

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

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

Also Present: Joe Vetro, Project Manager, O & G Industries
Al Jacunski, Jacunski Humes Architects
Jeff Newton, Superintendent of Schools
Marianne Stevens, BOE Finance Director
Marc Salerno, BOS Ex-Officio

FILED IN EAST LYME
CONNECTICUT
Mar 26, 2019 AT 10:12 AM/PM
[Signature]
EAST LYME TOWN CLERK

Absent: Gene Carini

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES – Meeting of February 21, 2019

Mr. O'Connor called for any additions, deletions or corrections to the February 21, 2019 Meeting Minutes of the Town Building Committee.

****MOTION (1)**

Mr. Hagen moved to approve the February 21, 2019 Meeting Minutes of the Town Building Committee as presented.

Mr. Fortier 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 they had received Commissioning Field Report #3 from van Zelm Engineers. Also, Certificates of Substantial Completion from Jacunski for phase 1 of all 3 schools.

5. OLD BUSINESS

There was no discussion.

6. NEW BUSINESS

Elementary School Project

▪ LBH Moisture Mitigation/Storm Water

Mr. Vetro said that he met with Fedus on the stormwater. The courtyard to the pond area video scoping remains and is expected to be completed by the next meeting.

Mr. Jacunski said that this should be resolved by the next meeting.

Mr. Vetro said that they are taking floor moisture readings two times per month and they have been coming out well under the allowable numbers.

Mr. Vetro said that there would be no warranty without a vapor barrier and that he would get something in writing on that for them.

Mr. Rhodes suggested that they should push back on that.
Mr. Rhodes and Mr. Hagen asked what the warranty is if they put a vapor barrier down.
Mr. Vetro and Mr. Jacunski said that it is around 10 years.
Mr. Jacunski said that he would review this further and get back to them on it.

▪ **PM Report**

Mr. Salerno said that he had heard that the new paint was peeling on the glazed block at LBH.
Mr. Vetro said that he would check into it. He had heard that primer paint was not applied and was looking into that.
Mr. Rhodes noted that they should not be taping things to it and if they do that they should be using blue tape so that they won't damage the paint.

Mr. Vetro provided everyone with his monthly progress report No. 10. He reviewed the following:

♦ **LB Haynes School**

PCO-60 – eliminate 4" rubber floor base & put 6" in some areas (\$20,000 deducted from R&B Tile, Urban Contracting did for \$18,000) from O & G Contingency - \$2000 from O & G Contingency.

PCO-61 – Casework – Room 75 originally not a classroom; also electrician for outlet - \$5265

It was noted that this room was originally not meant to be a classroom.

PCO-62 - Clock Box Covers – covered up and painted Phase I only – \$781

PCO-63 – Room 43 Door head bond beam – small office made from stall in bathroom - \$556

PCO-64 – Existing Library Desk Location moved to middle of area - \$2915

PCO-65 – Glass cleaning – Phase 1 – clean existing windows – from O & G Contingency \$2583

PCO-66 – Gym & Aux Gym Ceiling Paint - \$11,535

Mr. Rhodes noted that he liked the color, but questioned the pricing.

Mr. Jacunski noted that they did not call for the ceilings to be painted however he preferred a lighter rather than darker color.

Mr. Vetro said that he would work on obtaining a price reduction of around half.

This item was placed on HOLD until the next meeting for lower pricing.

PCO-67 – RFI-129 Added new sink and piping Phase II - \$8997

PCO-68 – RFI-144 Rooms 75B & C AC Condensate – re-route - \$1548

PCO-69 – ERU-3L Piping Conflict–Corridor 30 coming through the roof – from O & G contingency \$3531

PCO-70 – ESI-22-S-2 sink faucet change so water won't run on counters – from O & G Contingency \$7321

PCO-71 – Media Center Window Replacement – from O & G Contingency \$1920

Mr. Vetro noted that one window was not itemized for replacement so it was not in the bid.

♦ **Flanders School**

PCO-39 – Outlets added at Rooms C11 & C13 - \$754

PCO-40 – RFI-104 Switchgear Circuits – more circuits than were on the plan - \$9144

Mr. Vetro noted that the As-Built was wrong, there were more circuits than what was on the plan and this is for the added breakers and labor.

PCO-41 – RFI-52 Connect fire alarm to the BOE building – add to existing panel - \$12,802

PCO-42 – Gym Ceiling Paint - \$5445

Mr. Jacunski said that in looking at this that they appear to be in pretty good shape.

Mr. Vetro noted that the cost would be zero here and LBH the cost would be for only one (1) due to credits that they have.

