

**EAST LYME  
TOWN BUILDING COMMITTEE  
REGULAR MEETING MINUTES  
Thursday, MAY 21st, 2020  
Via Zoom Meetings**

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

**Also Present:** Joe Vetro, Project Manager, O & G Industries  
Al Jacunski, Jacunski Humes Architects  
Chris Lund, Director of Facilities  
Jeff Newton, Superintendent of Schools  
Maryanna Stevens, School Finance Director

**Absent:** Tom Como, Bill Derry, John Rhodes

**1. CALL TO ORDER**

Chairman O'Connor called the May 21, 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. APPROVAL OF MINUTES**

▪ **Minutes of February 20, 2020**

Mr. O'Connor called for any additions, deletions or corrections to the February 20, 2020 Meeting Minutes of the Town Building Committee.

**\*\*MOTION (1)**

Mr. Fisher moved to approve the February 20, 2020 Meeting Minutes of the Town Building Committee as presented.

Mr. Carini seconded the motion.

**Vote: 6 – 0 – 0. Motion passed.**

▪ **Minutes of April 16, 2020**

Mr. O'Connor called for any additions, deletions or corrections to the April 16, 2020 Meeting Minutes of the Town Building Committee.

**\*\*MOTION (1)**

Mr. Carini moved to approve the April 16, 2020 Meeting Minutes of the Town Building Committee as presented.

Mr. Fortier seconded the motion.

**Vote: 6 – 0 – 0. Motion passed.**

**FILED**

**3. PUBLIC COMMENTS**

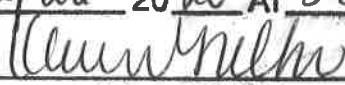
There were no comments from the public.

**4. CORRESPONDENCE**

There was no correspondence.

**5. OLD BUSINESS**

There was no discussion.

May 21 2020 AT 3:08 AM/PM  
  
EAST LYME TOWN CLERK

## **6. NEW BUSINESS**

### **Elementary School Project**

#### **▪ Commissioning Issues Report**

Mr. O'Connor reported that they would get together and go into the schools next week. He asked Ms. Stevens to please have Ms. Johnson do a purchase order for the extra work by Van Zelm.

#### **▪ Architect Report**

Mr. Jacunski said that there was nothing new to report. He has met with Mr. Lund at Niantic Center regarding the drains.

#### **▪ PM Report**

Mr. Vetro reviewed his report noting that he had three items for the additional HVAC commissioning and the overflow parking for Niantic Center.

#### **♦ LB Haynes School**

PCO-151 – Additional HVAC Commissioning in the amount of \$2,787.00

#### **♦ Flanders School**

PCO-105 – Additional HVAC Commissioning in the amount of \$2,787.00

#### **♦ Niantic Center**

PCO-121 – Additional HVAC Commissioning in the amount of \$2,787.00

PCO-122 – Overflow Parking at Niantic Center in the amount of \$73,021.00 (\$14,021 as \$59,000 has already been approved)

Mr. Vetro noted that this includes the sidewalk and mobilization for the milling machine.

Mr. Lund said that with regard to the sprinklers that he is waiting for proposals from the electrician and the fire alarm company.

Mr. O'Connor asked if the trees were planted yet.

Mr. Lund said that they should be in anytime now. He added that they are also doing some restorative landscaping to make the area more attractive.

#### **▪ Punch Lists**

Mr. Vetro said that they have the door hardware issues at two schools. At Haynes they should be putting the window in the door. At Flanders the work is more site related with the re-patching of the trench. They are also fixing the card swipes in the door that was not working.

Mr. Lund reported that the utility pole is gone.

Mr. Newton asked if the HVAC components are considered punch list items.

Mr. Vetro said that they were addressed but they have to go through commissioning for verification. This will take place in two weeks.

#### **▪ Change Orders**

#### **\*\*MOTION (3)**

Mr. Fiscus moved to approve the following change orders:

LB Haynes School - PCO-151 – Additional HVAC Commissioning in the amount of \$2,787.00; Flanders

School - PCO-105 – Additional HVAC Commissioning in the amount of \$2,787.00, and Niantic Center

School - PCO-121 – Additional HVAC Commissioning in the amount of \$2,787.00

PCO-122 – Overflow Parking at Niantic Center in the amount of \$14,021.00 (\$59,000 previously approved)

Mr. Hagen seconded the motion.

**Vote: 6 – 0 – 0. Motion passed.**

Mr. Lund noted that he had his crew do the stage floor so that cost could be reduced by \$5000.

- **LBH – Boiler, Freezer, Expansion joint, LEARN Wing** – Mr. Lund noted that these items are in need of replacement and that the LEARN wing needs wiring for Wi-Fi.

