

**TOWN BUILDING COMMITTEE  
REGULAR MEETING  
APRIL 18, 2019**

**Present:** Ray O'Connor, Chairman  
Tim Hagen  
Dean Fiscus  
Gene Carini  
Jerry Fortier  
Abe Fisher

**Absent:** Bill Derry  
John Rhodes

FILED IN EAST LYME  
CONNECTICUT  
APR 17 2019 AT 11:33 AM/PM  
*Brooke Green ATC*  
EAST LYME TOWN CLERK

**Also Present:** Joe Vetro, Project Manager, O & G Industries  
Al Jacunski, Jacunski Humes Architects  
Jeff Newton, Superintendent of Schools  
Dave Semnoski, Interim Facilities Director

**1. CALL TO ORDER.** Chairman O'Connor called the Town Building Committee Regular Meeting to order at 6 p.m.

**2. APPROVAL OF MINUTES – March 21, 2019.** Mr. O'Connor asked for additions, deletions or corrections to the March 21, 2019 Town Building Committee Regular Meeting Minutes.

**MOTION (1):** Mr. Fortier moved to approve the Town Building Committee Regular Meeting Minutes of March 21, 2019, as presented. Messrs. Carini and Fiscus abstained from voting. (4-0-2) Motion carried.

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

**4. CORRESPONDENCE.** Chairman the O'Connor informed Committee he received a letter from Mark Nickerson, First Selectman appointing Dean Fiscus as a member of the Town Building Committee. Mr. Fiscus was welcomed.

**5. OLD BUSINESS.** There was no discussion of old business.

**6. NEW BUSINESS.**

PM Report. Mr. Vetro distributed O&G Monthly Progress Report No. 11. Mr. O'Connor reported he met with First Selectman Mark Nickerson to discuss the status of the Town Building budget. It was decided that the contractor 's allowances and furniture budgets would be used first and then further discussions would be held. Dr. Hagen distributed Background information on the contingency. There has been unanticipated abatement and mold issues at Lillie B. Haynes. Dr. Hagen stated he would like to retain as much of the Furniture Budget for furniture.

Mr. Jacunski asked Mr. Vetro if more moisture testing has been done. Mr. Vetro replied testing has been done, and there has been no change.

The Flanders roof bid went out today and the responses will be reviewed on May 8. With regard to moisture mitigation, Mr. Jacunski looked at the warrantee. Mr. Vetro spoke to the manufacturer. Mr. Jacunski suggested testing it at the time of installation. If good readings are obtained, there is no moisture and the work should continue. Mr. Vetro reported the additions have vapor barriers.

Mr. Vetro reported the tile contractor will have to begin in the hallway first because of the design and then work into the room.

Mr. Vetro reported in the locker room the plaster ceiling will need to be removed. The sprinkler system was tied to the ceiling. It is necessary to re-support the piping. It had to be capped. Because of the amount of work, the entire locker room could not be done. Abatement was needed in the area of the plaster ceiling. There was a charge for disposing of the waste.

Mr. O'Connor recommends hold off on the two backboards in the auxiliary gym at Lillie B. Haynes. Dr. Hagen reported Parks and Recreation will be using that space. Mr. Jacunski added the new floor has not been finished, and there are no lines. Mr. Vetro stated if you want lines, we will need to get pricing for it. The plaster ceiling needed to be abated.

Mr. Vetro reported it will cost \$28,448 to put in cubbies at Lillie B. Haynes.

Mr. Newton asked about site lighting at Niantic Center. Mr. O'Conner stated the cost is expected to be \$30,000 and this is a hold back.

#### **Change Orders for Lillie B. Haynes**

Mr. Vetro reported PCO-72 glass cleaning for Phase 2 at Lillie B. Haynes is an O&G contingency, and no cost to the project.

**MOTION (2): Mr. Fisher moved to approve PCO-72 out of O&G's contingency. Seconded by Mr. Carini. (6-0) Unanimous.**

**MOTION (3): Mr. Fisher moved to place PCO 73 RFI-165 for the auxilliary gym basketball backboards at Lillie B. Haynes on hold. Seconded by Mr. Carini. (6-0) Unanimous.**

**MOTION (4): Mr. Fisher moved to approve PCO-74 RFI-61 for Phase 2 for breakmetal at windows at Lillie B. Haynes in the amount of \$906. Seconded by Mr. Carini. (6-0) Unanimous.**

**MOTION (5): Mr. Fisher moved to approve PCO-75 for asbestos abatement at Lillie B. Haynes in the amount of \$30,000 for installment No. 1. Seconded by Mr. Carini. (6-0) Unanimous.**

**MOTION (6): Mr. Fisher moved to approve PCO-76 for infill of existing locker openings at Lillie B. Haynes in the amount of \$50,109 for all phases. Seconded by Mr. Carini. (6-0) Unanimous.**

**MOTION (7): Mr. Fisher moved to approve PCO-77 for installation of 69 cubbies at Lillie B. Haynes for an amount not to exceed \$28,448. Seconded by Mr. Carini. (6-0) Unanimous.**

**Change Orders for Flanders Elementary School.**

**MOTION (7):** Mr. Fisher moved to approve PCO-45 for ASI-19 elimination of door and frames at Flanders Elementary School for O& G contingency of \$15,066. Seconded by Mr. Carini. (6-0) Unanimous.

