3133.  
Mr. Hagen seconded the motion.

**Vote: 5 – 0 – 0. Motion passed.**

**\*\*MOTION (29)**

Mr. Fisher moved to approve PCO-41 Chase wall – ductwork – also in mezzanine area in the amount of \$1497.  
Mr. Hagen seconded the motion.

**Vote: 5 – 0 – 0. Motion passed.**

▪ **Budget Review**

Mr. O'Connor said that he was waiting on the mitigation resolution and allowances.

Mr. Newton asked if the replacement of the kiln at Niantic Center could be a reimbursable item.  
Mr. Jacunski said yes if it was a new one and was replacing one that was broken and non-code compliant.

▪ **Holdback List**

Mr. Newton said that they could move forward with not doing the locker replacement but to pull them out and sheetrock the area for around \$60,000. To replace the lockers with new ones would have been \$70,000 so the lockers are out. He said that they would however like to investigate 'cubbies' to be able to separate items for the kids.

Mr. Vetro noted that they have to be cognizant of doing things after an area has been worked on. For Phase 2 he said that it would be around \$20,000 to take the lockers out and sheetrock and paint.  
Mr. O'Connor suggested doing Phase 2 to see what it looks like.  
Mr. Vetro said that he could have them do that and then if they like it he could get them to lock in a price for the rest of the job.

**\*\*MOTION (30)**

Mr. Fisher moved to approve taking the lockers out of Phase 2 at LB Haynes (and installing sheet rock and painting).  
Mr. Carini seconded the motion.

**Vote: 5 – 0 – 0. Motion passed.**

▪ **Closeout Items**

Mr. Semnoski said that he would like a complete list of items closed out.  
Mr. Vetro noted that his closeout matrix has seven (7) lists that are very detailed.  
Mr. O'Connor asked for a punch list to be forwarded to him.

## **7. PAYMENT OF BILLS**

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

- O & G submitted Application #8 for the period to January 31, 2019 – for Lillie B Haynes School in the amount of \$516,763.13 (42% complete); for Niantic Center School in the amount of \$531,652.90 (41% complete) and Flanders School in the amount of \$377,734.40 (53% complete).
- Jacunski Humes Architects LLC submitted Invoice #19046 for Niantic Center School in the amount of \$7210.00; Invoice #19045 for Flanders Elementary School in the amount of \$7,370.00 and invoice #19044 for Lillie B Haynes in the amount of \$10,390.00.
- Independent Materials Testing Lab submitted Invoice 3862-C (1/2019) for Flanders School in the amount of \$820 and Invoice 3862-B (11/2018) for Flanders School in the amount of \$1680.00; Invoice 3865-D (12/2018) for LB Haynes in the amount of \$988.75; Invoice 3865-F (1/9/2019) for LB Haynes in the amount of \$315.00 and Invoice 3865-G (1/29/2019) for LB Haynes in the amount of \$440.00.
- Infoshred Invoice #3322813 dated 1/28/2019 for Flanders and Niantic Center Schools in the amount of \$40.00.
- Ace Trailer Leasing Inc. – Invoice #19JAN212 dated 1/1/2019 for Flanders School in the amount of \$670.00; Invoice #19JAN070 dated 1/1 2019 for Niantic Center School in the amount of \$640.00; Invoice #19JAN213 dated 1/1 2019 for Lillie B Haynes in the amount of \$495.00; Invoice #19FEB069 dated 2/1 2019 for Lillie B Haynes in the amount of \$495.00; Invoice #19JFEB071 dated 2/1/2019 for Flanders School in the amount of \$670.00; Invoice #19FEB072 dated 2/1 2019 for Niantic Center School in the amount of \$640.00 (all for trailer leasing).
- Van Zelm Engineers – Invoice #0045705 dated February 13, 2019 in the amount of \$2,959.70 for professional services for elementary schools project
- Cluff Carpet One Invoice #74912 for area carpet for Niantic Center School in the amount of \$700.00.
- Hunter Electric Inc. Invoice #13040 dated 1/23/2019 for Niantic Center School 20 amp outlet for copier in the amount of \$360.50 and Invoice #13041 dated 1/23/2019 for Lillie B Haynes for 2 outlets for copiers in the amount of \$1,517.76.

### **\*\*MOTION (31)**

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

Mr. Derry seconded the motion.

**Vote: 5 – 0 - 0. Motion passed.**

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

Mr. O'Connor noted that their next meeting would be on March 21, 2019 at LB Haynes at 6 PM.

## **9. ADJOURNMENT**

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

### **\*\*MOTION (32)**

Mr. Hagen moved to adjourn the February 21, 2019 Regular Meeting of the Town Building Committee at 7:58 PM.

Mr. Carini seconded the motion.

**Vote: 5 – 0 – 0. Motion passed.**

Respectfully submitted,

Karen Zmitruk,  
Recording Secretary, Pro-Tem