

**TOWN BUILDING COMMITTEE
REGULAR MEETING MINUTES
December 19, 2019**

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

Also Present: Joe Vetro, O & G Project Manager
Robert C. Marra, CBCP, VanZelm
Al Jacunski, Jacunski Humes Architects
Mark Salerno, Ex officio

Absent: Bill Derry
Gene Carini

FILED

Dec 24 2019 AT 10:54 AM/PM
(Carmen M. Helms)
EAST LYME TOWN CLERK

1. CALL TO ORDER

Chairman O'Connor called the Town Building Committee Regular Meeting of December 19, 2019 to order at 6 p.m.

2. APPROVAL OF MINUTES

November 21, 2019

Mr. O'Connor asked for additions, deletions or corrections to the November 21, 2019 Town Building Committee Regular Meeting Minutes.

MOTION (1): Mr. Fortier moved to approve the November 21, 2019 Regular Meeting Minutes of the Town Building Committee, as presented. Seconded by Mr. Fisher. (7-0) Unanimous.

3. PUBLIC COMMENTS

There were no public comment.

4. CORRESPONDENCE

Mr. O'Connor reported correspondence was received from Eversource informing us that three checks were received from Eversource totaling \$166,986.19 for an energy rebate. Mr. Jacunski, BVH and Chris Lund were thanked for their efforts on our behalf.

4. OLD BUSINESS

There was no discussion of old business.

5. NEW BUSINESS

Elementary School Project.

Commissioning Report. Mr. Marra reported VanZelm has been very active on this project. We spent much time with the contractors. He has made suggestions and comments from July through last week. The project has gone well. He asked Committee members to contact him with any questions or concerns on the open issues and items. Mr. O'Connor suggested that he be in touch with Mr. Lund. Mr. Marra stated we identified potential issues of valid concern and offered suggestions. We experienced rooms that the temperature varied. Our suggestion was to have the temperature changed seasonally. In the summer no over cooling and in the fall an auto system for the building the temperature should be able to rise to 72°. A contributing factor to the temperature is that for safety purposes the units have a minimum so there is a 15° swing. This is another reason to have the temperature modified. Mr. Rhodes felt it was a sequence of operations and you need to input it. Mr. Jacunski felt BVH needs to be notified about it. BVH approved an inverse reset schedule. Dr. Hagen asked if it affects every room? Mr. Marra stated the program will be modified. Dr. Hagen stated Mr. Lund normally does it. Mr. Marra reported It will have to be done for each school. Mr. Marra informed the Committee that the system can be indexed to heating and cooling. It may have to go back to BVH. Mr. Jacunski will forward it to BVH. Mr. O'Connor asked if Mr. Marra suggested that he contact Mr. Lund. Mr. Marra gave copies of the testing report

Architect Report. Mr. Jacunski reported a walk through was done yesterday with Messrs. Vetro and Lund. At Flanders school there were five different roof leaks. Some of the tiles were stained. Imperial was notified. Mr. Jacunski stated the roof has a 20-year warrantee. They are trying to locate where the leaks are coming from, but since the roof is covered in ice they could not go up on the roof. They will return tomorrow. A broom was used to sweep it. Mr. Fortier felt it should be inspected before it causes mold.

PM Report. Mr. Vetro distributed O&G Monthly Progress Report No. 18.
Change Orders Lillie B. Haynes

PCO 138-rubber base cubby installation at \$13,671.00.
PCO-139 Encase Beam – Corridor at \$27147.00.
PCO-140 GDS Drywall allowance refund at -\$12092.00.
PCO-141 Supplemental Workforce Bond refund at -\$1,241.00.
PCO-142 Concrete Slab Infills backcharge to P&D Mechanical at -\$5,300.00.

MOTION (2): Mr. Fortier moved to approve the above change orders for Lillie B. Haynes. Seconded by Mr. Rhodes. (7-0) Unanimous.

