

**EAST LYME
TOWN BUILDING COMMITTEE
REGULAR MEETING MINUTES
Thursday, APRIL 16th, 2020
Via Zoom Meetings**

Present: Ray O'Connor, Chairman, Gene Carini, Bill Derry, Dean Fiscus, Abe Fisher,
Tim Hagen, John Rhodes

Also Present: Joe Vetro, Project Manager, O & G Industries
Al Jacunski, Jacunski Humes Architects
Bob Marra, van Zelm Engineers
Chris Lund, Director of Facilities
Jeff Newton, Superintendent of Schools
Maryanna Stevens, School Finance Director
Marc Salerno, BOS Ex-Officio

FILED

Absent: Tom Como, Jerry Fortier

April 21, 20 20 AT 10:04 AM/PM
Brooke Stearn ATC
EAST LYME TOWN CLERK

1. CALL TO ORDER

Chairman O'Connor called the April 16, 2020 Regular Meeting of the East Lyme Town Building Committee to order at 6:00 PM. He welcomed everyone to this meeting being held via Zoom and introduced the members in attendance.

2. PUBLIC COMMENTS

There were no comments from the public.

3. CORRESPONDENCE

Mr. O'Connor noted that they had received a proposal from van Zelm for the added commissioning fee proposal for the ESI's (dated 1/23/2020) for all three schools for work involving the complete re-commissioning for the majority of the HVAC systems previously commissioned during the construction phases of the project. This includes energy recovery units (ERU's) and VRF systems on multiple indoor zones for all three schools. The fee associated with the scope of work as outlined in a letter to Maryanna Stevens dated April 15, 2020 is \$12,971.00.

Mr. O'Connor asked Mr. Vetro to obtain the Action Air cost and schedule for the ESI.

Mr. Vetro said that he is working on that and Action Air is going out there next week.

Mr. O'Connor said that he understands that there is quite a bit of work and that it is in conjunction with van Zelm.

Mr. Marra said that it involves rewriting the entire logic for all the zones and that he would need to be there when this is downloaded.

Mr. Vetro asked Mr. Marra approximately how much time he thought this would involve.

Mr. Marra said that he was figuring that it would take one to two weeks for all three schools.

Mr. Vetro said 80 hours?

Mr. Marra said yes.

Mr. Rhodes said that if van Zelm is sure of the estimate that he would be willing to approve that.

****MOTION (1)**

Mr. Fiscus moved to approve the van Zelm added commissioning fee proposal in the amount of \$12,971.00 related to the BMS sequence of operation modifications per the Issued ESI's dated 1/23/2020 for all three schools.

Mr. Fisher seconded the motion.
Vote: 7 – 0 – 0. Motion passed.

4. OLD BUSINESS

There was no discussion.

5. NEW BUSINESS

Elementary School Project

▪ Commissioning Issues Report

This was previously discussed.

▪ Architect Report

There was no report.

▪ PM Report

Mr. Vetro reviewed his report noting that he had two items.

♦ LB Haynes School

PCO-150 – I-Beam Support outside storage 144 – in the amount of \$2,321.00

Mr. Vetro explained that this was going into the large storage room where the old locker room used to be. They would be adding a bearing plate to the steel I-beam at the existing brick wall per the engineer's field direction.

♦ Flanders School

PCO-104 – Add heater to Nurse's Office per ESI-14 in the amount of \$2,803.00

Mr. Vetro explained that the Nurse's Office is located on an outside wall and the thermostat is located in an adjacent room not on an outside wall.

▪ Punch Lists

Mr. Vetro said that he has gone over the entire punch list items with Mr. Lund and they are working on them.

▪ Change Orders

**MOTION (2)

Mr. Fisher moved to approve the following item for Lillie B Haynes School:

PCO-150 – I-Beam Support outside storage 144 in the amount of \$2,321.00 and –

The following item for Flanders School:

PCO – 104 – Add heater to Nurse's Office per ESI-14 in the amount of \$2,803.00.

Mr. Rhodes seconded the motion.

Vote: 7 – 0 – 0. Motion passed

Mr. O'Connor asked about the status of the roof repair at Niantic Center School by Silktown for \$677.28 and the privacy screens for the boy's lavatory at LB Haynes in the amount of \$875.00.

Mr. Lund said that regarding Niantic Center School that they would still need to get an estimate on a permanent solution to the leak. He noted that Flanders also had a leak in a new spot around the chimney and in the same spot at the intersection of the rooftop units which appears to be leaking again. This was observed during a severe wind-driven rain event and they are hoping that they have now taken care of it. Mr. Jacunski said that he would go out there and take a look.

Mr. Jacunski and Mr. Lund said that the issue of the bathroom partitions was brought up by the teachers. They explained that when the door was opened that you could see the boys standing at the urinals so the screens would solve that problem.

▪ Budget Review

Mr. O'Connor said that they had \$10,000 for the roof leaks and \$20,000 for commissioning plus another \$25,000 for miscellaneous so it seems that they are still in pretty decent shape.

Mr. Lund said that the floors came in at \$5100 which is under what was appropriated.
Mr. O'Connor said that he was about to mention that good job!

Mr. Newton asked about the paving and if they wanted to wait or do it sooner rather than later.
Mr. O'Connor said that they were going to get pricing and see about doing it locally.
Mr. Newton said that he and Mr. Lund will discuss it with the Town and Joe Bragaw.

Mr. Lund asked about Niantic Center and if a contractor was doing that.
Mr. Vetro said that the contractor was willing to honor the price but asked if they were going to work with the Town?
Mr. Newton recalled that he thought that they were doing something different with Niantic Center.
Mr. O'Connor and Mr. Lund said that they would like Mr. Vetro to speak with the contractor and see if he would honor the pricing.
Mr. Hagen recalled that there were curb issues there.
Mr. Vetro said that they would have to cut and alter the curbing for the cars to get around. The curb is concrete and they will get a price on that.