Mr. O'Connor said that they need prices – and that the boiler would have to go out to bid. He asked about the LEARN wing.

Mr. Newton said that they are thinking off bringing the parts from the High School and wiring them in the LEARN wing in case they have to social distance the classes they would have to use that area and it would need to be up to date. The teachers could also use that area.

Mr. Lund said that they were quoted \$9680 to do the wiring.

Mr. Newton said that he would highly recommend doing it as if they ever have another company who wants to rent the area this would be a plus.

Mr. Lund agreed and added that they are painting the area this summer.

#### **\*\*MOTION (4)**

Mr. Carini moved to approve the wiring of the LBH LEARN wing Wi-Fi at a cost of \$9680.00

Mr. Fortier seconded the motion.

**Vote: 6 – 0 – 0. Motion passed.**

- **NC – Roof**

Mr. O'Connor asked about the ponding by the HVAC and the water infiltration.

Mr. Jacunski said that he spoke with a plumbing contractor (Dave Miller from Plumbing Solutions) who does nothing but roof drains. He said that he would pursue it further with them for an estimate.

Mr. Vetro said that he has been in conversation with B & D Plumbing and that roof drains is the correct way to fix it. He suggested that Mr. Jacunski work with Mr. Lund on this.

Mr. O'Connor asked Mr. Jacunski to pursue a bid.

Mr. Jacunski said that he would. He noted that they are not adding any volume of water – they are dispersing it over three (3) drains instead of one (1). Silktown would do the flashing.

Mr. Vetro said that he would forward the cost proposal form B & D to Mr. Jacunski and Mr. O'Connor.

Mr. Lund said that he had the roofs scanned and that Niantic Center is showing potentially 30% moisture penetration. He said that he would forward the report to Mr. O'Connor.

Mr. Newton said that it has been a wet winter and asked if the hot summer would dry/evaporate it out.

Mr. Jacunski said that there may be some drying as they have metal that is not showing initial signs of failure.

Mr. Lund said that the membrane is in good shape and they could just patch some areas.

Mr. Hagen said that they should definitely patch the spots and they do not have the resources to do the roof.

Mr. Lund said that he will obtain some quotes for the repairs.

- **FL – Roof**

Mr. O'Connor asked if this was okay.

Mr. Vetro said that he has not received anything official on it yet.

Mr. O'Connor asked if the LBH gym floor was done.

Mr. Lund reviewed his list noting the status of the items that have been ordered or are completed. They have finished the second pump at Flanders, the SPED swings have been installed, lights installed and the stages at Niantic and LBH are done.

Mr. O'Connor asked about the heater in the Flanders Nurses Office.

Mr. Lund said that it is in and that it works.

- **Budget Review**

Mr. O'Connor noted that he had provided everyone with an updated list.

- **Holdback List**

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

## **7. PAYMENT OF BILLS**

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

- O & G submitted Application #19 for the period to April 30, 2020 – for Lillie B Haynes School in the amount of \$166,986.54; for Niantic Center School in the amount of \$104,037.21 and Flanders School in the amount of \$40,844.19.
- Infoshred Invoice #3361154 dated January 27, 2020 in the amount of \$20.00 for certificate destruction.
- IMTL Invoice #3865-M dated April 17, 2020 in the amount of \$280.00 for steel at LBH and Inv. #3865-N dated May 20, 2020 in the amount of \$463.00 for masonry/grout half day at LBH.
- Custom Computer Specialists - Inv. #IN141808 dated 4/17/20 in the amount of \$6,113.20 for extended service agreement.
- Ace Trailer Leasing - Inv. #20MAY1661 dated 5/1/2020 in the amount of \$95.00 for 1 container rental at Flanders School 3/26/2020-4/26/2020.

Mr. Lund said that this would be cleaned out in two weeks.

- Lowe's - receipts for items purchased for LBH locker trim-outs dated 3/17/20 and 2/28/20 in the amount of \$240.84, \$88.20, \$479.80, (\$385.02), and \$289.46.

- **\*\*MOTION (5)**

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

Mr. Carini seconded the motion.

**Vote: 6 – 0 - 0. Motion passed.**

## **8. ITEMS FOR FUTURE AGENDAS**

Mr. O'Connor said that the next meeting is scheduled for June 18, 2020 and they would see where/how it would be held. He reported that he watched the BOS Meeting the previous evening and the Police Station came in at \$2M over budget so they are waiting to see what they can do there.

## **9. ADJOURNMENT**

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

- **\*\*MOTION (6)**

Mr. Hagen moved to adjourn the May 21, 2020 Regular Meeting of the Town Building Committee at 7:00 PM.

Mr. Fortier seconded the motion.

**Vote: 6 – 0 – 0. Motion passed.**

Respectfully submitted,

Karen Zmitruk,  
Recording Secretary, Pro-Tem