

**TOWN BUILDING COMMITTEE  
REGULAR MEETING MINUTES  
JUNE 20, 2019**

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

FILED

June 24, 2019 AT 11:42 AM/PM  
Brooke Honan A/C  
EAST LYME TOWN CLERK

**Absent:** Bill Derry

**Also Present:** Joe Vetro, Project Manager, O & G Industries  
Al Jacunski, Jacunski Humes Architects  
Jeff Newton, Superintendent of Schools  
Christopher Lund, Director of Facilities  
Marianne Stevens, Board of Education Finance Director

1. **CALL TO ORDER.** Chairman O'Connor called the Town Building Committee Regular Meeting of June 20, 2019 to order at 6 p.m.
2. **APPROVAL OF MINUTES – May 16, 2019.** Mr. O'Connor asked for additions, deletions or corrections to the May 16, 2019 Town Building Committee Regular Meeting Minutes.

**MOTION (1):** Mr. Rhodes moved to approve the May 16, 2019 Town Building Committee Regular Meeting Minutes, as presented. Seconded by Mr. Fiscus. Messrs. Carini and Fortier abstained from voting. (4-0-2) Motion carried.

**APPROVAL OF MINUTES – May 30, 2019.** Mr. O'Connor asked for additions, deletions or corrections to the May 30, 2019 Town Building Committee Special Meeting Minutes.

**MOTION (2):** Mr. Fortier moved to approve the May 30, 2019 Town Building Committee Special Meeting Minutes, as presented. Seconded by Mr. Carini. (6-0) 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.

Architect Report. Mr. Jacunski has been working with Mr. Vetro and staff. He feels this will be a very nice project when completed. Mr. Vetro has been very cooperative.

Mr. Jacunski looked at change orders assigned to date. He feels they have been lower than the 5% contingency suggested.

PM Report. Mr. Vetro reviewed his June 20, 2019 Monthly Progress Report.

Mr. Vetro stated the former wood shop area had a wood floor. He discussed the adhesive with Mr. Jacunski, and it was felt the contractor can screw the wood down. Mr. Rhodes asked is it sound? Mr. Vetro felt it was. He stated it was a wood shop and carpet has been placed over it. Mr. Rhodes asked why not leave it alone? He was informed the plywood would finish the surface. Mr. O'Connor felt the cost of removing the floor would be prohibitive. Mr. Vetro felt the cost to install the plywood would be \$4,657.

Mr. Vetro reported the bathroom windows are not planned to be replaced. The cost would be \$1,450 for two windows. They are on an outside wall.

Mr. Vetro discussed exhaust fans on the roof. He suggested leaving them as they are for now and taking them off when the roof top unit is installed. There will not be a cost from the roofing contractor. Mr. Vetro felt the roof will need to be replaced in the next five years.

Committee member Abe Fisher arrived.

Mr. Rhodes reported there are shops that will fabricate radiation covers. Mr. Jacunski felt gypsum board is less expensive and better.

Mr. Vetro reported the new windows are narrower than the old windows. If we took out the existing wood trim it would be expensive. We looked at break metal at a cost of \$10,849. Because the casework is in the front it was higher than the windows and there would be a space of 6"-8".

Mr. Vetro informed the Committee the existing lentils have rusted and we are unable to caulk to rust. The seal will be lost. There are 48 windows at a cost of \$9,096.

The outside building has no direct access to a storage room. A retaining wall is needed for the door. There is a door within a few feet which would allow for access. Mr. Lund suggested moving it over. Mr. Vetro spoke to Nobel and they will get a new door and frame. This door would give direct access from the storage room to the outside. Mr. Lund stated he would prefer not to have a retaining wall.

Mr. Vetro requested approval for the following PCOs for Lillie B. Haynes.

PCO #81 RFI a curtainwall was added @ doors 22 & 23.

PCO #82 ASI20 to eliminate doors and frames

PCO#83 RFI to remove buss duct area A

PCO#84 ASI-26 for overhead door

PCO#85 for a conduit discovered within the slab

PCO#86 to reroute and support existing wires for Phase 3  
PCO#87 RFI-128 to remove existing water coolers  
PCO#88 RFI-169 to remove auxiliary gym sinks  
PCO#89 for abatement premium time cost for Phase 3  
PCO#90 RFI-184 and 186 to remove power @ RTU  
PCO#91 RFI61 for break metal at windows for phase 3 and 4

Mr. Vetro reported the principal of Lillie B. Haynes asked for a padded therapy room. Mr. Jacunski stated the state issued regulations that this room always has to be open. The principal has the pads. Mr. Jacunski agreed to look at it.