PCO-43 – Add alternate 7 – window replacement – throughout Flanders school – glass and abatement and window shades – from furniture budget - \$161,609

PCO-44 – ESI-11-2-S-2 Sink Faucet change – similar to Haynes – from O & G Contingency \$8237

♦ **Niantic Center School**

PCO-34 – Dry Erase Board Finish – Phase 1 & 2 – vinyl coating for 7 boards - \$7648

Mr. Vetro recalled that they had put this item on Hold at their last meeting to look at options. This is what they had decided on. It is a vinyl coating which is smoother and costs around \$1000 per board.
PCO-36 – Skylight at the Main Vestibule - \$42,871

It was noted that this is for the glass only.

Mr. Hagen noted the condensation issue.

Mr. Vetro said that it should make it go away as he thinks that it is the masonry block that has to be sealed.

Mr. Jacunski noted that the water repellant does wear off after a period of time. To totally fix this would be very expensive.

Mr. Hagen said that \$42,000 just for glass was very expensive and suggested that they put something else up there instead and possibly paint it.

Mr. Rhodes asked if insulated panels would work.

Mr. Jacunski said that he would look into that.

Mr. Vetro said that he would need to know what they are going to do as he needs 12 weeks on this item.

Mr. Rhodes noted that it is a maintenance item and not reimbursable – they could potentially hold the price and do this as a separate project next summer.

Mr. Jacunski said that if it is energy efficient that he may be able to make an argument for it. He said that he would review it further.

Mr. Rhodes suggested that they keep it as a holdback and see where they are at the end.

Mr. Jacunski said that he would check with cal-wall on the insulated panels that let diffused light through and get back to them.

This item was placed on HOLD for another month pending more information.

PCO-42 – RFI-80 –Fin tube Radiation – Stop radiation on the inside - \$250

PCO-43 – Data & Power Add – Media & Computer – 16 data outlets, 16 outlets in computer lab - \$12,892

Mr. Vetro said that this was for the computer lab and that the price had doubled from the original \$6248 to the current \$12,892. He added that there could be more.

Mr. Rhodes asked Mr. Newton if they are still setting up computer labs.

Mr. Newton said yes.

Mr. O'Connor noted that they spent \$70,000 updating wireless.

PCO-44 – ESI-15-S-2 Sink Faucet Change–same change as the others – from O & G Contingency \$4789

▪ **CHANGE ORDERS**

Mr. O'Connor called for a motion on the change orders.

****MOTION (2)**

Mr. Rhodes moved to approve the following change orders:

▪ **LB Haynes**

PCO-60 – eliminate 4" rubber floor base & put 6" in some areas (\$20,000 deducted from R&B Tile, Urban Contracting did for \$18,000) from O & G Contingency - \$2000 from O & G Contingency

PCO-61 – Casework – Room 75 originally not a classroom; also electrician for outlet - \$5265

PCO-62 - Clock Box Covers – covered up and painted Phase I only – \$781

PCO-63 – Room 43 Door head bond beam – small office made from stall in bathroom - \$556

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PCO-65 – Glass cleaning – Phase 1 – clean existing windows – from O & G Contingency \$2583

PCO-67 – RFI-129 Added new sink and piping Phase II - \$8997

PCO-68 – RFI-144 Rooms 75B & C AC Condensate – re-route - \$1548

PCO-69 – ERU-3L Piping Conflict–Corridor 30 coming through the roof – from O & G contingency \$3531

PCO-70 – ESI-22-S-2 sink faucet change so water won't run on counters – from O & G Contingency \$7321

PCO-71 – Media Center Window Replacement – from O & G Contingency \$1920

▪ **Flanders School**

PCO-39 – Outlets added at Rooms C11 & C13 - \$754

PCO-40 – RFI-104 Switchgear Circuits – more circuits than were on the plan - \$9144

- PCO-41 – RFI-52 Connect fire alarm to the BOE building – add to existing panel - \$12,802
- PCO-42 – Gym Ceiling Paint - \$5445
- PCO-43 – Add alternate 7 – window replacement – throughout Flanders school – glass and abatement and window shades – from furniture budget - \$161,609
- PCO-44 – ESI-11-2-S-2 Sink Faucet change – similar to Haynes – from O & G Contingency \$8237

- **Niantic Center School**

- PCO-34 – Dry Erase Board Finish – Phase 1 & 2 – vinyl coating for 7 boards - \$7648
 - PCO-42 – RFI-80 –Fin Tube Radiation – Stop radiation on the inside - \$250
 - PCO-43 – Data & Power Add – Media & Computer – 16 data outlets, 16 outlets in computer lab - \$12,892
 - PCO-44 – ESI-15-S-2 Sink Faucet Change–same change as the others – from O & G Contingency \$4789
- Mr. Fisher seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

- **Budget Review**

Mr. O'Connor said that they were around \$348,000 in the negative before this evening. With the items from tonight they are at around \$400,000.

