

TOWN BUILDING COMMITTEE
SPECIAL MEETING MINUTES
JULY 1, 2019

FILED

Present: Ray O'Connor, Chairman
Gene Carini
Dean Fiscus
Abe Fisher
Tim Hagen (via phone)

July 3 2019 AT 8:10 (AM/PM)
Karen Malm
EAST LYME TOWN CLERK

Also Present: Joe Vetro, Project Manager, O & G Industries
Christopher Lund, Director of Facilities
Al Jacunski, Jacunski Humes Architects
Jeff Newton, Superintendent of Schools (via phone)

1. **CALL TO ORDER** Chairman O'Connor called the July 1, 2019 Town Building Committee Special Meeting to order at 6 p.m.
2. **NEW BUSINESS**

Floor Moisture Issue. Mr. O'Connor reported last week we observed high moisture readings and some popping tiles.

Mr. Vetro stated this problem has happened before. The problem was always around the gym area. He added we could not tell what caused it. Lillie B. Haynes Elementary School had an addition to it and the area where the tiles came up was in that section. He felt the vapor barrier may be the cause. No tiles came up in the corridor or classrooms, except for the Art Room. He felt the problem may be where the two foundations meet. He was able to see moisture in that area.

Mr. Jacunski noted the water problem is next to the cafeteria. Roto-Rooter is scheduled to come on Friday. Mr. Newton asked if there have been any moisture readings after he was at Lillie B. Haynes School? Mr. Vetro replied there has not been. Mr. Jacunski asked do you see water showing up or only high moisture? Mr. Vetro replied there was no water only dampness. The area tested satisfactorily in the fall. Dr. Hagen asked is there a connection between the water you saw coming up from the cafeteria to the other moisture areas? Mr. Vetro stated the pipes are clay and have joints. The amount of water pressure is being forced by the clean out and he felt some water may escape. Mr. O'Connor felt once the pipe is scoped, we may find the problem. Mr. Vetro stated there is roof drainage and one catch basin. Mr. Fiscus asked does it flow in and out? Mr. Vetro replied Fedus has informed him that it is three-fourths full. Mr. O'Connor asked since it is sloping down and Gorton Pond's water level is high after much rain whether this may be the problem. Mr. Lund felt there could be a broken pipe and the roots may be growing in. Mr. Vetro stated on Tuesday we had a quick rain event and the system could not handle it. Mr. O'Connor felt this problem will happen again. He felt something may have gone down the pipe, and it needs to be scoped. Mr. Newton asked if sealing the drains were possible? Mr. Vetro replied that would prevent water from coming to the surface. Mr. Carini

felt it would force water to go elsewhere. Mr. Jacunski added we don't see the old tiles popping because adhesive was used.

Mr. Vetro stated he was asked to determine how many square feet there are that would need to be mitigated? He informed the Committee the area is 33,000 square feet at \$3 per square foot. Mr. Jacunski reported water mitigation is a floor sealer. Mr. Fiscus stated anything that is exposed would need to be sealed. Mr. O'Connor felt the tile contractor should be able to continue working. Mr. Vetro showed on a plan the areas that he would be able to work on.

Mr. Jacunski expressed concern because there is sandy soil and clay pipes. Mr. Fiscus felt if the pipes are underneath the building maintenance will be needed every couple of years. Mr. Vetro informed him they were cleaned in the fall. Mr. O'Connor added some of the storm drains were scoped. Mr. Vetro informed the Committee two companies checked all the pipes and found only roots, clay and sludge. Mr. Fiscus asked are the water lines under the building? Mr. Vetro replied there are many pipes under the building. Mr. Jacunski felt the areas installed may be a maintenance problem. Dr. Hagen asked is there a way to add additional drainage? Mr. Jacunski felt if there is no blockage this could be a larger problem. Mr. Vetro felt there are two issues. The first is a piping problem and the second is a moisture mitigation problem. There are pipes that run underneath. Mr. Fiscus asked have all the pipes been checked? Mr. Vetro replied they have been checked. Mr. Jacunski asked how quickly does water show up? Mr. Vetro replied very quickly. During most storms you don't see anything. Mr. O'Connor felt Gorton Pond's water level may have risen. Mr. Jacunski asked if there was a dam? Mr. O'Connor replied there is one at the other end of Town. Dr. Hagen asked if Roto-Rooter will scope out to Gorton Pond? Mr. Newton asked if there is somebody who will assess it? Mr. Lund agreed to.

Mr. O'Connor asked about the cost of water mitigation. He was informed \$100,000. Mr. Vetro discussed the areas that will be excluded. Mr. Newton stated the boiler room has flooded. Mr. Vetro reported the sump pump goes on every time it rains. Mr. Lund stated the sump pump backs up. Mr. Vetro informed the Committee this area has a high-water table and very sandy soil. Mr. O'Connor added we no longer have water proof glue. Mr. Vetro had all the pipes scoped, and they are no longer sealed. Dr. Hagen felt moisture mitigation was needed. The roof is clogged, and we need to make sure it doesn't get clogged again. Mr. O'Connor stated certain areas cannot be mitigated, because they have already been tiled. He agreed mitigation is needed as soon as possible.

MOTION (1): Mr. Fisher moved to proceed with moisture mitigation at a cost not to exceed \$100,000. Seconded by Mr. Fiscus. Unanimous. (5-0).

Change Orders. There was no discussion on change orders.

3. ITEMS FOR FUTURE AGENDAS

There were no future agenda items discussed.

The next meeting will be held on July 18, 2019.

4. ADJOURNMENT

MOTION (2): Mr. Fisher moved to adjourn the Town Building Committee Special Meeting of July 1, 2019 at 6:50 p.m. Seconded by Mr. Carini. (5-0) Unanimous.

Respectfully submitted,

Frances Gheri, Recording Secretary