Mr. O'Connor asked what is the cost for asbestos removal in the Lillie B. Haynes locker room. Mr. Vetro anticipates it to cost \$20,000.

#### Flanders Elementary School

Mr. Vetro requested approval for the following PCOs for Flanders Elementary School:

PCO#52 RFI-122 shear wall/roof drain  
PCO#54 to eliminate \$6,756 cost of the roof.  
PCO#53 for removal of the folding partition

#### Niantic Center School

Mr. Vetro requested approval for the following PCOs for Niantic Center School:

PCO#53 for corridor 233 sheetrock  
PCO#54 for added sheetrock in rooms 235, 237, 240 and 243  
PCO#55 for additional dry erase board finish for phase 3 and 4  
PCO#56 for gym heat and plumbing pipe insulation

Mr. O'Connor reported there is no money for the backboards in the auxiliary gym. Mr. Newton reported he met with Mr. Putnam of Parks and Recreation and was informed Parks and Recreation does not have any money for the backboards.

Mr. Vetro reported the Niantic Center School has an acoustical ceiling. The blackboard could be lowered but that will be expensive.

Dr. Hagen felt basketball hoops are needed in the Niantic Center gym. The auxiliary gym does not need to be done right now.

#### Lillie B. Haynes School

**MOTION (3): Dr. Hagen moved to approve PCO#81 RFI-214 for added curtainwall at doors 22 and 23 at Lillie B. Haynes in the amount of \$4,906. Seconded by Mr. Fiscus. (7-0) Unanimous.**

**MOTION (4): Mr. Carini moved to approve PCO#82 ASI-20 to eliminate doors and frames**

at Lillie B. Haynes for a credit of \$11,032. Seconded by Mr. Fisher. (7-0) Unanimous.

**MOTION (5):** Mr. Fortier moved to approve PCO#83 RFI-178 to remove bus duct Area A at Lillie B. Haynes in the amount of \$2,163. Seconded by Mr. Rhodes. (7-0) Unanimous.

**MOTION (6):** Mr. Fiscus moved to approve PCO#84 ASI-26 for an overhead door at Lillie B. Haynes in the amount of \$2,362 out of O&G's contingency. Seconded by Dr. Hagen. (7-0) Unanimous.

**MOTION (7):** Mr. Rhodes moved to approve PCO-85 for conduit discovered within the slab at Lillie B. Haynes in the amount of \$602 out of O&G's contingency. Seconded by Mr. Fortier. (7-0) Unanimous.

**MOTION (8):** Mr. Fisher moved to approve PCO-86 to re-route and support existing wires for Phase 3 at Lillie B. Haynes in the amount of \$1,442. Seconded by Mr. Carini. (7-0) Unanimous.

**MOTION (9):** Mr. Fiscus moved to approve PCO-87 RFI-128 to removing existing water coolers at Lillie B. Haynes in the amount of \$661. Seconded by Mr. Carini. (7-0) Unanimous.

**MOTION (10):** Mr. Fortier moved to approve PCO-88 RFI-169 to remove auxiliary gym sinks at Lillie B. Haynes in the amount of \$206. Seconded by Mr. Fisher. (7-0) Unanimous.

**MOTION (11):** Dr. Hagen moved to approve PCO-89 RFI 169 for abatement premium time cost at Lillie B. Haynes in the amount of \$5,993. Seconded by Mr. Fiscus. (7-0) Unanimous.

**MOTION (10):** Mr. Fisher moved to approve PCO-90 RFI-184 and 186 to remove power at RTU at Lillie B. Haynes in the amount of \$541. Seconded by Mr. Carini. (7-0) Unanimous.

**MOTION (11):** Mr. Rhodes moved to approve PCO-91 for break metal at windows at Lillie B. Haynes for Phase 3 and 4 in the amount of \$3,606. Seconded by Mr. Fortier. (7-0) Unanimous.

**MOTION (12):** Dr. Hagen moved to approve PCO-92 to remove outlets in the Music Room at Lillie B. Haynes in the amount of \$615. Seconded by Mr. Fiscus. (7-0) Unanimous.

**MOTION (13):** Mr. Fisher moved to approve PCO-93 to remove and replace bathroom windows at Lillie B. Haynes in the amount of \$1,450. Seconded by Mr. Carini. (7-0) Unanimous.