PCO-143 for Padded Room Door at a cost of \$2,055

MOTION (3): Mr. Fortier moved to approve PCO 143 for a padded room door at Lillie B. Haynes in the amount of \$2,055. Seconded by Mr. Rhodes. (7-0) Unanimous

Change Orders Flanders Elementary School

PCO-97 for Corridor F30 ceiling back charge GDS Contracting at-&1,458.00.
PCO-98 for GDS -Drywall Allowance refund at -\$8600.00.
PCO-99 for Power & Data @ Library at \$8,980.00.

PCO-100 Action Air HVAC Allowance refund at -\$31,000.00.

MOTION (3): Mr. Fiscus moved to approve the above change orders for Flanders Elementary School. Seconded by Mr. Dr. Hagen. (7-0) Unanimous.

Change Orders Niantic Center

PCO-103 for P&D Mechanical Plumbing Allowance at -\$13,278.00.

PCO-104 for Enclosed Steel Beam for fireproofing at \$1,664.00.

PCO-105 for Windowsills-Library and Teachers' Lounge at \$1,648.00.

PCO-106 GDS Drywall Allowance refund at -\$2,656.00.

PCO-107-Paint the cornice at \$4,200.00.

PCO-108 Back-charge Urban Contracting and pay Professional Painting for boiler room floor at no cost.

MOTION (4): Mr. Fisher moved to approve the above change orders for Niantic Center School. Seconded by Mr. Fortier. (7-0) Unanimous.

PCO-109 for Noble Constructing for nosings and infills in the amount of \$6377.

PCO-110 for windows bond in the amount of \$832.

PCO-111 for phase 4 masonry patching in the amount of \$2,531.

MOTION (5): Mr. Fisher moved to approve PCO-109 in the amount of \$6,377, PCO-110 in the amount of \$832 and PCO-111 in the amount of \$2,531. Seconded by Mr. Fortier. (7-0) Unanimous.

Mr. Vetro reported Mr. Lund requested a snow blower. He added at Niantic Center School they need artwork installed. Messrs. O'Connor, Rhodes and Fortier suggested that it be done in-house.

Budget Review. The Committee reviewed the budget.

Holdback List. The Committee reviewed the holdback list.

Closeout Procedures. The closeout procedures were discussed.

6. PAYMENT OF BILLS

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

O&G December 18, 2019 payment for Lillie B. Haynes in the amount of \$124,639.31

O&G November 30, 2019 payment for Niantic Center School in the amount of \$72,360.66

O&G November 30, 2019 payment for Flanders Elementary School in the amount of \$74,439.12

VanZelm November 19, 2019 payment in the amount of \$8,867.20

VanZelm December 16, 2019 payment in the amount of \$7,302

Invoice 000260 from Custom Fence dated November 19, 2019 in the amount of \$3,227.97

Invoice 19Nov205 from Ace Trailer for Niantic Center School in the amount of \$80

Invoice 19Nov204 from Ace Trailer for Lillie B. Haynes in the amount of \$95

Invoice 19Nov.203 from Ace Trailer for Flanders Elementary School in the amount of \$335

Invoice 3338007 from Infoshred, dated June 17, 2019 in the amount of \$40
Invoice 3346583 from Infoshred, dated September 9, 2019 in the amount of \$40
Invoice 3355407 from Infoshred, dated December 2, 2019 in the amount of \$18

MOTION (6): Mr. Rhodes moved to approve the above bills. Seconded by Mr. Fisher. (7-0) Unanimous.

Ruby Glass December 2019 payment (ON HOLD)
Invoice 3344946 from Infoshred dated September 9, 2019 in the amount of \$130 (ON HOLD)

7. ITEMS FOR FUTURE AGENDAS

The next meeting will be held on January 16, 2020 in Lillie B. Haynes Cafeteria.

8. ADJOURNMENT

MOTION (7): Mr. Fortier moved to adjourn the December 19, 2019 Town Building Committee Regular Meeting at 7:40 p.m. Seconded by Mr. Fisher. (7-0) Unanimous.

Respectfully submitted,

Frances Gheri, Recording Secretary