Mr. Vetro noted that allowances were around \$300,000.

It was noted that LBH on 52.8% project completion was 1.5% over the base bid amount.

- **Holdback List**

No discussion

- **Closeout Items**

No discussion.

7. PAYMENT OF BILLS

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

- O & G submitted Application #9 for the period to February 28, 2019 – for Lillie B Haynes School in the amount of \$667,449.59 (52.8% complete); for Niantic Center School in the amount of \$514,996.93 (48.9% complete) and Flanders School in the amount of \$666,401.57 (53% complete).
- Jacunski Humes Architects LLC submitted Invoice #19087 for Niantic Center School in the amount of \$7210.00; Invoice #19086 for Flanders Elementary School in the amount of \$8,370.00 and invoice #19085 for Lillie B Haynes in the amount of \$10,390.00; all dated March 1, 2019.
- Van Zelm Engineering – Invoice #0045816 dated March 13, 2019 in the amount of \$2,907.30 for professional services for elementary schools project.
- Independent Materials Testing Lab submitted Invoice 3862-D (3/5/2019) for Flanders School in the amount of \$280.
- Mystic Air Quality Invoice #51424 dated 2/27/2019 for Niantic Center weekend asbestos abatement in the amount of \$522.50; Invoice #51588 dated 3/13/2019 for LBH weekend abatement & site monitoring in the amount of \$785.00; Invoice #51589 dated 3/13/2019 for LBH for day rate abatement and site monitoring in the amount of \$645.00; Invoice #51590 dated 3/13/2019 for Niantic Center for abatement window removal in the amount of \$645.00 and Invoice #51591 dated 3/13/2019 for Niantic Center for asbestos abatement removal media center windows in the amount of \$785.00.
- Ace Trailer Leasing Inc. – Invoice #19MAR072 dated 3/1/2019 for Niantic Center School in the amount of \$640.00; Invoice #19MAR074 dated 3/1/2019 for Lillie B Haynes in the amount of \$495.00; Invoice #19MAR213 dated 3/1/2019 for Flanders School in the amount of \$670.00. (All for trailer leasing).
- Shiffeler – Invoice #1834602200 dated 12/31/2018 for Floor Savers in the amount of \$174.90.
- Sunbelt – Invoice #81463278-0003 dated 9/25/2018 for LBH air machines in the amount of \$1,679.83; Invoice #81464156-0002 dated 9/26/2018 for LBH dehumidifiers in the amount of

\$8686.04; Invoice #82341952-0001 dated 9/27/2018 for LBH rental protection plan in the amount of \$5010.84; Invoice #81463278-0004 dated 10/17/2018 for LBH billing in the amount of \$1,533.94; Invoice #81464156-0003 dated 10/17/2018 for LBH for six dehumidifiers in the amount of \$2,216.19; Invoice #81464156-0004 dated 10/24/2018 for LBH for three dehumidifiers in the amount of \$2,895.35; Invoice #81464156-0009 dated 11/13/2018 for LBH for three dehumidifiers in the amount of \$600.00; Invoice #81463278-0012 dated 12/14/2018 for LBH for two air machine scrubbers in the amount of \$621.00 and Invoice #82341952-0005 dated 12/14/2018 for LBH for three air machine scrubbers in the amount of \$700.00.

Ms. Stevens noted that she had been working for some time with Sunbelt to get these bills straightened out and to have the tax removed.

****MOTION (3)**

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

Mr. Fisher seconded the motion.

Vote: 6 – 0 - 0. Motion passed.

Mr. O'Connor noted that the school is moving the servers and they spent \$70,000 with another \$50,000 as he understands that the contractor moves the rack but the school everything else. He asked how this is billed.

Mr. Newton said that he was not sure.

Mr. Rhodes suggested that it comes from FFE – Furniture, Fixtures & Equipment.

Mr. Vetro noted that in the locker area that there are plaster ceilings with asbestos above and that the sprinkler heads have to come down first.

8. ITEMS FOR FUTURE AGENDAS

Mr. O'Connor noted that their next meeting would be on April 18, 2019 at LB Haynes at 6 PM.

9. ADJOURNMENT

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

****MOTION (4)**

Mr. Rhodes moved to adjourn the March 21, 2019 Regular Meeting of the Town Building Committee at 8:03 PM.

Mr. Fortier seconded the motion.

Vote: 6 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary, Pro-Tem