

TOWN BUILDING COMMITTEE
REGULAR MEETING MINUTES
MAY 16, 2019

Present: Ray O'Connor, Chairman
Tim Hagen
Dean Fiscus
Bill Derry (arrived 6:35 p.m.)
John Rhodes (arrived 6:05 p.m.)

Absent: Gene Carini
Jerry Fortier

Also Present: Joe Vetro, Project Manager, O & G Industries
Al Jacunski, Jacunski Humes Architects
Jeff Newton, Superintendent of Schools
Dave Semnoski, Interim Facilities Director
Marianne Stevens, Board of Education Finance Director
Marc Salerno, Board of Selectmen Ex-Officio


1. **CALL TO ORDER.** Chairman O'Connor called the Town Building Committee Regular Meeting of May 16, 2019 to order at 6 p.m.
2. **APPROVAL OF MINUTES – April 18, 2019.** Mr. O'Connor asked for additions, deletions or corrections to the April 18, 2019 Town Building Committee Regular Meeting Minutes.

The following corrections were noted: On page 2, Motion (2) revised as follows: Mr. Fisher moved to approve PCO-72 out of O&G's contingency in the amount of \$432. Seconded by Mr. Carini. (6-0) Unanimous. and that Motion (14) be revised as follows: Mr. Fortier moved to proceed with Niantic Center site lighting in the amount of \$30,075. Seconded by Mr. Carini. (6-0) Unanimous.

MOTION (1): Mr. Fiscus moved to approve the April 18, 2019 Regular Meeting Minutes, as amended. Seconded by Dr. Hagen. (5-0) Unanimous.

3. **PUBLIC COMMENTS.** There were no public comments.
4. **CORRESPONDENCE.** There was no correspondence.
5. **OLD BUSINESS.** There was no old business.
6. **NEW BUSINESS**

Budget Review. Mr. O'Connor gave a budget update.

FILED
MAY 22 20 19 AT 10:00 AM/PM

EAST LYME TOWN CLERK

Architect Report. Mr. Jacunski reported he felt the Flanders School roof should be rebid. Mr. O'Connor felt it should be rebid as the roof pitch was not clearly defined. The contractor was asked that the colored fasteners should match. It should be rebid using an adhesive or colored fastener that match. Tomorrow it will go out to bid.

PM Report. Mr. Vetro reviewed his May 16, 2019 Monthly Progress Report He discussed the PCOs for Lillie B. Haynes. PCO73 for RFI-Auxiliary Gym Basketball Backstop is on hold. Dr. Hagen suggested discussing it with Mr. Putnam, Director of Parks and Recreation. Mr. Jacunski reported this gym is small and can only be used for practice.

PCO78 for RFI-207 for added ceilings in rooms 25 and 26. Mr. Vetro stated these are mechanical rooms for the custodial staff and a storage closet to access plumbing. Mr. Jacunski suggested not doing it.

PCO79 ESI20 steel framing at the Media Center. Mr. Vetro reported when the ceiling was opened, we found the old unit was larger than the new unit and the steel work had to be reconfigured.

PCO80 Locker base prep and repair. Mr. Vetro informed the Committee the existing concrete needs to be cleaned up. The old lockers were disposed of.

A better primer paint will be used on the tile walls to prevent peeling.

Mr. Vetro discussed the PCO's for Flanders Elementary School. PCO48 was to paint the shelving in 11 classes during Phase 2.

PCO49 was for masonry repair at shoring. The demo abatement contractor had to take down the existing wall. The abatement contractor will pay the contractor.

PCO50 RFI-124 drainage buildup. Mr. Vetro reported in the cafeteria the drainage lines are one-half or three-quarters full of material. He would like to wait to do this work until the main bathroom is done to have the work done together.

Mr. Vetro discussed PCOs for Niantic Center School. PCO47 was to eliminate the front canopy. Mr. Jacunski reported Mr. Newton wishes to use the money for the following: side basketball hoop, paving behind the school. Mr. Rhodes felt the overflow parking paving can be done after this project is completed. Mr. Salerno asked is the back area being repaved? Mr. Newton replied it is on hold back.

PCO48 ASI 15-Added door. This PCO is to add a door in the back adjacent to the storage area. A door is needed to allow the custodians to access it from the inside. Currently it is from the outside.

PCO49 RFI automatic door operators. Mr. Vetro reported we have added automatic door operators for three rooms to comply with ADA.

PCO50 RFI hot and cold water main. Mr. Vetro informed the Committee the plans call for existing mains to remain where they have been. This is to relocate a bathroom and custodial closet in order to relocate the piping.