Mr. O'Connor noted that they had \$59,000 for the Niantic Center overflow parking.

****MOTION (3)**

Mr. O'Connor moved to authorize Mr. Vetro to proceed with the overflow parking at Niantic Center in the amount of \$59,000.

Mr. Carini seconded the motion.

Mr. Vetro said that he would get them the PCO.

Vote: 7 – 0 – 0. Motion passed.

Mr. O'Connor recapped that Mr. Vetro will get quotes from Action Air for van Zelm for the HVAC ESI.
Mr. Vetro said absolutely, adding that there would be three (3) PCO's – one for each of the schools.

▪ **Holdback List**

Mr. O'Connor noted that they had this list.

6. PAYMENT OF BILLS

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

- Lucy's Hardwood Floor LLC - Inv. #090020078629 dated 4/14/2020 for LBH stage refinishing in the amount of \$3,650.00; and Inv. #09002007867 dated 4/14/2020 for Niantic Center stage refinishing in the amount of \$4,400.00.
- Van Zelm Engineers - Inv #0047157 dated March 20, 2020 in the amount of \$11,623.75 (100% complete)
- Custom Computer Specialists - Inv. #IN141231 dated 3/24/2020 in the amount of \$1,884.96 for patch cable; Inv. #IN141252 dated 3/25/2020 in the amount of \$11,702.50 for network stacking module and Cisco transceiver module; Inv. #IN141278 dated 3/26/2020 in the amount of \$60.00 for fiber cable; Inv. #IN141279 dated 3/26/2020 in the amount of \$15,399.50 for Cisco systems Cloud Managed AP; Inv. #IN141297 dated 3/27/2020 in the amount of \$587.14 for patch cord 3' blue & 5' CAT6; and Inv. #IN137795 dated 11/25/2019 in the amount of \$2,310.00 for switches for all three schools.
- Ace Trailer Leasing - Inv. #19DEC951 dated 11/29/2019 in the amount of \$80.00 for Niantic Center container rental 11/6/2019-12/6/2019; Inv. #19DEC953 dated 11/29/2019 in the amount of \$335.00 for Flanders School for 2 container rentals 11/11/2019-12/11/2019, 1 container rental 11/19/2019-12/19/2019 and 1 container rental 11/26/2019-12/26/2019; Inv. #19DEC556 dated 11/29/2019 in the amount of \$175.00 for LBH for 1 container rental 10/3/2019-11/1/2019 and 1 pick up 11/1/2019; Inv. #20JAN1102 dated 1/1/2020 in the amount of \$335.00 for Flanders

School for 2 container rentals 12/11/2019-1/11/2020, 1 container rental 12/19/2020-1/19/2020 and 1 container rental 12/26/2019-1/26/2020; Inv. #20JAN1103 dated 1/1/2020 in the amount of \$80.00 for Niantic Center container rental 12/6/2019-1/6/2020; Inv. #20FEB1009 dated 2/1/2020 in the amount of \$335.00 for Flanders School for 2 container rentals 1/11/2020-2/11/2020, 1 container rental 1/19/2020-2/19/2020 and 1 container rental 1/26/2020-2/26/2020; Inv. #20MAR1164 dated 3/1/2020 in the amount of \$380.00 for Flanders School for 1 container rental 2/26/2020-3/26/2020 and 2 container pick-ups off-lease on 2/4/2020 and 1 container pick-up off-lease on 2/5/2020; Inv. #20MAR1165 dated 3/1/2020 in the amount of \$220.00 for Niantic Center for 1 container rental 1/6/2020-2/6/2020, 1 container rental 2/6/2020-2/21/2020 and 1 container pick-up on 2/15/2020; and Inv. #20APR1420 dated 4/1/2020 in the amount of \$95.00 for 1 container rental at Flanders School 3/26/2020-4/26/2020.

Mr. Lund noted that there is one container rental left in the district at Flanders School.

- Hunter Electric – Inv #13387 dated 3/26/2020 in the amount of \$6,800.00 for LBH emergency lights project; and Inv. #13383 dated 3/20/2020 in the amount of \$1,100.00 for LBH – wire two basketball hoops.
- Silktown Roofing Inc. – Inv. #4662 dated 2/28/2020 in the amount of \$677.28 for Niantic Center roof repair.
- General Maintenance Supply LLC – Inv. #168112 dated 4/8/2020 in the amount of \$875.00 for LBH for three (3) wall hung privacy screen units for the boy's lavatory.

****MOTION (4)**

Mr. Rhodes moved to approve payment of the bills as presented above.

Mr. Hagen seconded the motion.

Vote: 7 – 0 - 0. Motion passed.

7. ITEMS FOR FUTURE AGENDAS

Mr. Salerno noted that the time frame for the bids for the Public Safety building has been extended to April 24, 2020.

Mr. O'Connor said that the next meeting is scheduled for May 21, 2020 and they would see where/how it would be held.

Mr. Newton said that he did not know at this time if the schools would be open.

Mr. O'Connor asked Mr. Marra to get the Commissioning Report to Mr. Lund.

Mr. Marra said that he had it on his computer and would do that.

8. ADJOURNMENT

Mr. O'Connor called for a motion to adjourn.

****MOTION (5)**

Mr. Fisher moved to adjourn the April 16, 2020 Regular Meeting of the Town Building Committee at 6:55 PM.

Mr. Carini seconded the motion.

Vote: 7 – 0 – 0. Motion passed.

Respectfully submitted,

Karen Zmitruk,
Recording Secretary, Pro-Tem