**MOTION (14):** Mr. Carini moved to approve PCO-94 to install plywood flooring in the former

**woodshop at Lillie B. Haynes in the amount of \$4,657. Seconded by Mr. Fortier. (7-0) Unanimous.**

**Flanders Elementary School**

**MOTION (15): Mr. Rhodes moved to approve PCO-53 RFI-122 for shear wall/roof drain at Flanders Elementary School in the amount of \$1,185. Seconded by Mr. Fisher. (7-0) Unanimous.**

**MOTION (16): Mr. Fiscus moved to approve PCO-53 for folding partition removal at Flanders Elementary School in the amount of \$3,647. Seconded by Dr. Hagen. (6-0) Unanimous.**

**MOTION (17): Dr. Hagen moved to approve PCO-54 to temporarily eliminate Phase 4 roof flashing at Flanders Elementary School for a credit of \$6,756. Seconded by Mr. Fiscus. (7-0) Unanimous.**

**Niantic Center School**

**MOTION (18): Mr. Fisher moved to approve PCO-53 for corridor 233 sheetrock at Niantic Center Elementary School in the amount of \$6,604. Seconded by Mr. Carini. (7-0) Unanimous.**

**MOTION (19): Mr. Rhodes moved to approve PCO-54 for added sheetrock in rooms 235, 237, 240 and 243 at Niantic Center Elementary School in the amount of \$6,604. Seconded by Dr. Hagen. (7-0) Unanimous.**

**MOTION (20): Mr. Fortier moved to approve PCO-55 for additional dry erase board finish for Phase 3 and 4 at Niantic Center School in the amount of \$4,572. Seconded by Mr. Carini. (7-0) Unanimous.**

**MOTION (21): Dr. Hagen moved to approve PCO-56 for gym heating and plumbing pipe insulation at Niantic Center School in the amount of \$5,080. Seconded by Mr. Fiscus. (7-0) Unanimous.**

**MOTION (22): Dr. Hagen moved to approve PCO-57 for break metal at Niantic Center School in the amount of \$10,849. Seconded by Mr. Fiscus. (7-0) Unanimous.**

**MOTION (23): Mr. Fisher moved to approve PCO-58 for paint lintels at Niantic Center School in the amount of \$9,996. Seconded by Mr. Carini. (7-0) Unanimous.**

**MOTION (24): Mr. Fisher moved to approve PCO-59 for radiation covers at Niantic Center School in the amount of \$21,091. Seconded by Mr. Fortier. (7-0) Unanimous.**

**MOTION (25): Mr. Fiscus moved to approve PCO-60 for backboards in the gym at Niantic Center School, less electrical in the amount of \$14,135. Seconded by Mr. Carini. (7-0) Unanimous.**

Hold Back There was no discussion of hold backs.

## **7. PAYMENT OF BILLS**

- 1. Application #12 from O&G for Lillie B. Haynes through May 30, 2019 in the amount of \$666,519.**
- 2. Application #12 from O&G for Flanders Elementary School through May 30, 2019 in the amount of \$506,475.19.**
- 3. Application #12 from O&G for Niantic Center School through May 30, 2019 in the amount of \$628,521.05.**
- 4. Invoice #19199 dated June 3, 2019 from Jacunski Humes Architects through for Lillie B. Haynes in the amount of \$10,390.**
- 5. Invoice #19200 dated June 3, 2019 from Jacunski Humes Architects through for Flanders Elementary School in the amount of \$8,370.**
- 6. Invoice #19201 dated June 3, 2019 from Jacunski Humes Architects for Niantic Center School through in the amount of \$7,210.**
- 7. Invoice #19JUN73, dated June 1, 2019 from Ace Trailer for Lillie B. Haynes in the amount of \$670.**
- 8. Invoice #19JUN74, dated June 1, 2019 from Ace Trailer for Niantic Center School in the amount of \$800.**
- 9. Invoice #19JUN72, dated June 1, 2019 from Ace Trailer for Flanders Elementary School in the amount of \$670.**
- 10. Invoice #0045913, dated April 9, 2019 for all three elementary schools from VanZelm Engineers in the amount of \$4,113.75.**
- 11. Invoice #0046149, dated June 13, 2019 for all three elementary schools from Van Zelm Engineers in the amount of \$5,469.35.**
- 12. Invoice #3862-E, dated May 28, 2019 from Independent Materials Testing Lab for Flanders School in the amount of \$1,665.**
- 13. Invoice #3862-F dated June 11, 2019 from Independent Materials Testing Lab for Flanders Elementary School in the amount of \$1,360.63.**
- 14. Invoice dated May, 2019 from Welte Geotechnical PC for Flanders Elementary School in the amount of \$540.**
- 15. Invoice IN132697, dated April 11, 2019 from Custom Computer Specialists for Niantic Center School in the amount of \$890.54.**
- 16. Invoice IN132921, dated April 26, 2019 from Custom Computer Specialists in the amount of \$2,570.**
- 17. Invoice IN132718, dated April 12, 2019 from Custom Computer Specialists in the amount of \$6,484.**
- 18. Infoshred Invoice #3334963, dated May 20, 2019 for Flanders Elementary School and Niantic Center School in the amount of \$40.**
- 19. Rusty Kiln, LLC, Invoice #489, dated March 27, 2019 for Niantic Center School in the amount of \$5,072.50.**
- 20. Mystic Air Quality Consultants, Inc. Invoice #52050, dated May 14, 2019 for Lillie B. Haynes School in the amount of \$5,145.**
- 21. Mystic Air Quality Consultants, Inc. Invoice #52049, dated May 14, 2019, for Lillie B. Haynes School in the amount of \$885.**
- 22. Mystic Air Quality Consultants, Inc. Invoice #52048, dated May 14, 2019 for Lillie B. Haynes School in the amount of \$1,935.**