PCO51 Site Lighting. Mr. Vetro stated this is for an alternate bid

PCO52 Fire Alarm Dialer. Mr. Vetro reported this is to replace the existing dialer. The new dialer will tell the Fire Department which room has an issue and what the issue is. Mr. O'Connor asked for pricing for the Lillie B. Haynes and Flanders Elementary schools. Mr. Salerno asked for an update on the gym at Niantic Center School. Mr. Vetro replied we have abated all existing windows. There still is glass in place as well as the ones in the cafeteria. Four windows will be done Memorial Day Weekend. Mr. Salerno asked about the windows in the gym? Mr. Vetro stated they will be installed next week. Mr. Salerno asked Mr. Jacunski if acoustical tiles were ordered? Mr. Jacunski did not feel that should be done now. Mr. Rhodes felt it can be done later. Mr. Jacunski felt the floor should help.

Mr. O'Connor asked if there were any major cost items? Mr. Vetro replied we have the rest of the locker room plaster ceiling. We encountered more asbestos and it will be abated this weekend at Lillie B. Haynes. There are three other items: 1) Flanders window shades, add alternate 7. The contractor was not willing to match the original alternate price. Mr. Vetro went to another contractor and the cost was less. There is a \$416 credit. 2) Niantic Center floor tack boards is exposed cinder block. These boards need to come out. The sheetrock would cost \$6,604. Mr. Jacunski asked is this for the entire length and height? Mr. Vetro replied it is. Mr. Rhodes asked why not put the boards back. Mr. Vetro replied you will still have spaces. Mr. Jacunski will try find a substitute. 3) Mr. Vetro informed the Committee sheetrock is needed at Niantic Center School. The classroom boards are coming out and, in some places, there is sheetrock. This is needed for five classrooms and a teacher work area. He estimates the cost will be approximately \$6,000. He would like to laminate the sheetrock to the wall. He stated there is a cost issue on the exterior walls. He informed the Committee we have painted the brick with black material and exposed radiation. It is estimated to cost between \$10,000 and \$12,000. Mr. Rhodes asked what is the remainder of the wall? Mr. Jacunski replied the window sills fell apart. He added if it is covered with underside and the top with brick, it will be in good shape. Mr. Rhodes asked if gypsum is really the right product? Mr. Jacunski replied it is fire retardant. Mr. Rhodes felt with moisture, heat and cooling he didn't feel it would hold up. Mr. Jacunski replied traditionally gypsum is used. Mr. Rhodes did not feel gypsum is durable. Mr. Derry asked if the top was going to be gypsum board? Mr. Vetro felt it should be in the scheduled locations.

Award Flanders Roof Contract. Mr. O'Connor informed the Committee the Flanders roof contract will have to be rebid. A Special Meeting of this Committee will be held on May 30, 2019 at 6 p.m. in the O&G trailer.

Mr. Jacunski responded to the RFI, and it was 1/4" per foot. The drawings needed to be revised to 1/8".

MOTION (2): Mr. Rhodes moved that due to the inconsistency of the roof pitch, all bids have been rejected. Seconded by Mr. Rhodes. (6-0)

Mr. O'Connor stated part of the bid was a 30-year warranty. Mr. Jacunski reported the State of Connecticut reimburses the Town for a 20-year warranty. They will not reimburse for any additional years of warranty. They will be using a thicker material with 6" seams and it has a puncture resistant warranty.

Lillie B. Haynes Moisture Mitigation/Storm Water (Need Decision). Mr. Vetro reported he has taken a few more readings and it is tending at 71%. We have had a lot of rain this past month, and there was no water inside the building. He has not scoped the last section, but it has been draining. Mr. Jacunski stated as long as the moisture barrier is fine, it is not necessary to void the warranty.

MOTION (3): Mr. Fisher moved to authorize O & G to proceed with the tile installation without moisture mitigation. Seconded by Mr. Rhodes. (6-0) Unanimous.

Change Orders.

Lillie.B. Haynes Change Orders.

MOTION (4): Dr. Hagen moved to approve PCO-79 for ESI steel framing in rooms 25 and 26 in the amount of \$3,530. Seconded by Mr. Fiscus. (6-0) Unanimous.

MOTION (5): Mr. Fisher moved to approve PCO-80 for locker base preparation and repair in the amount of \$1,538. Seconded by Mr. Derry. (6-0) Unanimous.

Flanders Elementary School Change Orders.

MOTION (6): Mr. Rhodes moved to approve PCO-48 to paint the shelving for Phase 2 in the amount of \$2,507. Seconded by Mr. Fisher. (6-0) Unanimous.

MOTION (7): Mr. Rhodes moved to approve PCO-49 for masonry repair @ shoring at a net cost of \$0. Seconded by Mr. Fisher. (6-0) Unanimous.

MOTION (8): Dr. Hagen moved to approve PCO-50 for RFI-124 to flush out drainage piping build-up for an amount not to exceed \$1,341. Seconded by Mr. Fiscus. (6-0) Unanimous.

MOTION (9): Mr. Rhodes moved to approve PCO-51 for a credit of \$416 for window shades at Alternate 7. Seconded by Mr. Derry. (6-0) Unanimous.