**MOTION (8):** Mr. Fisher moved to approve PCO-46 for RFI-116 to replace four existing plumbing valves at Flanders Elementary School in the amount of \$1,062. Seconded by Mr. Carini. (6-0) Unanimous.

**MOTION (9):** Mr. Fisher moved to approve PCO-47 for ASI-23 office carpet at Flanders Elementary School in the amount of \$2,032. Seconded by Mr. Carini. (6-0) Unanimous.

**Change Orders for Niantic Center School.**

**MOTION (10):** Mr. Fisher moved to approve PCO-34 for nine dry erase board finish for phases 1,2 and 3 at Niantic Center School in the amount of \$8,230. Seconded by Mr. Carini. (6-0) Unanimous.

**MOTION (11):** Mr. Fisher moved to approve PCO-36 for a skylight at the main vestibule of Niantic Center School in the amount of \$42,871. Seconded by Mr. Carini. (6-0) Unanimous.

**MOTION (12):** Mr. Fisher moved to approve PCO-45 ESI-14 for office masonry support steel at Niantic Center School in the amount of \$5,414. Seconded by Mr. Carini. (6-0) Unanimous.

**MOTION (13):** Mr. Fisher moved to approve PCO-46 for asbestos abatement for Phase 3 at Niantic Center School for an amount not to exceed \$22,352. Seconded by Mr. Carini. (6-0) Unanimous.

**MOTION (14):** Mr. Fortier moved to proceed with Niantic Center lighting in the amount of \$30,075. Seconded by Mr. Carini.

**Holdback List:**

Overflow parking is on hold

Flanders playground is on hold

Lillie B. Haynes paving is on hold

The stage lift is on hold

The lockers will be replaced by cubbies

**Closeout items:**

Mr. Jacunski reported on Tuesday PCR did have a meeting on Flanders Elementary School roof. A bid package went out. The bid opening will be on May 8, 2019.

A letter was received from BVH who was asked to look at the power and data drops for technology. BVH will meet with the Tech employee to discuss the schools' needs. Mr. Vetro will break out the cost for changes by phase. The intent was to make use of what the school had. Mr. O'Connor stated we have spent \$73,000 for WIFI upgrades. Mr. Jacunski agreed to email information to Dr. Hagen.

## **7. PAYMENT OF BILLS**

1. O&G Application No. 10 through the end of March for Flanders Elementary School in the amount of \$275,690.62, approved by the Architect.
2. O&G Application No.10 through the end of March for Lillie B. Haynes Elementary School in the amount of \$659,414.62, approved by the Architect.
3. O&G Application No. 10 through the end of March for Niantic Center School in the amount of \$350,637.74, approved by the Architect.
4. Invoice No. 19123, dated April 1, 2019. from Jacunski & Humes for Niantic Center School in the amount of \$7,210.
5. Invoice 19121, dated April 1, 2019, from Jacunski & Humes for Lillie B. Haynes School in the amount of \$10,390.
6. Invoice 19122, dated April 1, 2019, from Jacunski & Humes for Flanders Elementary School in the amount of \$25,121.50.
7. Invoice 19124 from Jacunski & Humes for Structural Engineering services from BVH Intergrated Services for the main office at Flanders School in the amount of \$828.
8. Bills from ACE Bill Storage Trailers for Niantic Center School in the amount of \$640, for Flanders Elementary School in the amount of \$670 and Lillie B. Haynes School in the amount of \$815.
9. Invoice 12305, dated April 14, 2019, from Offshore Construction, Inc. for test holes at Niantic Center School roof in the amount of \$755.47.
10. Invoice 3865-H from IMTL to inspect the steel at Lillie B. Haynes in the amount of \$280., and Invoice 3860-B for Niantic Center School for concrete work in the amount of \$505
11. Invoice 51756 from Mystic Air to inspect and sample Niantic Center School second floor bathrooms in the amount of \$635, Invoice 51751 from Mystic Air to inspect and sample the exterior doors and frames at Lillie B. Haynes in the amount of \$845.
12. Invoice 3328820 I from INFOSHRED in the amount of \$40 for Flanders and Niantic Center schools, and Invoice 51751 for an additional \$40.
13. Invoice 3325793 from Shiffler for floor protectors in the amount of \$1,288.63.

**MOTION (15):**            **Mr. Fisher moved to pay the above bills. Seconded by Mr. Fortier. (6-0) Unanimous.**

**8. ITEMS FOR FUTURE AGENDAS.** Mr. Jacunski asked that the Architect's Report be added to future agendas.

## **9. ADJOURNMENT**

**MOTION (16):**            **Mr. Fortier moved to adjourn the April 18, 2019 Town Building Committee Regular Meeting at 7:45 p.m. Seconded by Mr. Fiscus. (6-0) Unanimous.**

**Respectfully submitted,**

**Frances Gherzi, Recording Secretary**