23. Mystic Air Quality Consultants, Inc. Invoice #52059, dated May 14, 2019 for Lillie B. Haynes in the amount of \$490.
24. Mystic Air Quality Consultants, Inc. Invoice #52051, dated May 14, 2019 for Niantic Center School in the amount of \$230.
25. Mystic Air Quality Consultants, Inc. Invoice #52052, dated May 14, 2019 for Niantic Center School in the amount of \$290.
26. Mystic Air Quality Consultants, Inc. Invoice #52047, dated May 14, 2019 for Niantic Center School in the amount of \$4,955.
27. Mystic Air Quality Consultants, Inc. Invoice #5246, dated May 14, 2019 for Niantic Center School in the amount \$885.
28. Mystic Air Quality Consultants, Inc. Invoice #52045, dated May 14, 2019 for Niantic Center School in the amount of \$4,665.
29. Mystic Air Quality Consultants, Inc. Invoice #52060, dated May 14, 2019 for Flanders Elementary School in the amount of \$3,515.
30. Schindler Elevator Corporation Invoice #715292338137, dated May 28, 2019 for Niantic Center School in the amount of \$703.35.
31. Voice New England Invoice #854099 dated April 12, 2019 for Flanders Elementary School in the amount of \$6,982.50.
32. Voice New England Invoice #853770 dated April 4, 2019 for Lillie B. Haynes in the amount of \$2,695.
33. Voice New England Invoice #854047 dated April 11, 2019 for Lillie B. Haynes in the amount of \$4,777.50
34. Voice New England Invoice #854043 dated April 11, 2019 for Flanders Elementary School in the amount of \$343.
35. Voice New England Invoice #854061 dated April 11, 2019 for Niantic Center School in the amount of \$784.
36. Voice New England Invoice #854067 dated April 11, 2019 for Niantic Center School in the amount of \$245.
37. Voice New England Invoice #854067 dated April 11, 2019 for Niantic Center School in the amount of \$98.
38. Voice New England Invoice #854048 dated April 11, 2019 for Niantic Center School in the amount of \$147.
39. Voice New England Invoice #860750 dated May 1, 2019 for Niantic Center School in the amount of \$294.
40. Voice New England Invoice #854099 dated May 12, 2019 for Flanders Elementary School in the amount of \$6,982.50.
41. Invoice IN-M-89470616, dated June 20, 2019 was received from Custom Computer Specialists for Flanders Elementary School in the amount of \$20,958.33.
42. Invoice INM-894701615, dated June 20, 2019 was received from Custom Computer Specialists for Niantic Center School in the amount of \$28,607.83.
43. Invoice IN-M-894701614, dated June 20, 2019 was received from Custom Computer Specialists for Lillie B. Haynes in the amount of \$17,708.33.
44. Mr. Jacunski submitted Invoice #19205, dated June 1, 2019 in the amount of \$2,760 for structural modifications at Flanders Elementary School.

**MOTION (26): Mr. Fisher moved to pay the above bills. Seconded by Mr. Rhodes. (7-0) Unanimous.**

The Committee received Sunbelt Rentals Invoice #81463278-0005 for Lillie B. Haynes School in the amount of \$2,049.38. It was decided this Invoice will be held.

Mr. Vetro discussed the Niantic Center School elevator. Otis suggested to replace the electronics at a cost of \$8,295. Mr. Jacunski stated he will call Hartford Elevator to obtain a quote.

**8. ITEMS FOR FUTURE AGENDAS**

The next meeting will be held on July 18, 2019 at 6 p.m.

**9. ADJOURNMENT**

**MOTION (27): Mr. Rhodes moved to adjourn the June 20, 2019 Regular Meeting of the Town Building Committee at 8:15 p.m. Seconded by Mr. Fisher. (7-0) Unanimous.**

**Respectfully submitted,**

**Frances Gheri, Recording Secretary**