Niantic Center School Change Orders.

MOTION (10): Mr. Derry moved to approve PCO-00047 for a credit of (\$69430.00) to eliminate the front canopy. Seconded by Mr. Rhodes. (6-0) Unanimous.

MOTION (11): Mr. Fisher moved to approve PCO-00048 ASI-15 for an added door to the exterior storage room in the amount of \$1,919. Seconded by Mr. Fiscus. (6-0) Unanimous.

MOTION (12) Dr. Hagen moved to approve PCO-00049 RFI-20 for automatic door operators for handicap accessibility in the Special Ed rooms in the amount of \$2,647. Seconded by Mr. Fiscus.

MOTION (13): Mr. Rhodes moved to approve PCO-00050 for RFI-91 for hot and cold main plumbing-P&D mechanical in the amount of \$307. Seconded by Mr. Fisher. (6-0) Unanimous.

MOTION (14): Mr. Rhodes moved to approve PCO-00052 for a programable fire alarm dialer in the amount of \$1598. Seconded by Dr. Hagen. (6-0) Unanimous.

Hold Back

Replace Flanders Playground
Lockers – Cubbies will be used.
Lillie B. Haynes Auxiliary Gym Backboards
Replace Lillie B. Haynes boiler area paving
Replace Lillie B. Haynes east side paving
Niantic Center entrance skylight
Niantic Center site lighting
Niantic Center overflow parking
Stage Lift

7. PAYMENT OF BILLS

- 1. Application #11 from O&G for Lillie B. Haynes in the amount of \$446,155.37.**
- 2. Application #11 from O&G for Flanders Elementary School in the amount of \$543,791.47.**
- 3. Application #11 from O&G for Niantic Center School in the amount of \$271,524.49.**
- 4. Invoice #19165 dated May 1, 2019 from Jacunski Humes Architects through April 1 for Lillie B. Haynes in the amount of \$10,390.**
- 5. Invoice #19166 dated May 1, 2019 from Jacunski Humes Architects through April 1 for Flanders Elementary School in the amount of \$8,370.**
- 6. Invoice #19167 dated May 1, 2019 from Jacunski Humes Architects for Niantic Center School through April 1 in the amount of \$7,210.**
- 7. Invoice 0048029 dated May 15, 2019 from Van Zelm in the amount of \$9222.75.**
- 8. Invoice from Meyers for Lillie B. Haynes through April 30, 2019 in the amount of \$14,386.29.**
- 9. Invoice from Meyers for Flanders Elementary School through April 30, 2019 in the amount of \$14,081.50.**
- 10. Invoice #230-444273 from Meyers Niantic Center School through April 30, 2019 in the amount of \$6,164.**
- 11. Invoice #19MAY074, dated May 1, 2019, from Ace Trailer Leasing, Inc. for Niantic Center School through May 1, 2019 in the amount of \$640.**
- 12. Invoice #19MAY072, dated May 1, 2019, from Ace Trailer Leasing, Inc. for Lillie B. Haynes School through May 1, 2019 in the amount of \$1,055.**
- 13. Invoice 3865-1, dated May 2, 2019, from Independent Materials Testing for Lillie B. Haynes in the amount of \$630.**

14. Invoice #3862-D, from Independent Materials Testing for Flanders Elementary School in the amount of \$280.
15. Invoice #13440700 dated April 14, 2019, from CWPM for Lillie B. Haynes in the amount of \$642.60.
16. Invoice #3331936 dated April 22, 2019, from CWPM for Flanders Elementary School and Niantic Center School in the amount of \$545.
17. Invoice #3331936 from Infoshred, dated April 22, 2019 for Flanders Elementary and Niantic Center schools in the amount of \$40.
18. Invoice #3319972 from Infoshred dated January 2, 2019 for Flanders Elementary School and Niantic Center School in the amount of \$50.
19. Invoice #191002300, dated April 10, 2019, from Shiffler Furniture for Lillie B. Haynes in the amount of \$254.63.
20. Invoice #84569359-0001, dated November 15, 2019 from Sun Belt to purchase dehumidification equipment for Lillie B. Haynes in the amount of \$11,954.92.
21. Invoice #82123 dated March 13, 2019 from Jan Electrics Supply, Inc. for Flanders Elementary School in the amount of \$82.52.

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

8. ITEMS FOR FUTURE AGENDAS

A Special Meeting will be held on May 30 at the O&G Trailer at 6 p.m.

The next regular meeting will be held on June 20, 2019 at 6 p.m.

9. ADJOURNMENT

MOTION (16): Mr. Fisher moved to adjourn the May 16, 2019 Regular Meeting of the Town Building Committee at 8:10 p.m. (6-0) Unanimous.

Respectfully submitted,

Frances Gheri, Recording Secretary